

January 21, 2014

DELISI FITZGERALD, INC.
Planning - Engineering - Project Management

Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

Re: Estero Crossing MPD
STRAP#: 35-46-25-00-00001-1060
Application for Comprehensive Plan Amendment

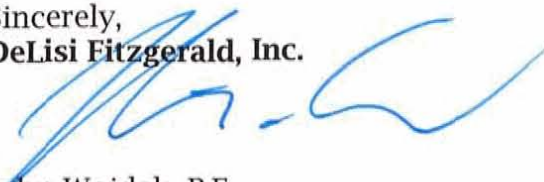
To Whom It May Concern:

On behalf of SD Estero Crossing, LLC, DeLisi Fitzgerald, Inc. is please to submit this application for a Comprehensive Plan Amendment for the Estero Crossing project located at the southwest corner of Corkscrew Road and Corkscrew Woodlands Blvd. Enclosed for your review, please find the following items:

1. A check in the amount of \$2,100.00 made payable to Lee County BOCC for the review fee;
2. One original/ five (5) copies of the Comprehensive Plan Amendment Application;
3. One original/ five (5) copies of Affidavit;
4. Six (6) copies of the application supporting information (see Table of Contents).

If you should require any additional information, please contact our office.

Sincerely,
DeLisi Fitzgerald, Inc.


John Wojdak, P.E.
Vice President

JTW/cw

Project No.: 21315

cc: Keith Gelder with attachments
Neale Montgomery with attachments

L:\21315 - Estero Crossing\Permits\Comp Plan Amendment\Cover Letter- Comp Plan.doc



ESTERO CROSSING

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT

**STRAP: 35-46-25-00-0001.1060
10500 CORKSCREW ROAD, ESTERO FL 33928**

LEE COUNTY, FLORIDA

**PREPARED FOR:
SD ESTERO CROSSING, LLC
2647 PROFESSIONAL CIRCLE, SUITE 1201
NAPLES FL 34119
(239)-449-5227
CONTACT: KEITH GELDER**

**PREPARED BY:
DELISI FITZGERALD, INC.
1605 HENDRY STREET
FORT MYERS, FL 33901
239-418-0691
CONTACT: JOHN T. WOJDAK, P.E.
JOHN@DELISIFITZGERALD.COM
JANUARY 16, 2015**

Application for a Comprehensive Plan Amendment

Table of Contents

	<u>Exhibit #</u>
1. Application for a Comprehensive Plan Amendment and Affidavit	
2. Current Future Land Use Map	A.2
3. Proposed Future Land Use Map	A.3
4. Existing Land Uses and Zoning Map	A.4 & A.5
5. Legal Description and Sketch	A.6
6. Property Deed	A.7
7. Aerial Map	A.8
8. Traffic Circulation Analysis	B.1
9. Existing and Future Conditions Analysis	B.2
10. Letters of Availability	B.3
• Adequate Facilities for Fire Prevention	
• Letter of Adequate Facilities for EMS	
• Letter of Adequate Facilities for Law Enforcement	
• Letter of Adequate Facilities for Solid Waste	
• Letter of Adequate Facilities for Mass Transit	
• Letter of Adequate Facilities for Schools	
11. Environmental Impacts Analysis	C
• Aerial Vegetation (FLUCCS) Map	
• Rare & Unique Upland Habitats Map	
• Flow Ways Map	
• Protected Species Agreement	
12. Letter from Florida Division of Historical Resources	D
13. Internal Consistency with the Lee Plan Narrative	E
14. Justification Narrative	G
15. Estero Planning Community Meeting Summary	H
(To be submitted upon separate cover following meeting)	
16. Additional Information	
• Lee Tran Map	

Application for a Comprehensive Plan Amendment & Affidavit

DELISI FITZGERALD, INC.

Planning – Engineering – Project Management



Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Estero Crossing

PROJECT SUMMARY:

This amendment application is to change the Future Land Use Map designation for Estero Crossing from "General Interchange, Urban Community, and Wetlands" to "Intensive Development" to include the opportunity for residential uses and create a better transition From the interchanges uses to the urban community uses to the west.

Plan Amendment Cycle: ☒ Normal ☐ Small Scale ☐ DRI

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

Brian Stock
Signature of Owner or Authorized Representative

1-16-15
Date

Brian Stock, Manager
Printed Name of Owner or Authorized Representative

I. APPLICANT/AGENT/OWNER INFORMATION (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: Keith Gelder, Stock Development

Address: 2647 Professional Circle, Suite 1201

City, State, Zip: Naples, FL 34119

Phone Number: 239-592-7344

Email: Kgelder@stockdevelopment.com

Agent*: John Wojdak, DeLisi Fitzgerald, Inc

Address: 1605 Hendry Street

City, State, Zip: Fort Myers FL 33901

Phone Number: 239-418-0691

Email: John@DelisiFitzgerald.com

Owner(s) of Record: SD Estero Crossing, LLC

Address: 2647 Professional Circle, Suite 1201

City, State, Zip: Naples, FL 34119

Phone Number: 239-592-7344

Email: Kgelder@stockdevelopment.com

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

☐ Text Amendment

☒ Future Land Use Map Series Amendment (Maps 1 thru 24)

List Number(s) of Map(s) to be amended: Map 1- Page 1 (Future Lane Use Map)

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: 10500 Corkscrew Road, Estero FL 33928

2. STRAP(s): 35-46-25-00-0001.1060

B. Property Information:

Total Acreage of Property: 42.97

Total Acreage included in Request: 42.97

Total Uplands: 39.76

Total Wetlands: 3.21

Current Zoning: General Interchange, Urban Community, and Wetlands

Current Future Land Use Designation: Intensive Development

30.0 AC, 12.75 AC, and 0.22 AC

Area of each Existing Future Land Use Category: respectively

Existing Land Use: Vacant Commercial

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Community Redevelopment Area: N/A

D. Proposed change for the subject property:

Change Future Land Use to Intensive Development

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 128 Residential Units

Commercial intensity

Industrial intensity

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 454 Residential Units

Commercial intensity

Industrial intensity

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - e. Mass Transit; and
 - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

- a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles

Be sure to support all conclusions made in this justification with adequate data and analysis.

H. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☐ Not Applicable
- ☐ Alva Community Plan area [Lee Plan Objective 26.7]
- ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
- ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
- ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- ☒ Estero Planning Community [Lee Plan Objective 19.5]
- ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- ☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- ☐ North Olga Community Plan area [Lee Plan Objective 35.10]
- ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- ☐ Pine Island Planning Community [Lee Plan Objective 14.7]

AFFIDAVIT

I, Brian Stock, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Brian Stock
Signature of Applicant

1-16-15
Date

Brian Stock, SD Estero Crossing, LLC
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 1/16/2015 (date) by Brian Stock (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



Judith M Seale
Signature of Notary Public
Judith M Seale
(Name typed, printed or stamped)

AFFIDAVIT

I, Brian Stock, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Brian Stock
Signature of Applicant

12-31-14
Date

Brian Stock, SD Estero Crossing, LLC
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 12/31/14 (date) by Brian Stock (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



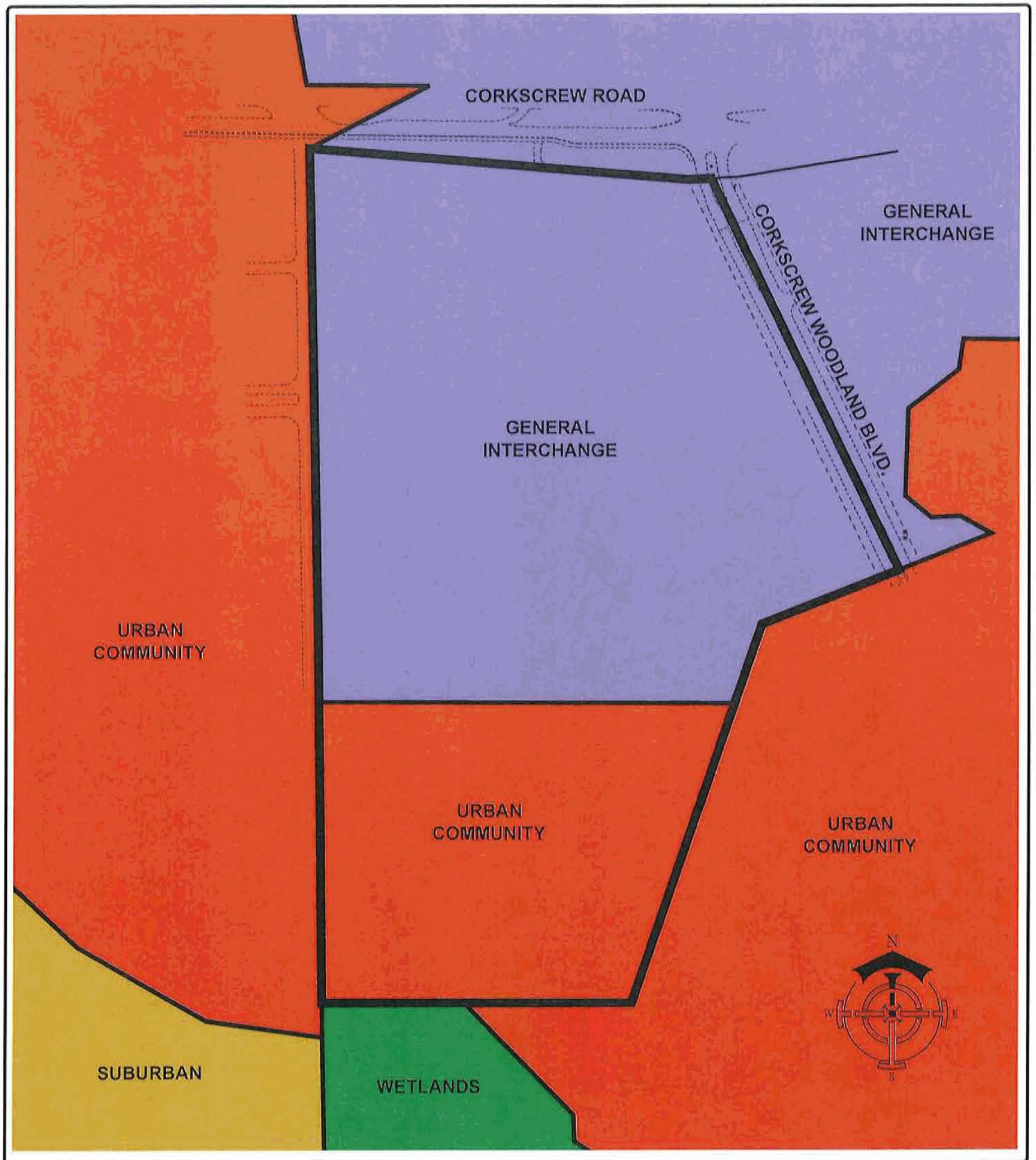
JULIE MARQUARDT
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF002698
Expires 6/8/2017

Julie Marquardt
Signature of Notary Public

Julie Marquardt
(Name typed, printed or stamped)

Exhibit A.2

Current Future Land Use Map



DE LISI FITZGERALD, INC.

Planning - Engineering - Project Management

1605 Hendry Street
Fort Myers, FL 33901
239-418-0691 • 239-418-0692 fax

Florida Certificate of Authorization:
Engineering LB #: 26978

OWNER / DEVELOPER:

SD ESTERO CROSSING, LLC

2647 PROFESSIONAL CIRCLE, SUITE 1201
NAPLES, FL 34119
(239)592-7344

PROJECT:

ESTERO CROSSING

CURRENT FUTURE LAND USE MAP EXHIBIT A.2

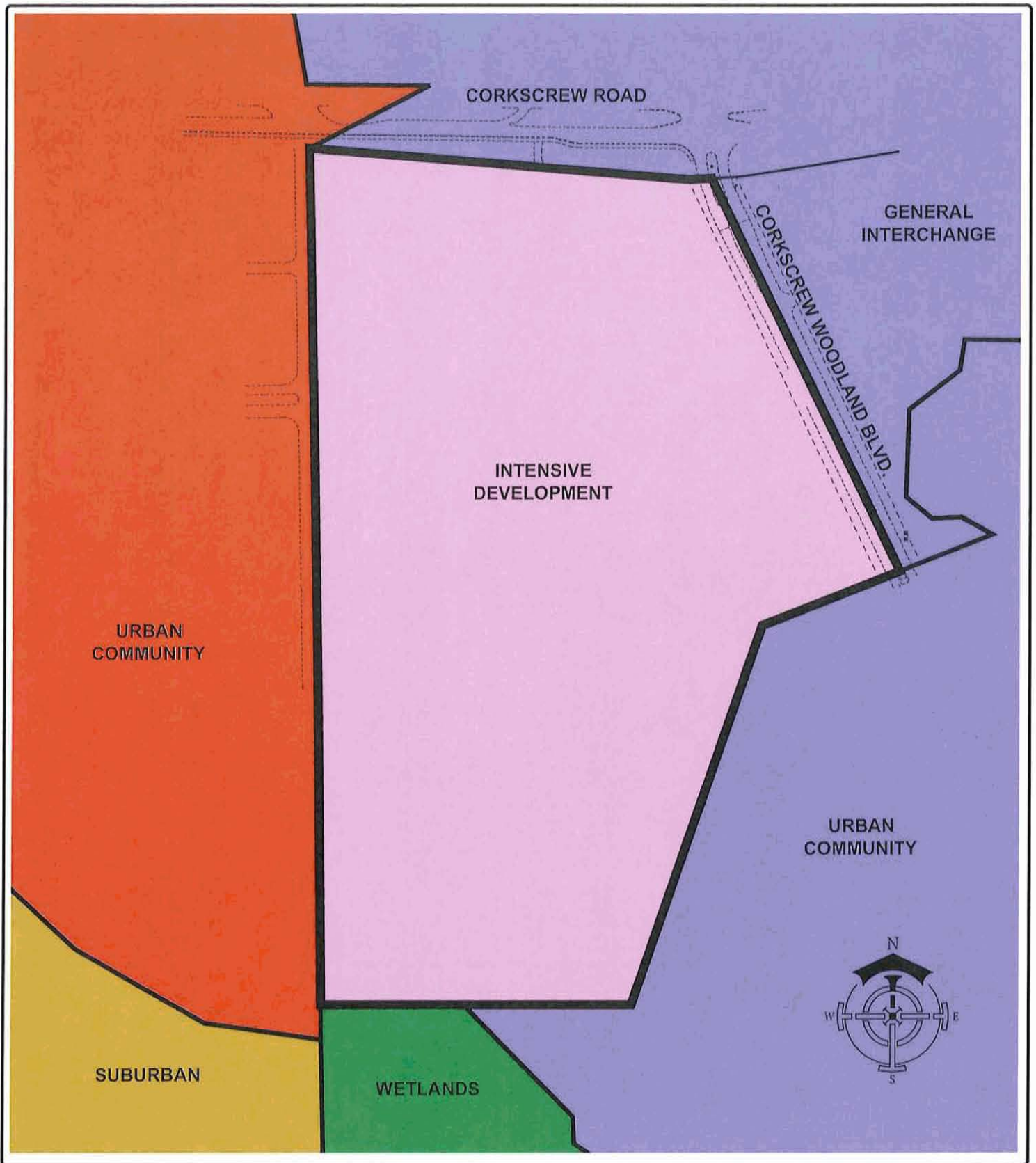
Project Number:		21315	
Part of Section(s):		35	
Township:	46 S	Range:	25 E
County, State:		LEE COUNTY, FL	

Sheet Number:

1

Exhibit A.3

Proposed Future Land Use Map



DELSI FITZGERALD, INC.
Planning - Engineering - Project Management

1605 Hendry Street
Fort Myers, FL 33901
239-418-0691 • 239-418-0692 fax

Florida Certificate of Authorization:
Engineering LB #: 26978

OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
2647 PROFESSIONAL CIRCLE, SUITE 1201
NAPLES, FL 34119
(239)592-7344

PROJECT:

ESTERO CROSSING

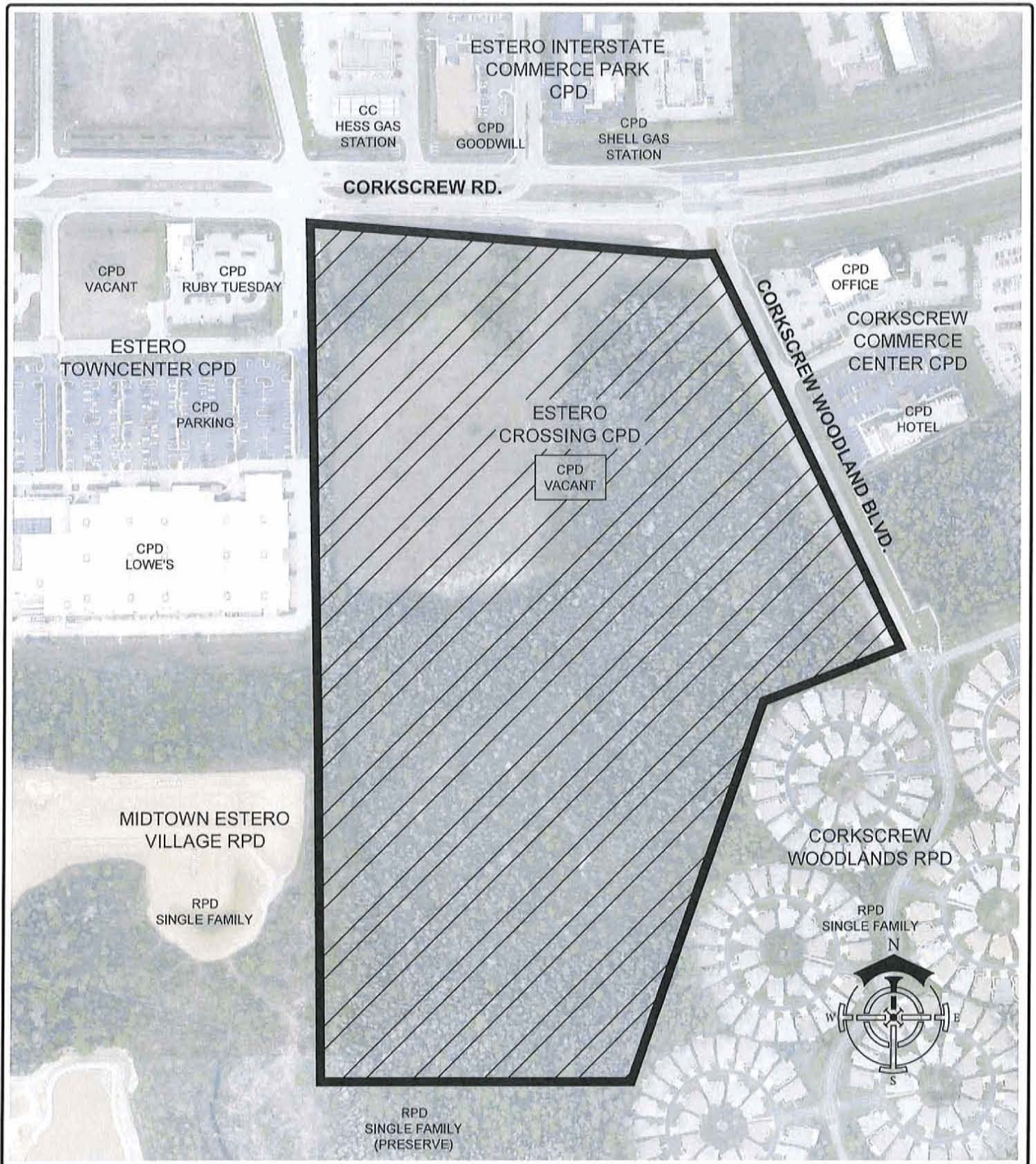
**PROPOSED FUTURE
LAND USE MAP
EXHIBIT A.3**

Project Number:	21315
Part of Section(s):	35
Township:	46 S Range: 25 E
County, State:	LEE COUNTY, FL

Sheet Number:

1

Exhibit A.4 & A.5
Existing Land Uses and Zoning
Map



DELSI FITZGERALD, INC. Planning - Engineering - Project Management

1605 Hendry Street
 Fort Myers, FL 33901
 239-418-0691 • 239-418-0692 fax

Florida Certificate of Authorization:
 Engineering LB #: 26978

OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
 2647 PROFESSIONAL CIRCLE, SUITE 1201
 NAPLES, FL 34119
 (239)592-7344

PROJECT:

ESTERO CROSSING

EXISTING ZONING AND LAND USES EXHIBITS A.4 & A.5

Project Number:		21315	
Part of Section(s):		35	
Township:	46 S	Range:	25 E
County, State:		LEE COUNTY, FL	

Sheet Number:

1

Exhibit A.6

Legal Description and Sketch

PROPERTY DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE EAST ONE HALF (E 1/2) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SAID SECTION 35; THENCE N00°44'07"W ALONG THE WEST LINE OF SAID FRACTION FOR 1926.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N00°44'07"W ALONG SAID WEST LINE FOR 710.00 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE HALF (E 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 35; THENCE N01°05'08"W ALONG THE WEST LINE OF SAID FRACTION FOR 1210.80 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD; THENCE S85°17'38"E ALONG SAID RIGHT-OF-WAY FOR 861.43 FEET; THENCE N86°41'44"E ALONG SAID LINE FOR 49.85 FEET; THENCE S25°46'14"E FOR 977.57 FEET; THENCE S68°30'00"W FOR 331.29 FEET; THENCE S19°00'00"W FOR 900.00 FEET; THENCE WEST FOR 700.00 FEET TO THE POINT OF BEGINNING.

KAS 12/30/14

KRIS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #5560)
SEE ATTACHED SKETCH

NOT A SURVEY

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN
SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

KRIS A SLOSSER P.S.M.

4642 VILLA CAPRI LN. BONITA SPRINGS
FLORIDA 34134 (239) 947-1915

DATE: 12/30/14

DRAWN BY: KAS



L1

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
PGS	PAGES
SQ.	SQUARE
FT.	FEET
O.R.	OFFICIAL RECORDS BOOK
B.B.	BEARING BASIS

UNPLATTED
ISLAND CLUB AT CORKSCREW
WOODLANDS HOMEOWNERS ASSOCIATION INC

LINE	BEARING	DISTANCE
L1	N 86°41'44" E	49.85'
L2	N 00°44'07" W	1926.54'

4642 VILLA CAPRI LN. BONITA SPRINGS
FLORIDA 34134 (239) 947-1915

Exhibit A.7 Property Deed

Prepared by and return to:

DAVID K. FOWLER

Attorney at Law

HENDERSON, FRANKLIN, STARNES & HOLT, P.A.

1715 Monroe St. P. O. Box 280

Fort Myers, FL 33902

239-344-1100

Parcel Identification Number: 35-46-25-00-00001.1060

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of December, 2014 between **JTAD ESTERO LLC, a Massachusetts limited liability company**, whose post office address is c/o Wilder Companies Ltd., 800 Boylston Street, Suite 1300, Boston, MA 02199, grantor, and **SD ESTERO CROSSINGS, LLC, a Florida limited liability company**, whose post office address is 2647 Professional Circle, Suite 1201, Naples, FL 34119, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida to-wit:

See Exhibit "A" attached and by reference made a part hereof

Subject to taxes for 2015 and subsequent years, and those items set forth in Exhibit "B", attached hereto, without reimposing the same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS:

Lisa A. Caesar
Name: Lisa A. Caesar
Colin Kelly-Rand
Name: Colin Kelly-Rand

JTAD ESTERO LLC, a Massachusetts limited liability company

By: *David J. Mallen*
David J. Mallen, Manager

State of Massachusetts
County of Suffolk

The foregoing instrument was acknowledged before me this 5th day of December, 2014 by David J. Mallen, Manager of JTAD Estero LLC, a Massachusetts limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

Susan E. Lucas
Notary Public

Printed Name: Susan E. Lucas

My Commission Expires: May 19, 2017

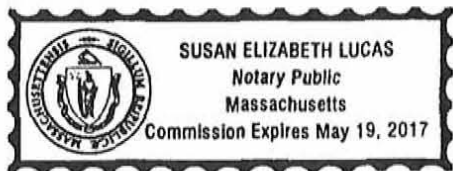


EXHIBIT "A"
LEGAL DESCRIPTION

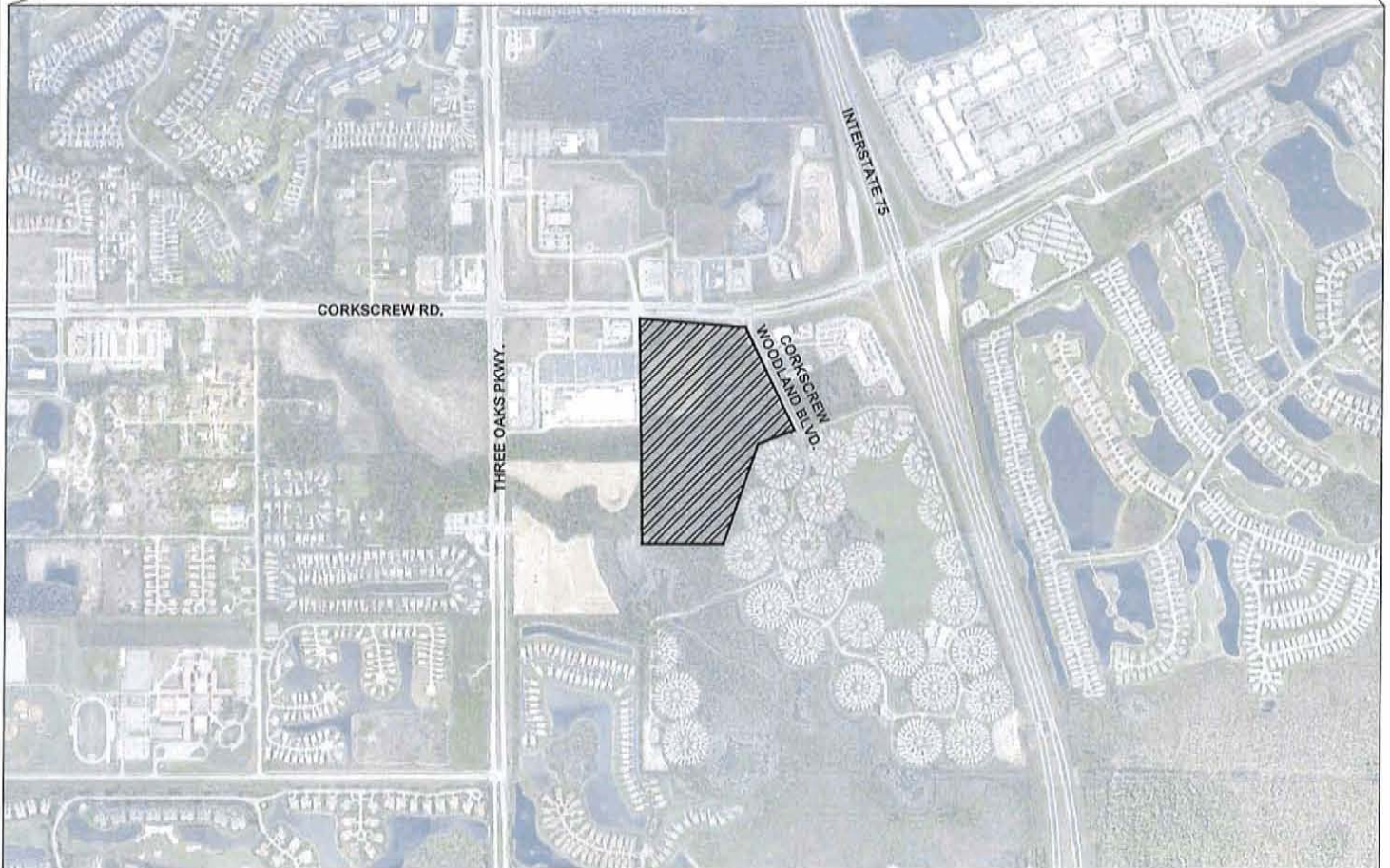
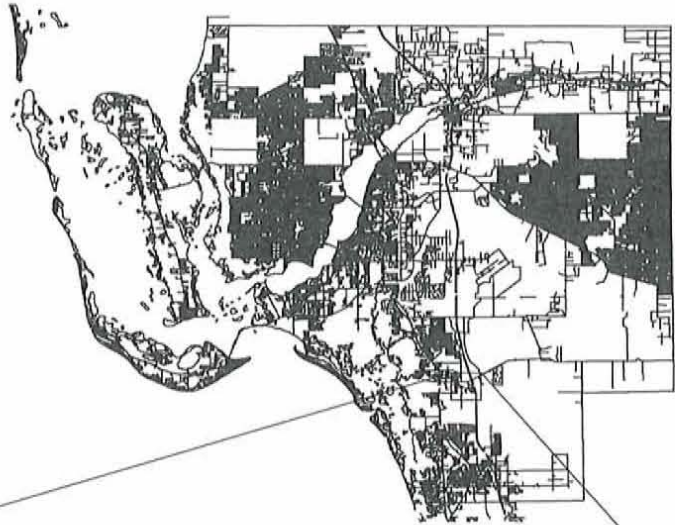
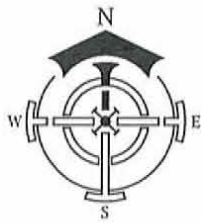
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E ½) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 35; THENCE N00°44'07"W ALONG THE WEST LINE OF SAID FRACTION FOR 1926.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N00°44'07"W ALONG SAID WEST LINE FOR 710.00 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 35; THENCE N01°05'08"W ALONG THE WEST LINE OF SAID FRACTION FOR 1210.80 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF CORKSCREW ROAD; THENCE S85°17'38"E ALONG SAID RIGHT OF WAY LINE FOR 861.43 FEET; THENCE N86°41'44"E ALONG SAID LINE FOR 49.85 FEET; THENCE S25°46'14"E FOR 977.57 FEET; THENCE S68°30'00"W FOR 331.29 FEET; THENCE S19°00'00"W FOR 900.00 FEET; THENCE WEST FOR 700.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Reciprocal Access Easement and Construction Agreement recorded in Instrument Number 2005179306, Public Records of Lee County, Florida.
2. Non-exclusive easement for ingress and egress recorded in O.R. Book 1793, Page 2968, Public Records of Lee County, Florida.
3. Agreement recorded in O.R. Book 2182, Page 3424, Public Records of Lee County, Florida.
4. Notice of Clearing recorded in O.R. Book 2215, Page 1947, Public Records of Lee County, Florida.
5. Subject to billboard site lease dated 12/01/00 between JTAD Estero, LLC (through assignment) and Carter-Pritchett Advertising, Inc.
6. Roadway easement recorded in O.R. Book 1614, Page 1260, Public Records of Lee County, Florida.
7. Lee County Ordinance 86-14 recorded November 30, 1990 in O.R. Book 2189, Page 3281; and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334.

Exhibit A.8 Aerial Map



DELISI FITZGERALD, INC.
Planning - Engineering - Project Management

1605 Hendry Street
Fort Myers, FL 33901
239-418-0691 • 239-418-0692 fax

Florida Certificate of Authorization:
Engineering LB #: 26978

OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
2547 PROFESSIONAL CIRCLE, SUITE 1201
NAPLES, FL 34119
(239) 592-7344

PROJECT:

ESTERO CROSSING

**AERIAL
LOCATION MAP
EXHIBIT A.8**

Project Number:	21315
Part of Section(s):	35
Township:	46 S
Range:	25 E
County, State:	LEE COUNTY, FL

Sheet Number:

1

Exhibit B.1

Traffic Circulation Analysis



McMAHON ASSOCIATES, INC.
5500 Village Blvd | Suite 103 | West Palm Beach, FL 33407
p 561-840-8650 | f 561-840-8590
mcmahonassociates.com

PRINCIPALS

Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES

John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.

December 15, 2014

VIA E-MAIL

Mr. Keith Gelder, Director of Land Development
SD Estero Crossing, LLC
2647 Professional Circle, Suite 1201
Naples, FL 34119

**RE: Estero Crossing Comprehensive Plan Amendment Traffic Study
McMahon Project No. H14535.01**

Dear Mr. Gelder:

McMahon Associates, Inc. (McMahon) has performed a Comprehensive Plan Amendment traffic analysis for Estero Crossing, located on the south side of Corkscrew Road between Estero Town Commons Place and Corkscrew Woodlands Boulevard, in Estero, Florida. The site location is graphically depicted on **Figure 1**.

INTRODUCTION

The site includes approximately 41.84 acres. The current land use is combination of General Interchange, Urban Community, and Wetlands. The proposed land use is Intensive Development.

TRIP GENERATION ANALYSIS

Trip generation analysis was performed for 10 potential future development scenarios to determine the maximum development potential for the site from a peak hour, peak direction, trip generation perspective. For residential uses, a density of 14 dwelling units per acre was assumed. For commercial uses, a 0.25 Floor Area Ratio (FAR) was used for the analysis. For fast food uses, a 0.10 FAR was used for the analysis. The trip generation analysis was performed for PM peak hour conditions. Inbound and outbound trips were estimated based on trip generation rates and equations published in the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 9th Edition. Pass-by percentages were also based on ITE. For Land Use 820, pass-by was limited to 30 percent based on Lee County practices. The trip generation scenarios are attached in **Appendix A**.

Results of the analysis indicate that 455,638 square feet of Medical Office would yield the highest peak hour, peak direction trip generation. **Table 1** summarizes the trip generation analysis assuming Medical Office space for the entire development. The maximum development would generate 365 inbound and 944 outbound trips, for a total of 1,309 trips during the PM peak hour.

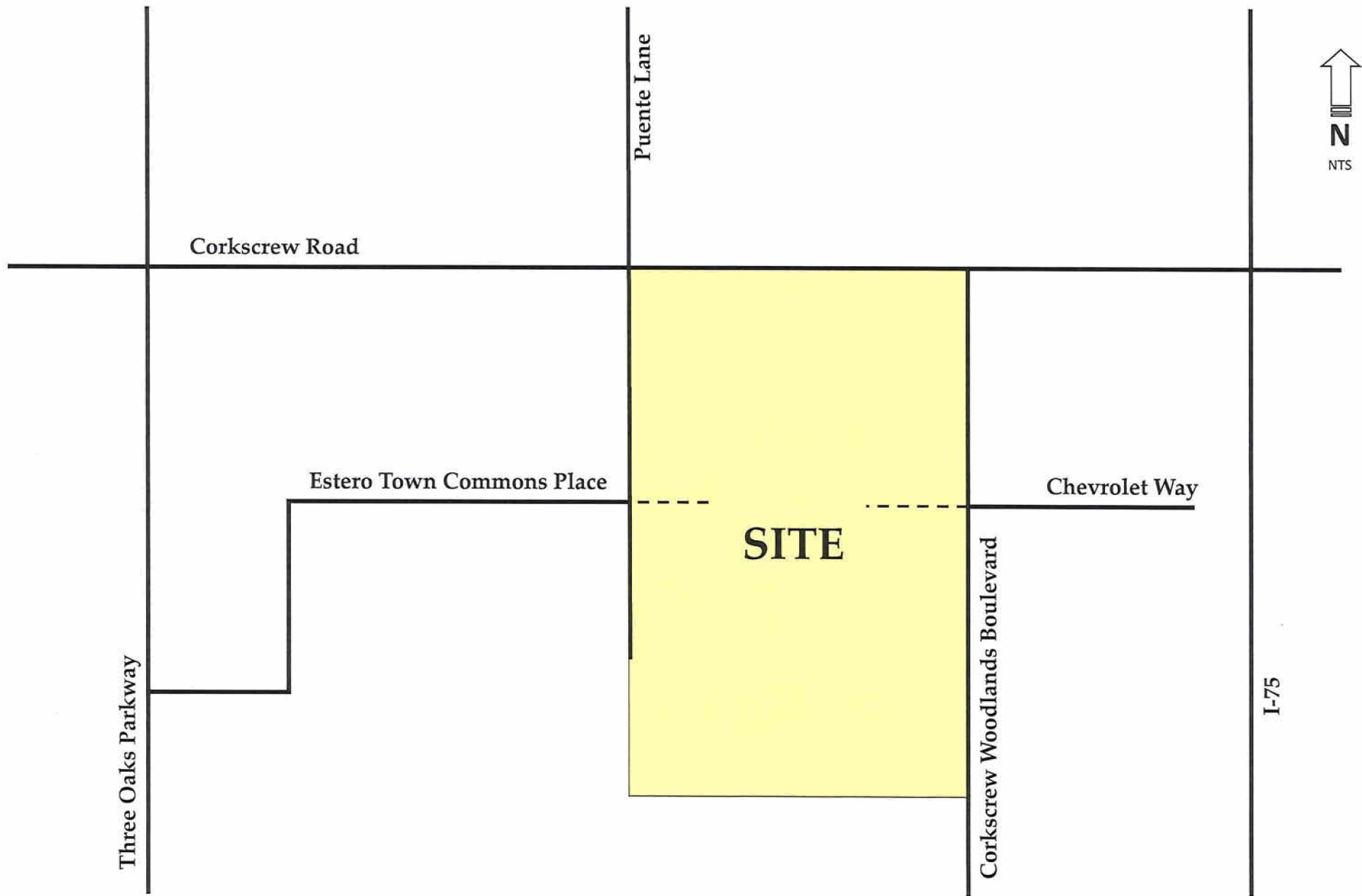


Figure 1
Site Location Map
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY
Estero, Florida



TABLE 1
TRIP GENERATION ANALYSIS - PM PEAK HOUR
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS BY TRIPS ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
PROPOSED USES															
Medical-Dental Office Building	720	115,000 SF	$\ln(T) = 0.9 \ln(X) + 1.53$	28%	72%	92	238	330	0	0	0	0%	92	238	330
Medical-Dental Office Building	720	115,000 SF	$\ln(T) = 0.9 \ln(X) + 1.53$	28%	72%	92	238	330	0	0	0	0%	92	238	330
Medical-Dental Office Building	720	115,000 SF	$\ln(T) = 0.9 \ln(X) + 1.53$	28%	72%	92	238	330	0	0	0	0%	92	238	330
Medical-Dental Office Building	720	110,638 SF	$\ln(T) = 0.9 \ln(X) + 1.53$	28%	72%	89	230	319	0	0	0	0%	89	230	319
TOTAL						365	944	1,309	0	0	0		365	944	1,309

(1) Source: ITE Trip Generation Manual, 9th Edition.



PROJECT ACCESS AND DISTRIBUTION

Access to the site will be provided via a full access connection to Corkscrew Woodlands Boulevard and a full access connection to Estero Town Commons Place. The project distribution was based on the project distribution for the Estero Crossing Traffic Study prepared by McMahon, dated December 2014 and extended to include additional major roadways located within three (3) miles of the project site. **Figure 2** shows the project distribution for the site.

SHORT-RANGE (2020) LINK CAPACITY ANALYSIS

A short-range (2020) analysis was performed for the major roadway segments within a three (3) mile radius of the site. The Lee County FY 14/15-18/19 Transportation CIP and the Florida Department of Transportation (FDOT) Five Year Work Program were reviewed to determine any immediate roadway improvements within the study area for this project. No roadway improvements were identified. PM peak hour, peak direction level of service (LOS) analysis was performed for the study roadways.

Information regarding the roadway segments, facility type, performance standard and existing (2012) conditions was based on the Lee County 2013 Concurrency Report, excerpts of which are attached in **Appendix B**. Existing conditions for the roadway segment of Corkscrew Road east of Ben Hill Griffin Parkway was based on 2014 AADT provided by Lee County Staff. The AADT was converted to peak hour, peak direction by applying a K factor of 9.5 percent and a D factor of 54.6 percent to the AADT, based on information obtained from the FDOT Traffic Online for Station #12-4249, Corkscrew Road east of I-75, excerpts of which are attached in Appendix B.

A compound growth rate was applied to existing traffic conditions to obtain background (2020) traffic conditions. The growth rate was link specific and was based on a review of five-year (2008-2013) historical AADT information obtained from the Lee County 2013 Traffic Count Report for all roadway segments with the exception of I-75. The information for I-75 was based on the FDOT Online information for Stations #12-7013, #12-7014, #12-7011 and #12-7012. Excerpts of these references are included in Appendix B.

The project traffic was based on the assignment of peak direction trips, which occurred for outbound movements. Total traffic conditions were the sum of background conditions plus project traffic. The background and total LOS was obtained using the *Link-Specific Service Volumes on Arterials in Lee County* tables for all roadway segments, with the exception of Williams Road and Coconut Road. The LOS for these roadways was based on the *Lee County Generalized Peak Hour Directional Service Volumes for Urbanized Areas* table. Excerpts of these references are included in Appendix B.

Results of the analysis, summarized in **Table 2**, indicate that all roadway segments are expected to operate at an acceptable LOS with the exception of Corkscrew Road between Three Oaks Parkway and Estero Town Commons Place, and also between Corkscrew Woodlands Boulevard and I-75.

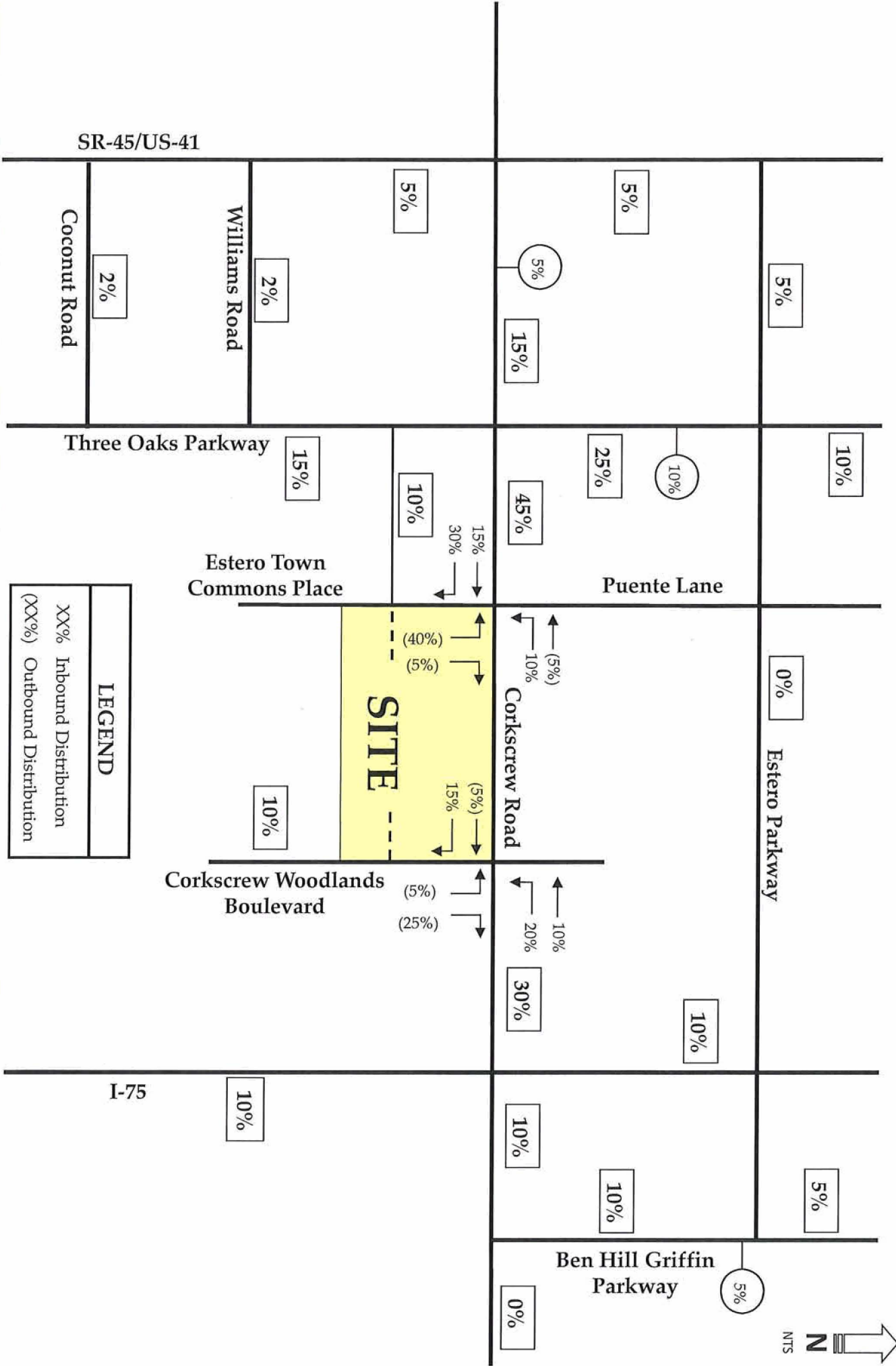


Figure 2

Project Distribution

ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

Estero, Florida

TABLE 2
PM PEAK-HOUR, PEAK-DIRECTION LINK CAPACITY ANALYSIS
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

ROADWAY	FROM	TO	FACILITY TYPE ⁽¹⁾	PERFORMANCE STANDARD ⁽¹⁾		EXISTING 2012 CONDITIONS ⁽¹⁾		COMPOUND GROWTH RATE ⁽²⁾	BACKGROUND/ 2020 CONDITIONS		PROJECT TRAFFIC ⁽³⁾		TOTAL 2020 CONDITIONS	
				LOS	CAPACITY	LOS	VOLUME		LOS	VOLUME	DIST	TRIPS	LOS	VOLUME
East/West Roads														
Corkscrew Road	US 41	Three Oaks Pkwy.	4LD	E	1,920	C	834	1.0%	C	903	15%	142	C	1,045
	Three Oaks Pkwy.	Estero Town Commons Pl.	4LD	E	1,920	D	1,670	1.0%	D	1,808	45%	425	F	2,233
	Estero Town Commons Pl.	Corkscrew Woodlands Blvd.	4LD	E	1,920	D	1,670	1.0%	D	1,808	5%	47	D	1,855
	Corkscrew Woodlands Blvd.	I-75	4LD	E	1,920	D	1,670	1.0%	D	1,808	30%	283	F	2,091
	I-75	Ben Hill Griffin Pkwy.	4LD	E	1,920	C	466	1.0%	C	505	10%	94	C	599
	Ben Hill Griffin Blvd.	Wildcat Run Dr. ⁽¹⁾	2LD	E	1,060	D	819	1.0%	E	869	0%	0	E	869
Estero Pkwy.	US 41	Three Oaks Pkwy.	4LD	E	2,000	B	372	4.4%	B	525	5%	47	B	572
	Three Oaks Pkwy.	Ben Hill Griffin Pkwy.	4LD	E	2,000	B	529	14.6%	C	1,574	0%	0	C	1,574
Williams Rd.	US 41	River Ranch Rd.	2LU	E	860	B	130	2.6%	B	160	2%	19	C	179
Coconut Rd.	US 41	Three Oaks Pkwy.	4LD	E	1,830	B	444	1.0%	B	481	2%	19	B	500
North/South Roads														
US 41	Old 41	Corkscrew Rd.	6LD	E	3,140	C	2,211	1.0%	C	2,394	5%	47	C	2,441
	Corkscrew Rd.	Sanibel Blvd.	6LD	E	2,980	C	2,070	1.0%	C	2,242	5%	47	C	2,289
Three Oaks Pkwy.	Coconut Rd.	Corkscrew Rd.	4LD	E	1,940	B	861	1.2%	B	947	15%	142	B	1,089
	Corkscrew Rd.	San Carlos Blvd.	4LD	E	1,940	B	930	7.1%	B	1,610	25%	236	C	1,846
I-75	Bonita Beach Rd.	Corkscrew Rd.	6LF	D	5,340	C	3,326	1.0%	C	3,602	10%	94	C	3,696
	Corkscrew Rd.	Alico Rd.	6LF	D	5,340	C	3,338	2.1%	C	3,942	10%	94	C	4,036
Ben Hill Griffin Pkwy.	Corkscrew Rd.	FGCU Entrance	4LD	E	1,960	B	897	1.0%	B	971	10%	94	B	1,065
	FGCU Entrance	College Club Dr.	4LD	E	1,960	B	897	1.0%	B	971	5%	47	B	1,018

(1) Facility Type, Performance Standard and 2012 conditions based on Lee County 2013 Concurrence Report. The roadway segment of Corkscrew Road between Ben Hill Griffin Parkway and Wildcat Run Drive is based on 2014 AADT provided by Lee County staff and K and D factors from the 2013 FDOT online for Station #12-4249 (Corkscrew Road east of I-75)

(2) Compound Growth Rate based on five-year, historical AADT (2008-2013) from Lee County 2013 Traffic Count Report.

(3) Trip generation for Medical office indicates that outbound traffic is the peak direction. Therefore, project distribution is shown for outbound traffic from the site.



Mr. Keith Gelder, Director of Land Development
December 15, 2014
Page 7

CONCLUSION

The short-range (2020) analysis indicates that all major roadway segments within three (3) miles of the project site are expected to operate at an acceptable LOS with the exception of Corkscrew Road between Three Oaks Parkway and Estero Town Commons Place, and also between Corkscrew Woodlands Boulevard and I-75.

Should you have any questions or comments regarding these findings, please do not hesitate to call me.



State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908

NLM/hsv
Enclosure

Appendices:

- Appendix A – Trip Generation Information
- Appendix B – Lee County Information

APPENDIX A

TRIP GENERATION INFORMATION

PM PEAK HOUR TRIP GENERATION ANALYSIS - SCENARIO 1
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS BY TRIPS ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
PROPOSED USES															
Apartment	220	585 DU	$T = 0.55 (X) + 17.65$	65%	35%	220	119	339	0	0	0	0%	220	119	339
TOTAL						220	119	339	0	0	0		220	119	339

(1) Source: ITE Trip Generation Manual, 9th Edition.



PM PEAK HOUR TRIP GENERATION ANALYSIS - SCENARIO 2
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS BY TRIPS ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
PROPOSED USES															
Condominium/Townhouse	230	585 DU	$\text{Ln}(T) = 0.82 \text{ Ln}(X) + 0.32$	67%	33%	172	84	256	0	0	0	0%	172	84	256
TOTAL						172	84	256	0	0	0		172	84	256

(1) Source: ITE Trip Generation Manual, 9th Edition.



PM PEAK HOUR TRIP GENERATION ANALYSIS - SCENARIO 3
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS BY TRIPS ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
PROPOSED USES															
Shopping Center	820	455,638 SF	$\ln(T) = 0.67 \ln(X) + 3.31$	48%	52%	794	861	1,655	249	248	497	30%	545	613	1,158
TOTAL						794	861	1,655	249	248	497		545	613	1,158

(1) Source: ITE Trip Generation Manual, 9th Edition.



PM PEAK HOUR TRIP GENERATION ANALYSIS - SCENARIO 4
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS BY TRIPS ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
PROPOSED USES															
General Office Building	710	455,638 SF	T= 1.12 (X)+ 78.45	17%	83%	100	489	589	0	0	0	0%	100	489	589
TOTAL						100	489	589	0	0	0		100	489	589

(1) Source: ITE Trip Generation Manual, 9th Edition.



PM PEAK HOUR TRIP GENERATION ANALYSIS - SCENARIO 5
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS BY TRIPS ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
PROPOSED USES															
Medical-Dental Office Building	720	115,000 SF	$\ln(T) = 0.9 \ln(X) + 1.53$	28%	72%	92	238	330	0	0	0	0%	92	238	330
Medical-Dental Office Building	720	115,000 SF	$\ln(T) = 0.9 \ln(X) + 1.53$	28%	72%	92	238	330	0	0	0	0%	92	238	330
Medical-Dental Office Building	720	115,000 SF	$\ln(T) = 0.9 \ln(X) + 1.53$	28%	72%	92	238	330	0	0	0	0%	92	238	330
Medical-Dental Office Building	720	110,638 SF	$\ln(T) = 0.9 \ln(X) + 1.53$	28%	72%	89	230	319	0	0	0	0%	89	230	319
TOTAL						365	944	1,309	0	0	0		365	944	1,309

(1) Source: ITE Trip Generation Manual, 9th Edition.



PM PEAK HOUR TRIP GENERATION ANALYSIS- SCENARIO 6
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS BY TRIPS ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
PROPOSED USES															
Discount Superstore	813	220,000 SF	T= 4.35 (X)	49%	51%	469	488	957	134	134	268	28%	335	354	689
Discount Superstore	813	235,638 SF	T= 4.35 (X)	49%	51%	502	523	1,025	144	143	287	28%	358	380	738
TOTAL						971	1,011	1,982	278	277	555		693	734	1,427

(1) Source: ITE Trip Generation Manual, 9th Edition.



PM PEAK HOUR TRIP GENERATION ANALYSIS - SCENARIO 7
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS BY TRIPS ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
PROPOSED USES															
Discount Store	815	455,638 SF	T= 4.98 (X)	50%	50%	1,135	1,134	2,269	193	193	386	17%	942	941	1,883
TOTAL						1,135	1,134	2,269	193	193	386		942	941	1,883

(1) Source: ITE Trip Generation Manual, 9th Edition.



PM PEAK HOUR TRIP GENERATION ANALYSIS- SCENARIO 8
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS BY TRIPS ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
PROPOSED USES															
Apartment	220	499 DU	T= 0.55 (X)+ 17.65	65%	35%	190	102	292	0	0	0	0%	190	102	292
Shopping Center	820	67,191 SF	Ln(T)= 0.67 Ln(X)+ 3.31	48%	52%	220	239	459	69	69	138	30%	151	170	321
TOTAL						410	341	751	69	69	138		341	272	613

(1) Source: ITE Trip Generation Manual, 9th Edition.



PM PEAK HOUR TRIP GENERATION ANALYSIS - SCENARIO 9
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS BY TRIPS ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
PROPOSED USES															
Apartment	220	499 DU	T= 0.55 (X)+ 17.65	65%	35%	190	102	292	0	0	0	0%	190	102	292
Fast-Food Restaurant w/ DT	934	26,877 SF	T= 32.65 (X)	52%	48%	457	421	878	220	219	439	50%	237	202	439
TOTAL						647	523	1,170	220	219	439		427	304	731

(1) Source: ITE Trip Generation Manual, 9th Edition.



PM PEAK HOUR TRIP GENERATION ANALYSIS - SCENARIO 10
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS BY TRIPS ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
PROPOSED USES															
Shopping Center	820	428,761 SF	$\ln(T) = 0.67 \ln(X) + 3.31$	48%	52%	763	826	1,589	239	238	477	30%	524	588	1,112
Fast-Food Restaurant w/ DT	934	16,877 SF	$T = 32.65 (X)$	52%	48%	287	264	551	138	138	276	50%	149	126	275
Coffee/Donut Shop w/ DT	937	10,000 SF	$T = 42.8 (X)$	50%	50%	214	214	428	107	107	214	50%	107	107	214
TOTAL						1,264	1,304	2,568	484	483	967		780	821	1,601

(1) Source: ITE Trip Generation Manual, 9th Edition. Pass-by for LU 937 based on LU 934.



Apartment (220)

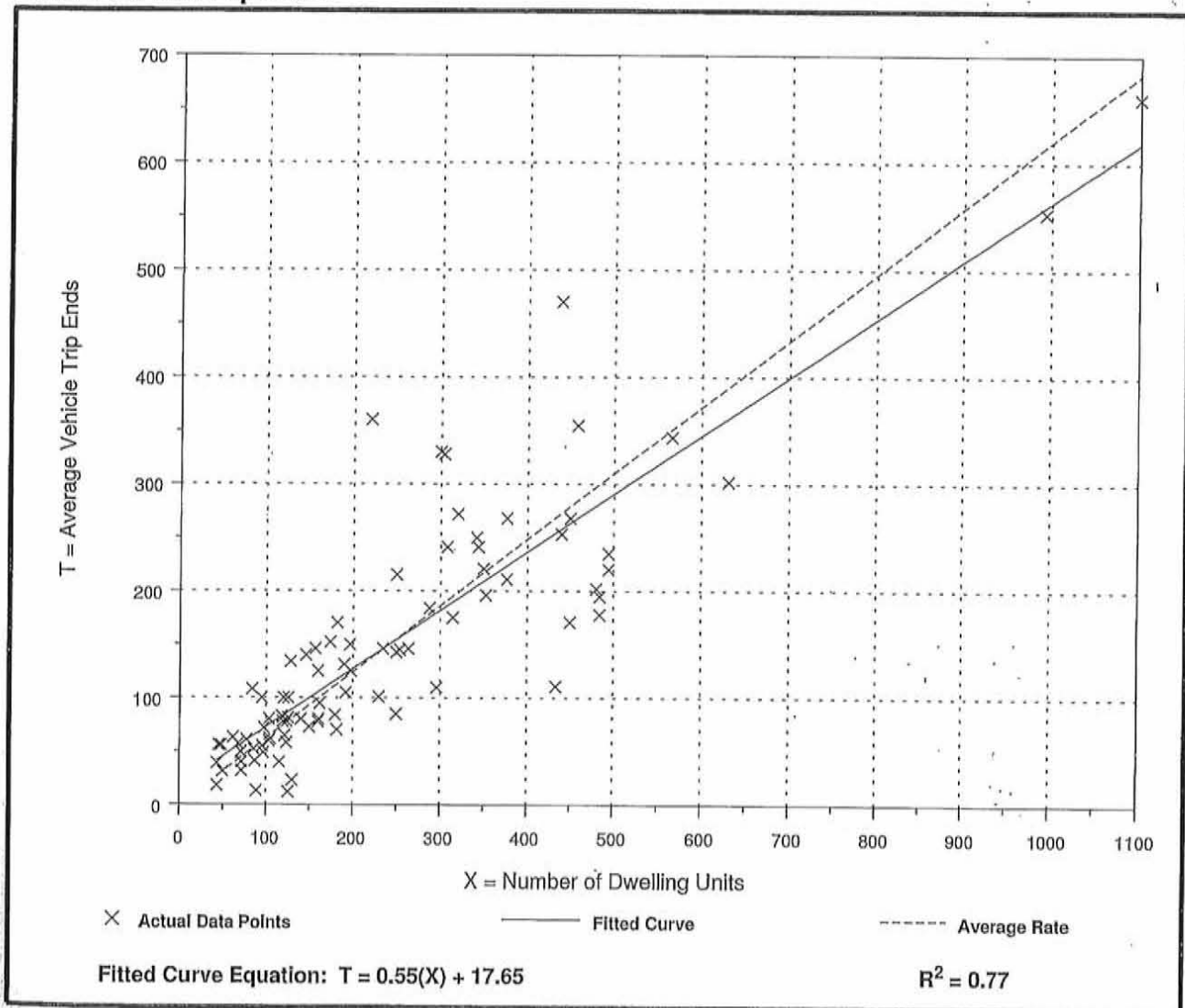
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 90
Avg. Number of Dwelling Units: 233
Directional Distribution: 65% entering, 35% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.62	0.10 - 1.64	0.82

Data Plot and Equation



Residential Condominium/Townhouse (230)

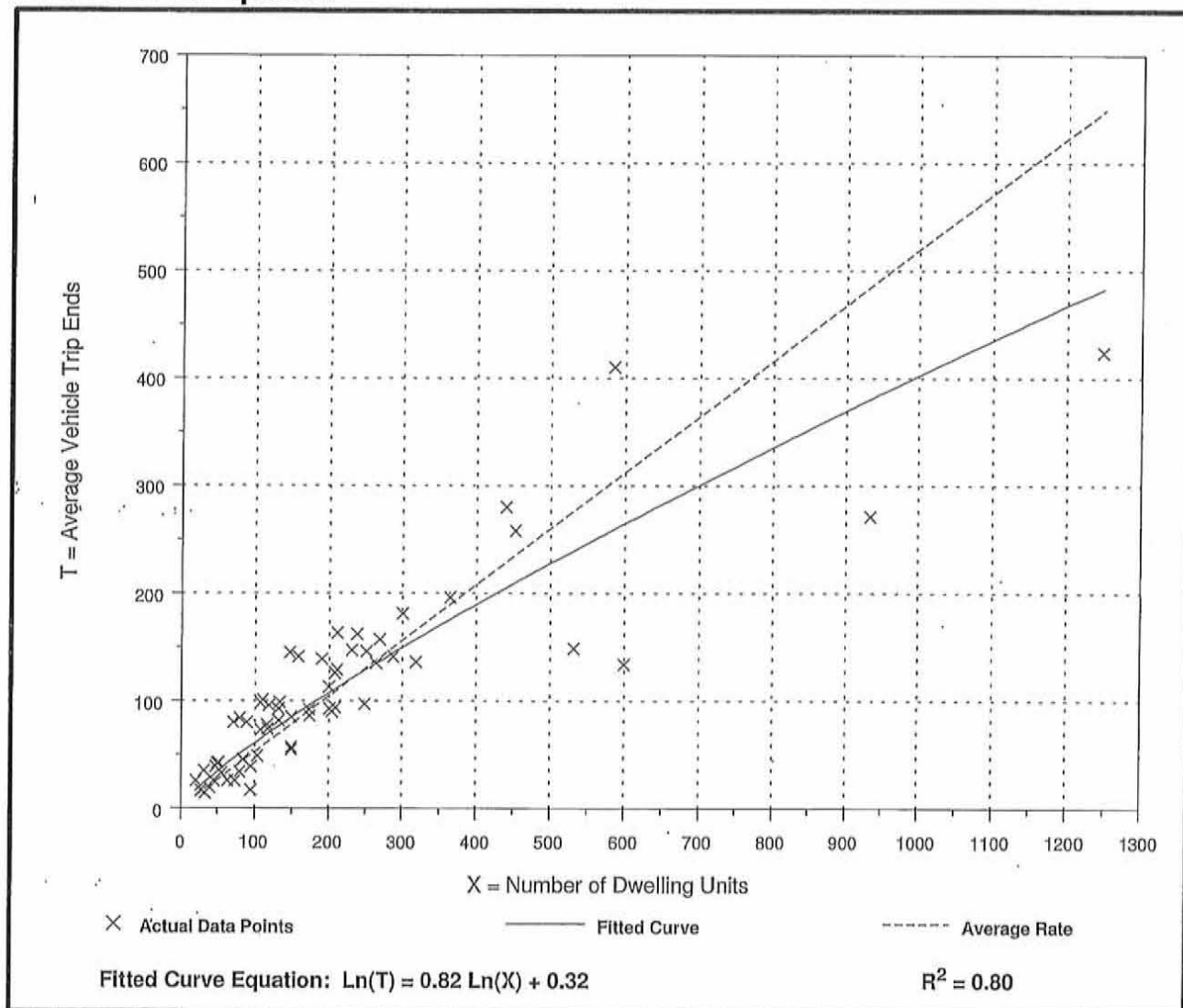
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 62
Avg. Number of Dwelling Units: 205
Directional Distribution: 67% entering, 33% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.18 - 1.24	0.75

Data Plot and Equation



Shopping Center (820)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 426
Average 1000 Sq. Feet GLA: 376
Directional Distribution: 48% entering, 52% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
3.71	0.68 - 29.27	2.74

Data Plot and Equation

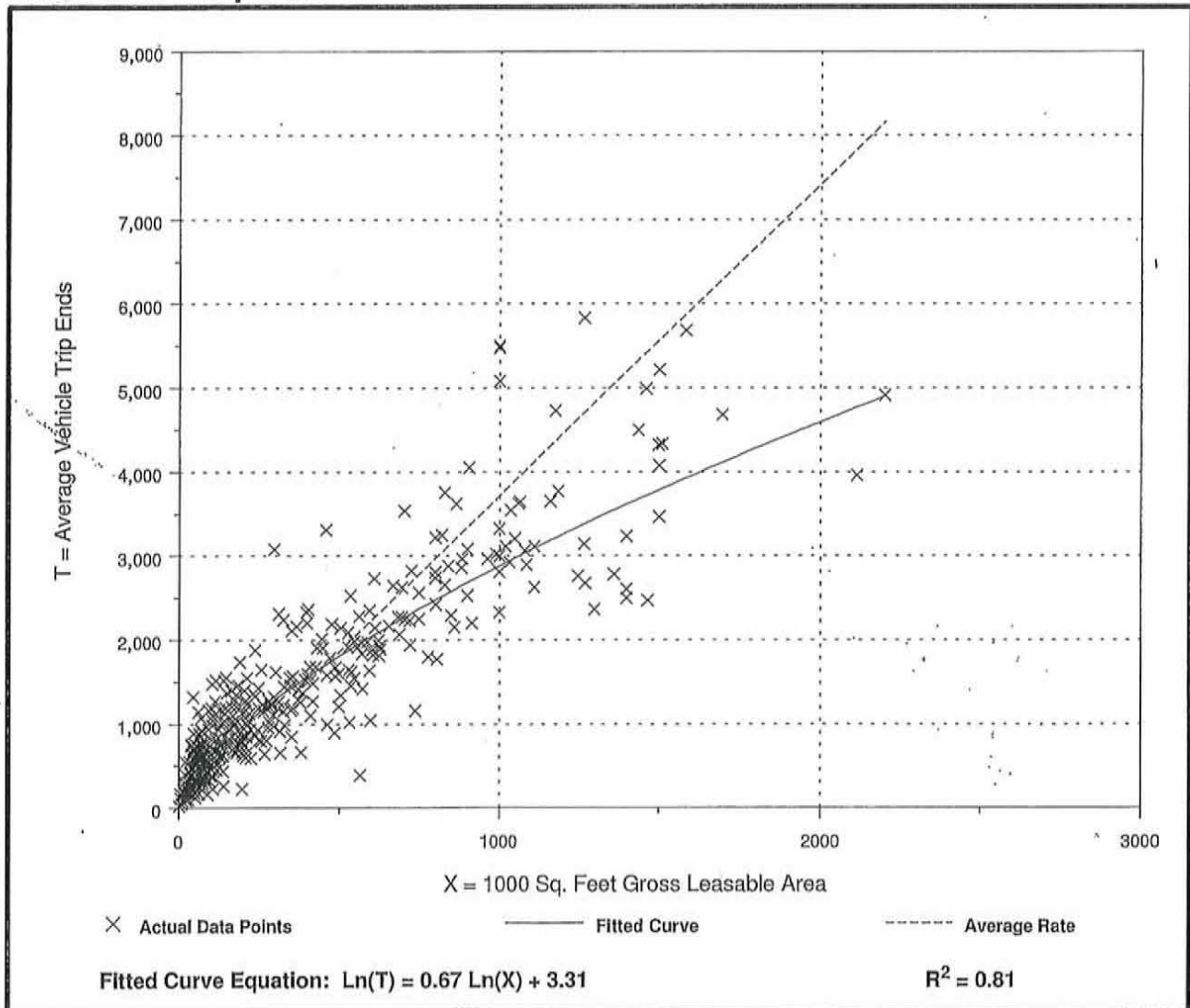


Table 5.6 (Cont'd)
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period

Land Use 820—Shopping Center

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (%)	NON-PASS- BY TRIP (%)	DIVERTED LINKED TRIP (%)	PASS-BY TRIP (%)	ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
237	W. Windsor Twp, NJ	Winter 1988/89	n/a	4:00–6:00 p.m.	—	52	—	48	n/a	46,000	Booz Allen & Hamilton
242	Willow Grove, PA	Winter 1988/89	n/a	4:00–6:00 p.m.	—	63	—	37	n/a	26,000	McMahon Associates
297	Whitehall, PA	Winter 1988/89	n/a	4:00–6:00 p.m.	—	67	—	33	n/a	26,000	Orth-Rodgers & Assoc. Inc.
360	Broward Cnty., FL	Winter 1988/89	n/a	4:00–6:00 p.m.	—	56	—	44	n/a	73,000	McMahon Associates
370	Pittsburgh, PA	Winter 1988/89	n/a	4:00–6:00 p.m.	—	81	—	19	n/a	33,000	Wilbur Smith
150	Portland, OR	n/a	519	4:00–6:00 p.m.	6	—	26	68	n/a	25,000	Kittleson and Associates
150	Portland, OR	n/a	655	4:00–6:00 p.m.	7	—	28	65	n/a	30,000	Kittleson and Associates
760	Calgary, Alberta	Oct-Dec 1987	15,436	4:00–6:00 p.m.	39	—	41	20	n/a	n/a	City of Calgary DOT
178	Bordentown, NJ	Apr. 1989	154	2:00–6:00 p.m.	—	65	—	35	n/a	37,980	Raymond Keyes Assoc.
144	Manalapan, NJ	Jul. 1990	176	3:30–6:15 p.m.	44	—	24	32	n/a	69,347	Raymond Keyes Assoc.
549	Natick, MA	Feb. 1989	n/a	4:45–5:45 p.m.	26	—	41	33	n/a	48,782	Raymond Keyes Assoc.

Average Pass-By Trip Percentage: ~~34~~ max 30

General Office Building (710)

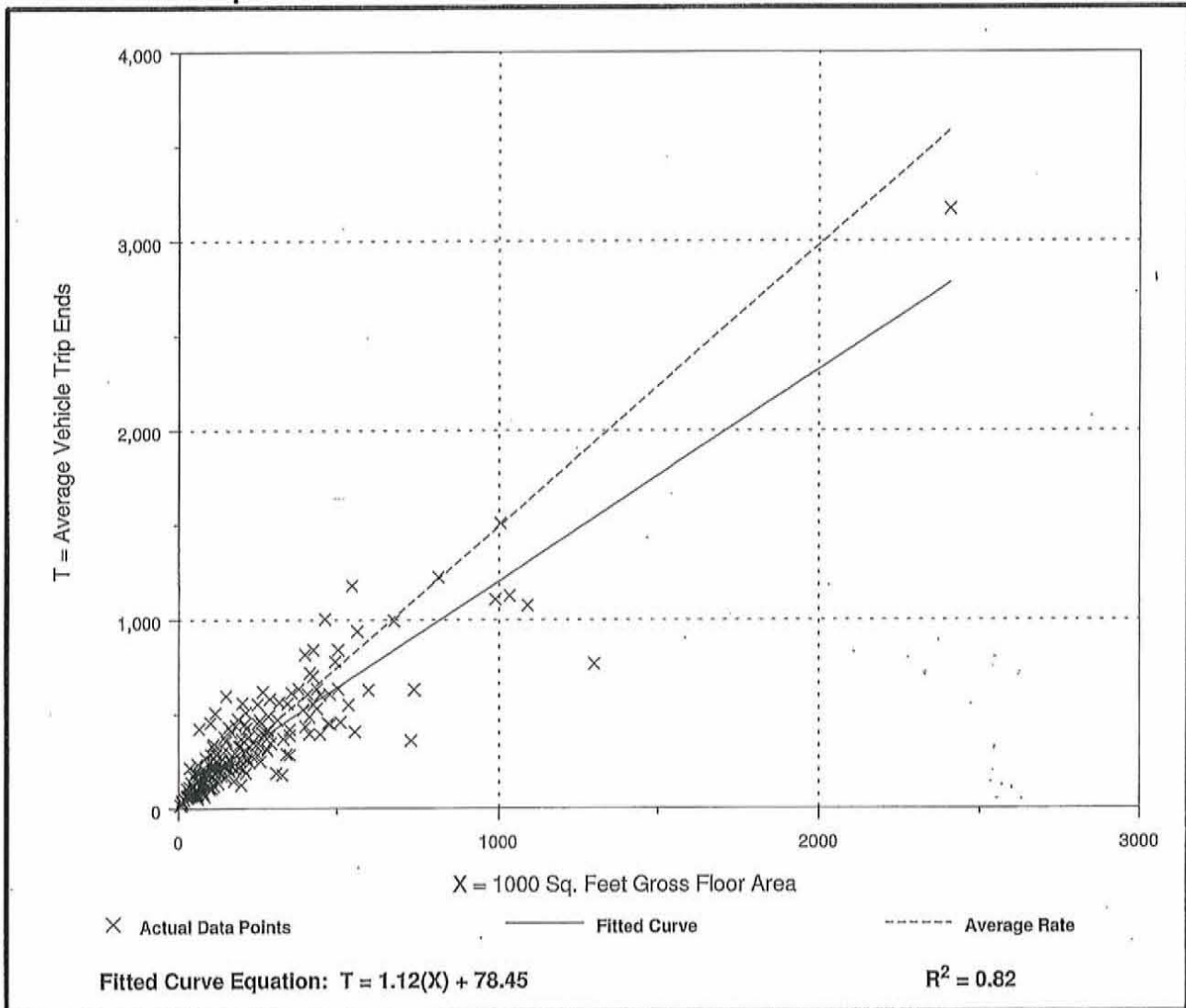
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour

Number of Studies: 236
Average 1000 Sq. Feet GFA: 215
Directional Distribution: 17% entering, 83% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.49	0.49 - 6.39	1.37

Data Plot and Equation



Medical-Dental Office Building (720)

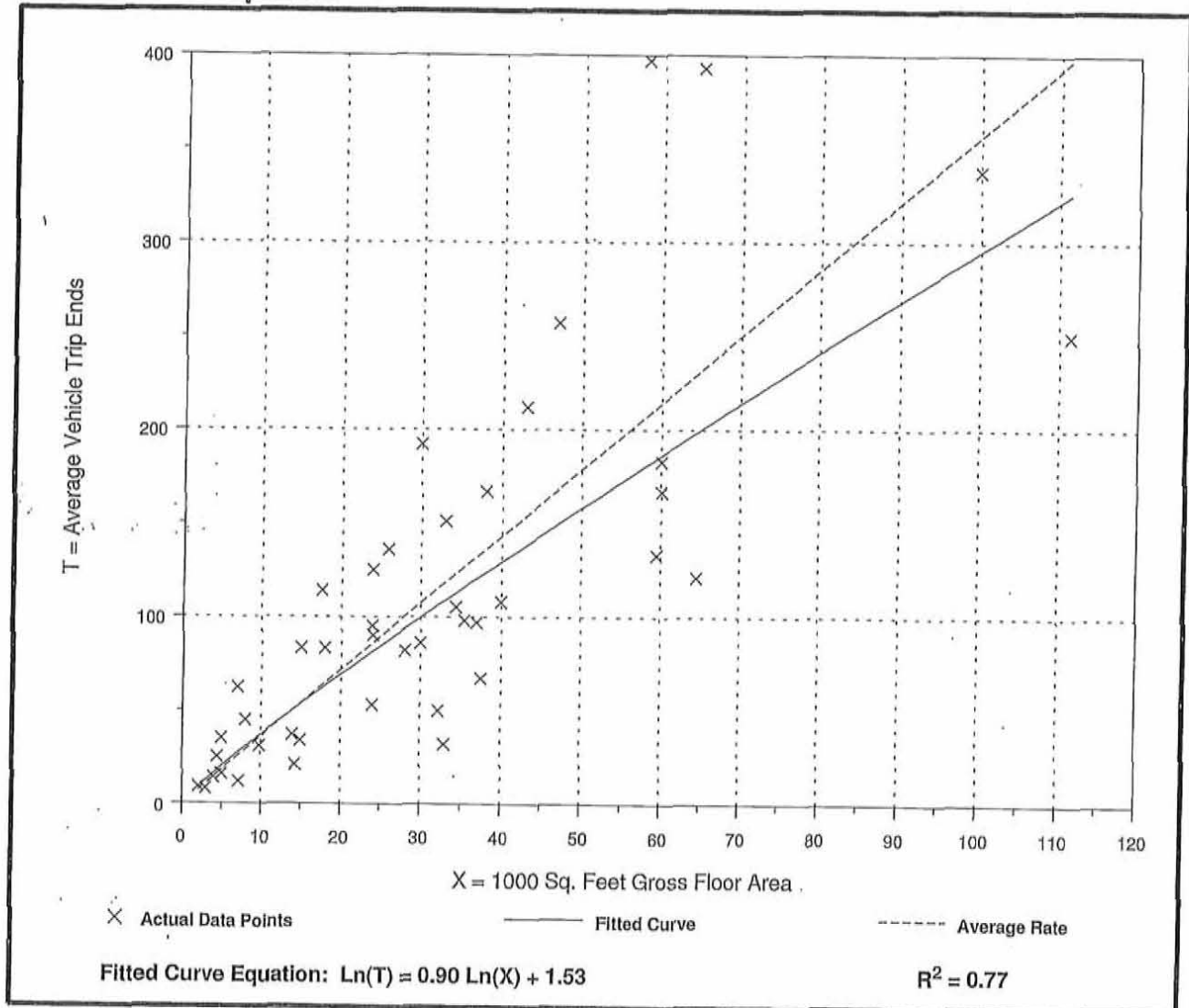
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 43
Average 1000 Sq. Feet GFA: 31
Directional Distribution: 28% entering, 72% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
3.57	0.97 - 8.86	2.47

Data Plot and Equation



Free-Standing Discount Superstore (813)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 86
Average 1000 Sq. Feet GFA: 200
Directional Distribution: 49% entering, 51% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
4.35	1.83 - 7.40	2.36

Data Plot and Equation

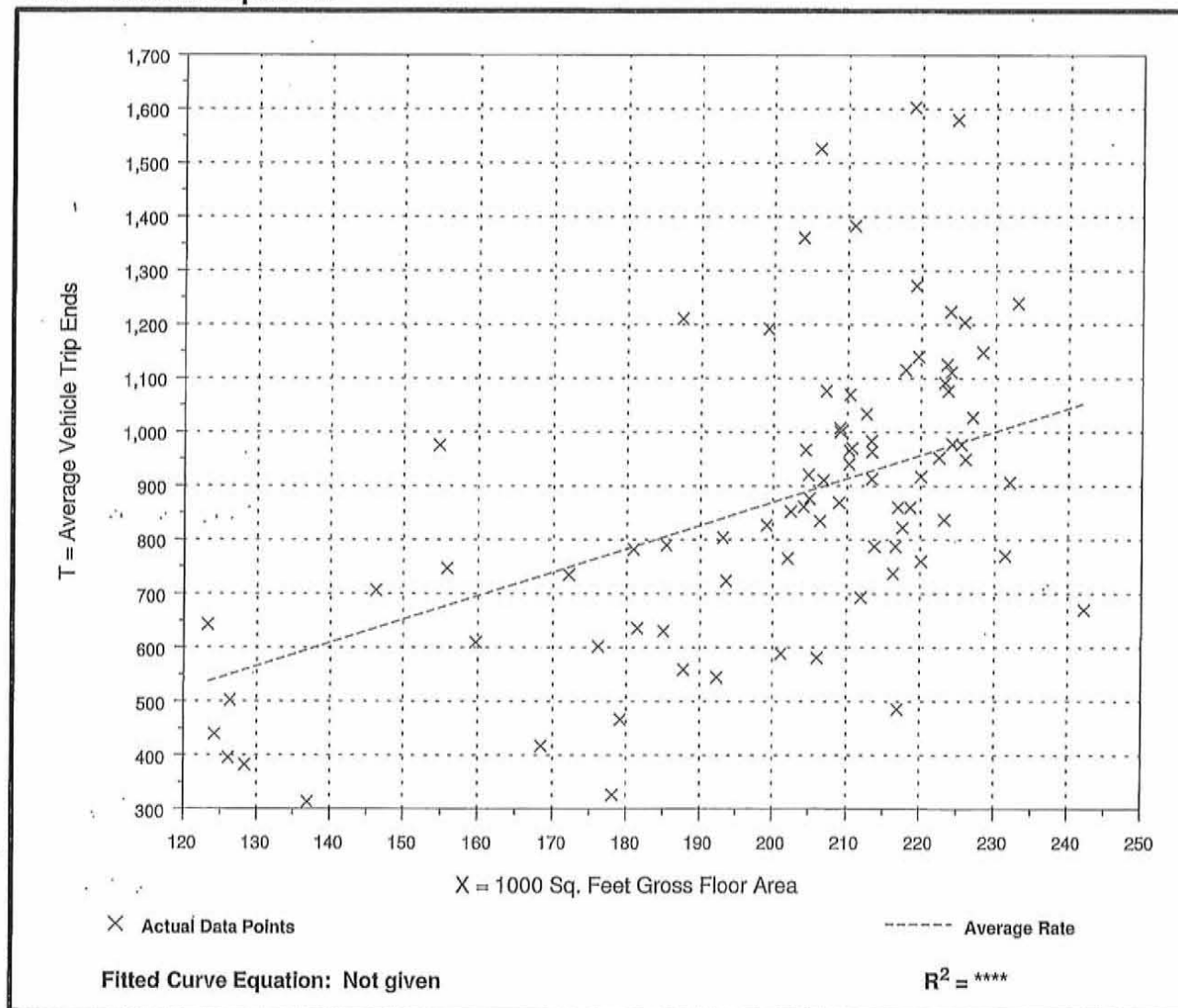


Table 5.2
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period
Land Use 813—Free-Standing Discount Superstore

SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (%)	NON-PASS- BY TRIP (%)	DIVERTED LINKED TRIP (%)	PASS-BY TRIP (%)	SOURCE
146	North Olmstead, OH	Sept. 1996	210	2:45–6:45 p.m.	—	69	—	31	Mid-Ohio Regional Planning Commission
130	Ashtabula, OH	Sept. 1996	204	2:45–6:45 p.m.	—	75	—	25	Mid-Ohio Regional Planning Commission
102	Bryan, OH	Nov. 1996	100	2:45–6:45 p.m.	—	60	—	40	Mid-Ohio Regional Planning Commission
102	Oxford, OH	Oct. 1996	137	2:45–6:45 p.m.	—	72	—	28	Mid-Ohio Regional Planning Commission
218	Euclid, OH	Sept. 1996	185	2:45–6:45 p.m.	—	77	—	23	Mid-Ohio Regional Planning Commission
173	Mansfield, OH	Oct. 1996	158	2:45–6:45 p.m.	—	76	—	24	Mid-Ohio Regional Planning Commission
167	Hillsboro, OH	Oct. 1996	172	2:45–6:45 p.m.	—	70	—	30	Mid-Ohio Regional Planning Commission
167	Mentor, OH	Sept. 1996	205	2:45–6:45 p.m.	—	75	—	25	Mid-Ohio Regional Planning Commission

Average Pass-By Trip Percentage: 28

Free-Standing Discount Store (815)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 53
Average 1000 Sq. Feet GFA: 116
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
4.98	2.48 - 9.23	2.59

Data Plot and Equation

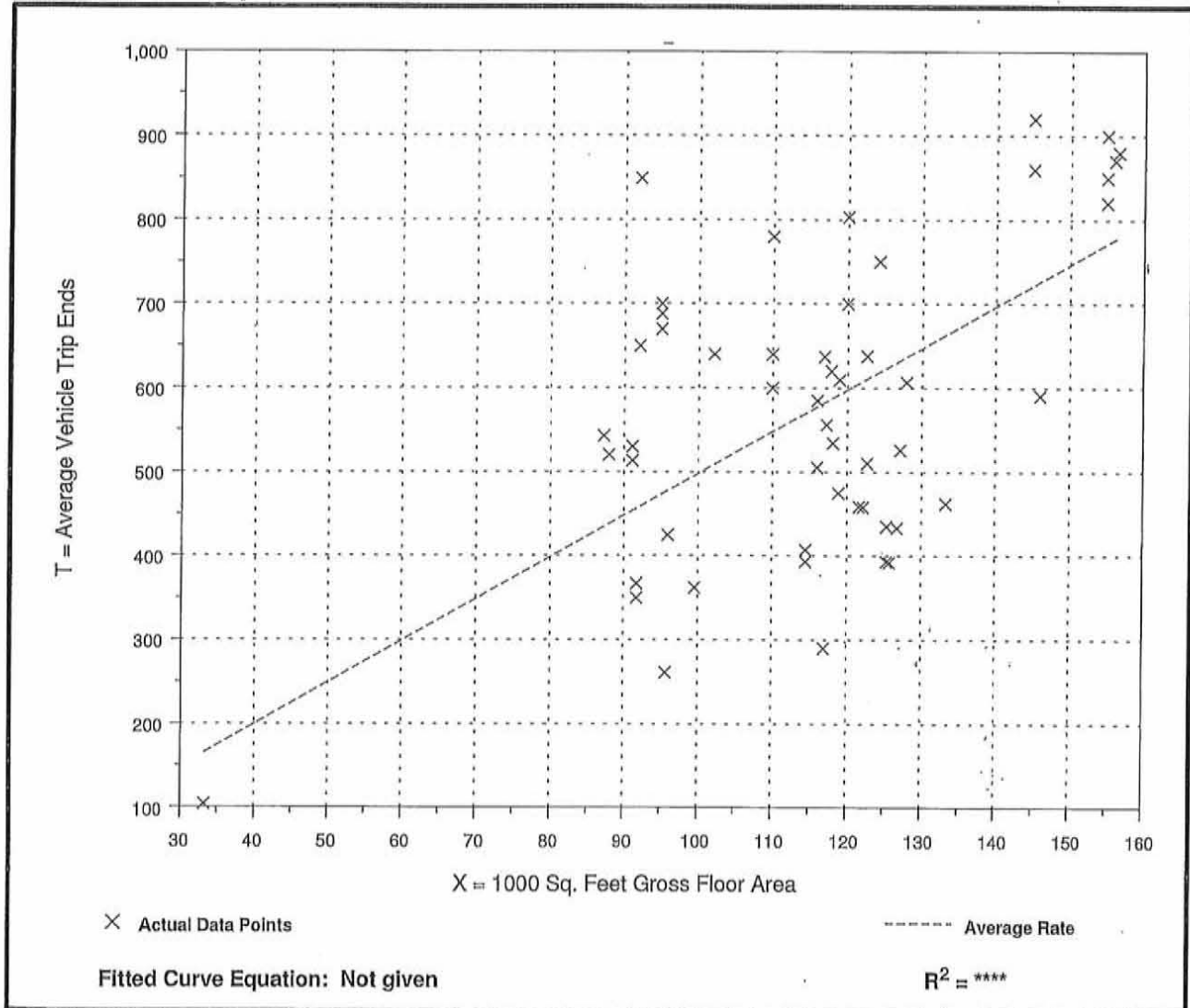


Table 5.3
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period
Land Use 815—Free-Standing Discount Store

SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (%)	NON-PASS- BY TRIP (%)	DIVERTED LINKED TRIP (%)	PASS-BY TRIP (%)	ADJ. STREET PEAK HOUR VOLUME	SOURCE
116	Auburn, NY	Nov. 1994	80	4:00–6:00 p.m.	33.8	—	37.4	28.8	1,490	Bergmann Associates
116	Fredonia, NY	Nov. 1994	80	4:00–6:00 p.m.	46.3	—	30.0	23.7	1,620	Bergmann Associates
122	Marlton, NJ	Nov. 1994	73	4:15–5:15 p.m.	50.7	—	27.4	21.9	1,360	Raymond Keyes Assoc.
127	Marlton, NJ	Nov. 1994	23	4:00–5:00 p.m.	21.8	—	39.1	39.1	1,410	Raymond Keyes Assoc.
127	Toms River, NJ	Nov. 1994	137	4:00–5:00 p.m.	46.0	—	40.9	13.1	1,430	Raymond Keyes Assoc.
128	Toms River, NJ	Nov. 1994	89	4:00–5:00 p.m.	60.7	—	32.6	6.7	1,290	Raymond Keyes Assoc.
128	Brick, NJ	Nov. 1994	48	4:15–5:15 p.m.	41.7	—	50.0	8.3	2,560	Raymond Keyes Assoc.
128	Brick, NJ	Nov. 1994	56	4:00–5:00 p.m.	46.4	—	39.3	14.3	2,550	Raymond Keyes Assoc.
126	Berlin, NJ	Feb. 1994	45	4:30–5:30 p.m.	75.5	—	17.8	6.7	1,230	Raymond Keyes Assoc.
126	Berlin, NJ	Feb. 1994	95	4:00–5:00 p.m.	61.0	—	37.9	1.1	1,430	Raymond Keyes Assoc.
133	Mays Landing, NJ	Feb. 1994	22	4:00–5:00 p.m.	81.8	—	9.1	9.1	3,640	Raymond Keyes Assoc.
133	Mays Landing, NJ	Feb. 1994	40	4:00–5:00 p.m.	55.0	—	42.5	2.5	3,700	Raymond Keyes Assoc.
127	Toms River, NJ	Sept. 1994	58	4:00–5:00 p.m.	65.5	—	20.7	13.8	1,380	Raymond Keyes Assoc.
127	Toms River, NJ	Sept. 1994	83	4:15–5:15 p.m.	57.8	—	28.9	13.3	1,390	Raymond Keyes Assoc.
128	Brick, NJ	Sept. 1994	117	4:30–5:30 p.m.	47.0	—	26.5	26.5	2,640	Raymond Keyes Assoc.
128	Brick, NJ	Sept. 1994	98	4:00–5:00 p.m.	49.0	—	21.4	29.6	2,640	Raymond Keyes Assoc.
127	Berlin, NJ	Sept. 1994	35	4:00–5:00 p.m.	71.4	—	20.0	8.6	1,240	Raymond Keyes Assoc.
88	Omaha, NE	n/a	n/a	4:00–6:00 p.m.	26.0	—	51.0	23.0	n/a	University of Nebraska—Lincoln
100	Omaha, NE	n/a	n/a	4:00–6:00 p.m.	32.0	—	46.0	22.0	n/a	University of Nebraska—Lincoln
100	Omaha, NE	n/a	n/a	4:00–6:00 p.m.	22.0	—	49.0	29.0	n/a	University of Nebraska—Lincoln
88	Omaha, NE	n/a	n/a	4:00–6:00 p.m.	33.0	—	48.0	19.0	n/a	University of Nebraska—Lincoln
66	Omaha, NE	n/a	n/a	4:00–6:00 p.m.	21.0	—	60.0	19.0	n/a	University of Nebraska—Lincoln

Average Pass-By Trip Percentage: 17

Fast-Food Restaurant with Drive-Through Window (934)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 132
Average 1000 Sq. Feet GFA: 3
Directional Distribution: 52% entering, 48% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
32.65	7.96 - 117.15	19.73

Data Plot and Equation

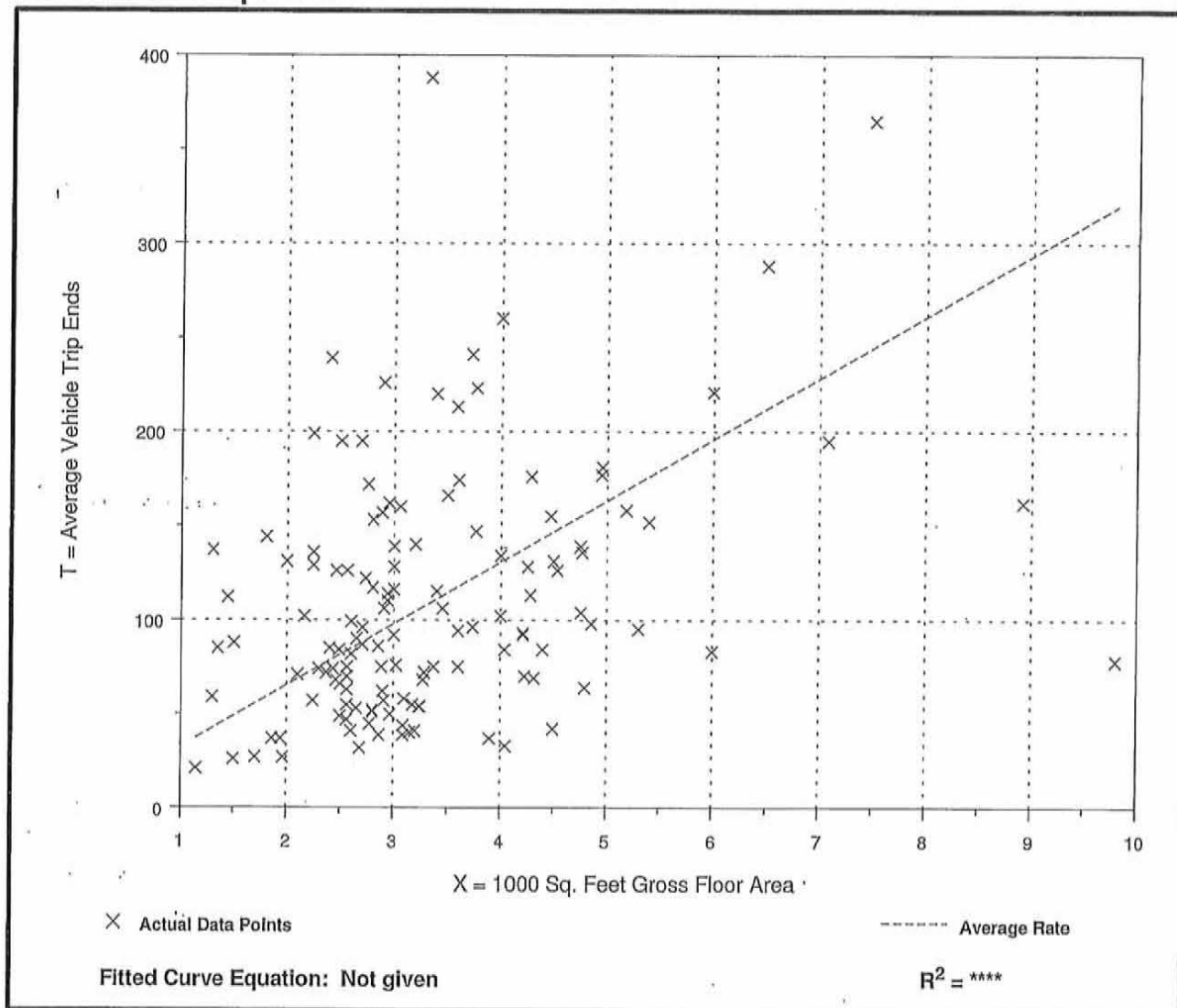


Table 5.24
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period

Land Use 934—Fast-Food Restaurant with Drive-Through Window

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (%)	NON-PASS- BY TRIP (%)	DIVERTED LINKED TRIP (%)	PASS-BY TRIP (%)	ADJ. STREET PEAK HOUR VOLUME	SOURCE
n/a	~2.6	Minn-St. Paul, MN	1987	50	3:00–7:00 p.m.	27	—	48	25	n/a	n/a
n/a	<5.0	Chicago suburbs, IL	1987	80	3:00–6:00 p.m.	—	62	—	38	n/a	Kenig, O'Hara, Humes, Flock
n/a	<5.0	Chicago suburbs, IL	1987	100	3:00–6:00 p.m.	—	45	—	55	n/a	Kenig, O'Hara, Humes, Flock
n/a	<5.0	Chicago suburbs, IL	1987	159	3:00–6:00 p.m.	—	44	—	56	n/a	Kenig, O'Hara, Humes, Flock
n/a	<5.0	Chicago suburbs, IL	1987	225	3:00–6:00 p.m.	—	52	—	48	n/a	Kenig, O'Hara, Humes, Flock
n/a	<5.0	Chicago suburbs, IL	1987	88	3:00–6:00 p.m.	—	65	—	35	n/a	Kenig, O'Hara, Humes, Flock
n/a	<5.0	Chicago suburbs, IL	1987	84	3:00–6:00 p.m.	—	56	—	44	n/a	Kenig, O'Hara, Humes, Flock
88	1.3	Louisville area, KY	1993	n/a	4:00–6:00 p.m.	22	—	10	68	2,055	Barton-Aschman Assoc.
120	1.9	Louisville area, KY	1993	33	4:00–6:00 p.m.	24	—	9	67	2,447	Barton-Aschman Assoc.
87	4.2	New Albany, IN	1993	n/a	4:00–6:00 p.m.	25	—	19	56	1,632	Barton-Aschman Assoc.
150	3.0	Louisville area, KY	1993	n/a	4:00–6:00 p.m.	31	—	38	31	4,250	Barton-Aschman Assoc.
n/a	3.1	Kissimmee, FL	1995	28	2:00–6:00 p.m.	—	29	n/a	71	n/a	TPD Inc.
n/a	3.1	Apopka, FL	1996	29	2:00–6:00 p.m.	—	62	n/a	38	n/a	TPD Inc.
n/a	2.8	Winter Springs, FL	1995	47	2:00–6:00 p.m.	—	34	—	66	n/a	TPD Inc.
n/a	4.3	Longwood, FL	1994	304	2:00–6:00 p.m.	—	38	—	62	n/a	TPD Inc.
n/a	3.2	Altamonte Springs, FL	1996	202	2:00–6:00 p.m.	39	—	21	40	n/a	TPD Inc.
n/a	2.9	Winter Park, FL	1996	271	2:00–6:00 p.m.	41	—	18	41	n/a	TPD Inc.
n/a	3.3*	several	1996	varies	4:00–6:00 p.m.	—	38	—	62	n/a	Oracle Engineering

* Average of several combined studies.
Average Pass-By Trip Percentage: 50

Coffee/Donut Shop with Drive-Through Window (937)

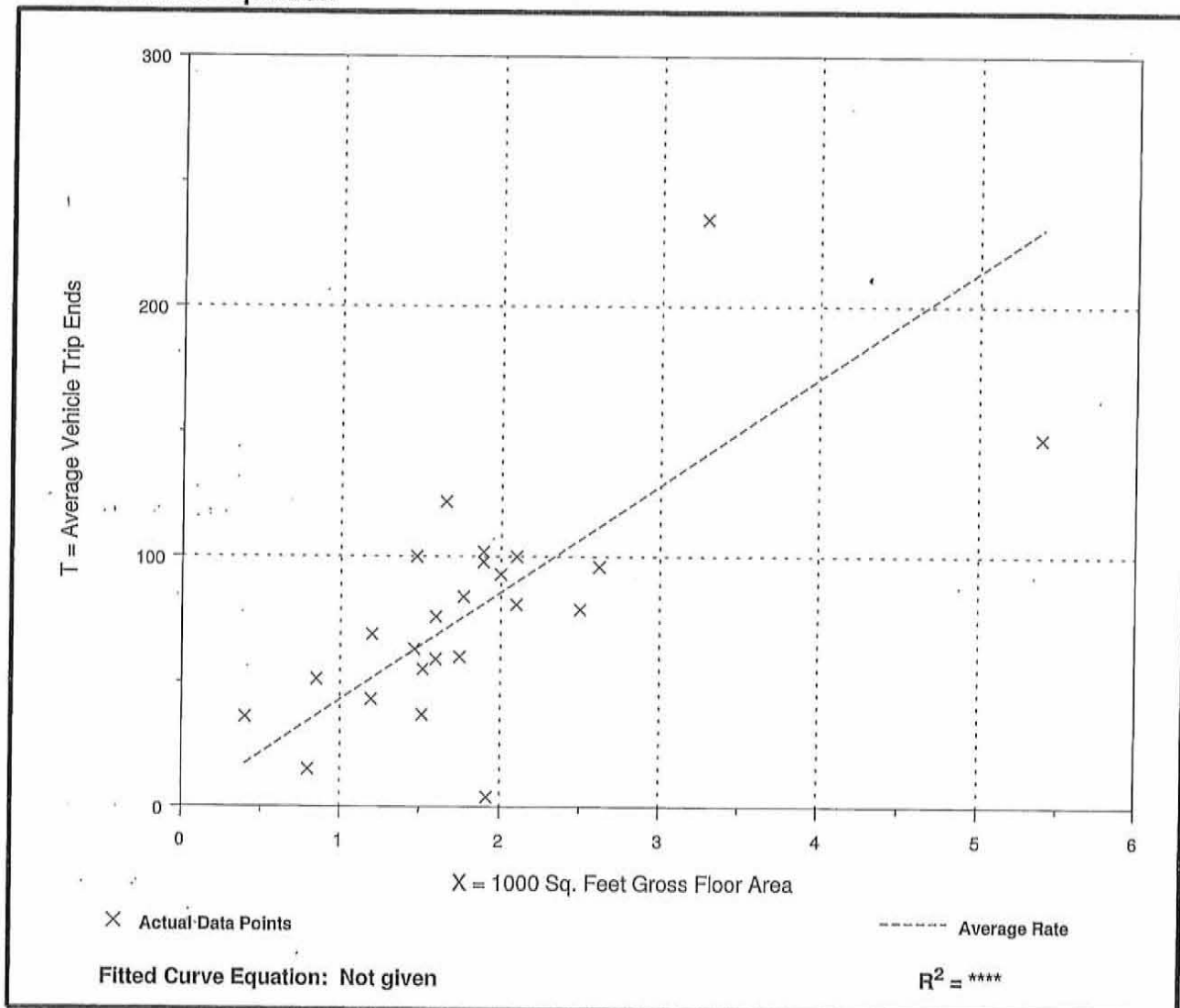
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 24
Average 1000 Sq. Feet GFA: 2
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
42.80	2.08 - 90.00	18.06

Data Plot and Equation



APPENDIX B

LEE COUNTY INFORMATION

Corkscrew Road
East of Stoneybrook Golf Dr

Page 1

Site Code: 00000000249

Station ID:

Latitude: 0' 0.000 South

Start Time	15-Sep-14		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel
12:00 AM	40	16	35	15	35	28	23	18	39	22	65	27	74	31	44	22
01:00	18	11	17	18	24	10	17	16	33	19	73	26	41	19	32	17
02:00	15	7	10	5	20	10	23	5	17	11	70	8	35	14	27	9
03:00	6	11	6	9	14	12	10	6	16	16	15	12	14	13	12	11
04:00	30	47	23	42	22	40	24	36	19	38	5	22	8	14	19	34
05:00	97	162	82	150	74	161	85	144	80	147	31	54	18	42	67	123
06:00	217	559	197	504	212	524	169	540	186	526	64	149	27	81	153	412
07:00	378	919	353	955	331	978	356	926	353	880	118	291	55	135	278	726
08:00	307	642	329	686	337	724	376	679	349	638	157	381	118	267	282	574
09:00	342	499	334	546	345	530	352	513	305	488	233	415	166	321	297	473
10:00	322	468	330	465	353	440	338	542	340	474	287	392	245	440	316	460
11:00	371	383	351	477	379	476	396	467	418	468	367	461	324	376	372	444
12:00 PM	437	464	432	437	417	428	463	431	439	449	409	441	398	447	428	442
01:00	417	433	432	513	460	490	405	469	402	399	448	378	408	357	425	434
02:00	500	440	532	457	496	447	523	440	479	417	452	341	344	297	475	406
03:00	482	401	572	395	578	397	515	408	513	392	459	376	350	283	496	379
04:00	638	415	532	428	628	407	610	450	629	396	365	332	395	302	542	390
05:00	774	421	759	447	771	452	747	425	680	467	404	348	345	267	640	404
06:00	535	309	557	318	531	302	534	327	523	402	352	330	322	255	479	320
07:00	387	195	440	197	376	161	438	185	360	204	349	239	286	172	377	193
08:00	287	115	335	132	282	99	342	122	329	162	290	176	200	116	295	132
09:00	182	77	220	84	210	67	241	86	273	151	224	130	127	72	211	95
10:00	89	46	101	39	103	32	118	51	178	83	159	83	80	33	118	52
11:00	48	26	59	21	60	25	59	34	82	48	90	41	57	25	65	31
Lane Day	6919	7066	7038	7340	7058	7240	7164	7320	7042	7297	5486	5453	4437	4379	6450	6583
	13985		14378		14298		14484		14339		10939		8816		13033	
AM Peak	07:00	07:00	07:00	07:00	11:00	07:00	11:00	07:00	11:00	07:00	11:00	11:00	11:00	10:00	11:00	07:00
Vol.	378	919	353	955	379	978	396	926	418	880	367	461	324	440	372	726
PM Peak	17:00	12:00	17:00	13:00	17:00	13:00	17:00	13:00	17:00	17:00	15:00	12:00	13:00	12:00	17:00	12:00
Vol.	774	464	759	513	771	490	747	469	680	467	459	441	408	447	640	442

Comb. Total 13985 14378 14298 14484 14339 10939 8816 13033

ADT Not Calculated

2014 ADT = 15,783

Corkscrew Road
East of Stoneybrook Golf Dr

Page 1

Site Code: 000000000249

Station ID:

Latitude: 0' 0.000 South

Start Time	15-Sep-14		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel	Channel
12:00 AM	*	*	35	15	35	28	23	18	*	*	*	*	*	*	31	20
01:00	*	*	17	18	24	10	17	16	*	*	*	*	*	*	19	15
02:00	*	*	10	5	20	10	23	5	*	*	*	*	*	*	18	7
03:00	*	*	6	9	14	12	10	6	*	*	*	*	*	*	10	9
04:00	*	*	23	42	22	40	24	36	*	*	*	*	*	*	23	39
05:00	*	*	82	150	74	161	85	144	*	*	*	*	*	*	80	152
06:00	*	*	197	504	212	524	169	540	*	*	*	*	*	*	193	523
07:00	*	*	353	955	331	978	356	926	*	*	*	*	*	*	347	953
08:00	*	*	329	686	337	724	376	679	*	*	*	*	*	*	347	696
09:00	*	*	334	546	345	530	352	513	*	*	*	*	*	*	344	530
10:00	*	*	330	465	353	440	338	542	*	*	*	*	*	*	340	482
11:00	*	*	351	477	379	476	396	467	*	*	*	*	*	*	375	473
12:00 PM	*	*	432	437	417	428	463	431	*	*	*	*	*	*	437	432
01:00	*	*	432	513	460	490	405	469	*	*	*	*	*	*	432	491
02:00	*	*	532	457	496	447	523	440	*	*	*	*	*	*	517	448
03:00	*	*	572	395	578	397	515	408	*	*	*	*	*	*	555	400
04:00	*	*	532	428	628	407	610	450	*	*	*	*	*	*	590	428
05:00	*	*	759	447	771	452	747	425	*	*	*	*	*	*	759	441
06:00	*	*	557	318	531	302	534	327	*	*	*	*	*	*	541	316
07:00	*	*	440	197	376	161	438	185	*	*	*	*	*	*	418	181
08:00	*	*	335	132	282	99	342	122	*	*	*	*	*	*	320	118
09:00	*	*	220	84	210	67	241	86	*	*	*	*	*	*	224	79
10:00	*	*	101	39	103	32	118	51	*	*	*	*	*	*	107	41
11:00	*	*	59	21	60	25	59	34	*	*	*	*	*	*	59	27
Lane	0	0	7038	7340	7058	7240	7164	7320	0	0	0	0	0	0	7086	7301
Day	0		14378		14298		14484		0		0		0		14387	
AM			07:00	07:00	11:00	07:00	11:00	07:00							11:00	07:00
Peak																
Vol.			353	955	379	978	396	926							375	953
PM			17:00	13:00	17:00	13:00	17:00	13:00							17:00	13:00
Peak																
Vol.			759	513	771	490	747	469							759	491

Comb. Total 0 14378 14298 14484 0 0 0 14387

ADT Not Calculated

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4249 - CORKSCREW RD, EAST OF SR 93/I-75 LC 249

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2013	4800 C	E 2500	W 2300	9.50	54.60	4.10
2012	27500 F	E 13500	W 14000	9.50	52.80	4.10
2011	27500 C	E 13500	W 14000	9.50	53.20	4.10
2010	26500 C	E 13000	W 13500	10.28	55.69	4.40
2008	34500 C	E 18000	W 16500	10.77	53.61	4.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

ROAD LINK VOLUMES

Peak Direction of Flow

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
A & W BULB RD*	GLADIOLUS DR	McGREGOR BL	2LU	E	860	B	371	B	373	B	405	2 Ln improvements underway	00100
ALABAMA RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	B	275	B	278	B	278		00200
ALABAMA RD	MILWAUKEE BL	HOMESTEAD RD	2LN	E	990	C	481	C	482	C	482		00300
ALEX BELL BL	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	A	92	A	95	B	291		00400
ALEX BELL BL	MILWAUKEE BL	JOEL BL	2LN	E	990	C	412	C	415	C	559		00500
ALICO RD	US 41	DUSTY RD	4LD	E	1,940	B	1,053	B	1,053	B	1,053		00590
ALICO RD	DUSTY RD	LEE RD	6LD	E	2,940	B	1,053	B	1,076	B	1,439		00600
ALICO RD*	LEE RD	THREE OAKS PKWY	6LD	E	2,940	B	1,101	B	1,101	B	1,355		00700
ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,940	B	1,413	B	1,413	B	1,413		00800
ALICO RD	I-75	BEN HILL GRIFFIN PKWY	6LD	E	2,940	B	1,230	B	1,230	B	1,486	I-75 Connector construction 2012/13	00900
ALICO RD	BEN HILL GRIFFIN PKWY	GREEN MEADOW DR	2LN	E	1,050	B	194	B	194	C	516	4 Ln design underway to Airport	01000
ALICO RD*	GREEN MEADOW DR	CORKSCREW RD (CR 850)	2LN	E	1,050	A	66	A	66	A	66		01050
BABCOCK RD*	US 41	ROCKEFELLER CIR	2LN	E	860	B	55	A	55	B	161		01200
BARRETT RD*	PONDELLA RD	PINE ISLAND RD	2LN	E	860	B	103	B	103	B	104		01400
BASS RD*	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,830	B	463	B	463	B	800		01500
BAYSHORE RD (SR78)	BUSINESS 41	HART RD	4LD	E	2,060	B	1,537	B	1,537	C	1,616		01600
BAYSHORE RD (SR78)	HART RD	SLATER RD	4LD	E	2,060	B	1,213	B	1,214	B	1,347		01700
BAYSHORE RD (SR78)	SLATER RD	I-75	4LD	E	2,060	B	899	B	915	B	950		01800
BAYSHORE RD (SR78)*	I-75	NALLE RD	2LN	E	1,090	C	494	C	495	C	495		01900
BAYSHORE RD (SR78)	NALLE RD	SR 31	2LN	E	1,090	C	432	C	432	C	501		02000
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	1,960	B	897	B	897	B	926		02100
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	1,960	B	897	B	903	B	1,138		02200
BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	2,960	B	930	B	953	B	1,114		02250
BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	2,020	B	1,405	B	1,405	B	1,405	I-75 Connector construction 2012/13	26950
BETH STACEY BL*	23rd ST	HOMESTEAD RD	2LU	E	860	B	319	B	319	C	552		02300
BONITA BEACH RD	HICKORY BL	VANDERBILT RD	4LD	E	1,900	C	465	C	465	C	465		02400
BONITA BEACH RD	VANDERBILT RD	US 41	4LD	E	1,900	D	1,515	D	1,515	D	1,515		02500
BONITA BEACH RD*	US 41	OLD 41	4LD	E	1,940	D	1,167	D	1,167	D	1,167	6 Ln design	02600
BONITA BEACH RD	OLD 41	IMPERIAL ST	4LD	E	1,940	D	1,594	D	1,594	D	1,594	6 Ln construction underway	02700
BONITA BEACH RD	IMPERIAL ST	I-75	6LD	E	2,940	D	1,407	D	1,407	D	1,407		02800

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BONITA BEACH RD	I-75	BONITA GRANDE DR	4LD	E	2,040	B	420	B	420	B	420		02900
BONITA BEACH RD	BONITA GRANDE DR	LOGAN BLVD EXT	4LD	E	2,040	B	420	B	420	B	420		02950
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,410	E	996	E	996	E	999		03200
BRANTLEY RD*	SUMMERLIN RD	US 41	2LU	E	860	B	116	B	116	B	134		03300
BRIARCLIFF DR*	US 41	TRIPLE CROWN CT	2LU	E	860	B	201	B	201	B	223		03400
BROADWAY (ALVA)*	PALM BEACH BL (SR 80)	NORTH RIVER RD	2LU	E	860	B	181	B	181	B	181		03500
BROADWAY (ESTERO)*	LOGAN AVE	US 41	2LU	E	860	B	161	B	167	B	179		03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	970	B	313	B	315	C	346		03700
BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BL	2LU	E	970	C	371	C	372	C	372		03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	970	C	481	C	481	F	1,184		03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,190	C	649	C	649	C	675	4 Ln design & ROW acquisition underway	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,190	B	310	B	310	C	482		04000
BUS 41 (SR 739)	FORT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,800	D	1,822	D	1,822	D	1,822		04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD (SR 78)	6LD	D	2,800	C	1,267	C	1,267	C	1,279		04300
BUS 41 (SR 739)	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	D	1,840	C	740	C	780	C	831		04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	1,050	B	369	B	369	B	426	4 Ln design underway by FDOT	04500
CAPE CORAL BR RD	DEL PRADO BL	McGREGOR BL	4L	E	4,000	C	2,551	C	2,551	C	2,551	Toll Plaza under construction	04600
CAPTIVA RD*	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	B	265	B	267	B	267	Constrained v/c = 0.31	04700
CEMETERY RD*	BUCKINGHAM RD	HIGGINS AVE	2LU	E	860	B	257	B	258	B	258		04800
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LD	E	1,830	B	84	B	84	B	129	Port Authority maintained	04900
COCONUT RD*	SPRING CREEK RD	US 41	2LN	E	860	B	350	B	498	C	591	No count since 2007	05000
COCONUT RD*	US 41	THREE OAKS PKWY	4LD	E	1,830	B	444	B	444	B	467		05030
COLLEGE PKWY*	McGREGOR BL	WINKLER RD	6LD	E	2,810	E	1,831	E	1,831	E	1,831		05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,810	E	2,318	E	2,318	E	2,401		05200
COLLEGE PKWY*	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,810	E	2,371	E	2,371	E	2,394		05300
COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,810	E	1,535	E	1,535	E	1,558		05400
COLONIAL BL*	McGREGOR BL	SUMMERLIN RD	6LD	E	2,580	F	2,628	F	2,628	F	2,628		05500
COLONIAL BL	SUMMERLIN RD	US 41	6LD	E	2,580	F	2,859	F	2,859	F	2,859		05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,580	F	2,805	F	2,805	F	2,805		05700
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,580	F	3,485	F	3,485	F	3,485	N. Airport Rd. Ext. in 2012/13	05800
COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	E	3,320	D	3,057	D	3,057	D	3,059		05900
COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	E	3,320	F	3,835	F	3,835	F	3,835		06000
COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	E	3,320	F	4,053	F	4,053	F	4,053		06100
COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	2,960	B	1,939	B	1,939	B	1,939		06200

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
COLUMBUS BL*	SR 82	MILWAUKEE BL	2LU	E	860	B	84	B	87	B	90		06300
CONSTITUTION BL*	US 41	CONSTITUTION CIR	2LU	E	860	B	216	B	217	B	228		06400
CORBETT RD*	PINE ISLAND RD	LITTLETON RD	2LU	E	860	B	22	B	22	B	22		06500
CORKSCREW RD*	US 41	THREE OAKS PKWY	4LD	E	1,920	C	834	C	834	D	1,099		06600
CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	E	1,920	D	1,670	D	1,670	F	2,505		06700
CORKSCREW RD*	I-75	BEN HILL GRIFFIN BL	4LD	E	1,920	C	466	C	466	C	531		06800
CORKSCREW RD*	BEN HILL GRIFFIN BL	WILDCAT RUN DR	2LD	E	1,060	A	130	A	131	B	178	2LD construction completed in 2012	06900
CORKSCREW RD*	WILDCAT RUN DR	COLLIER COUNTY LINE	2LN	E	1,060	A	130	B	168	C	390		07000
COUNTRY LAKES	LUCKETT RD	TICE ST	2LU	E	860	B	143	B	143	B	246		07100
CRYSTAL DR	US 41	METRO PKWY	2LU	E	860	C	584	C	584	C	650		07200
CRYSTAL DR	METRO PKWY	PLANTATION RD	2LU	E	860	B	313	B	313	B	323		07300
CYPRESS LAKE DR*	McGREGOR B	SO POINTE BL	4LD	E	2,010	D	890	D	890	D	945		07400
CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	E	2,010	D	1,329	D	1,329	D	1,332		07500
CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	2,010	D	1,342	D	1,342	D	1,342		07600
CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	3,040	D	1,525	D	1,528	D	1,623		07700
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	E	2,086	E	2,086	E	2,121		07800
DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,680	E	2,459	E	2,459	F	2,801	Constrained v/c = 0.92	07900
DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,200	C	2,728	C	2,728	C	2,991	Constrained v/c = 0.85	08000
DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,200	C	2,972	C	2,975	C	3,009	Constrained v/c = 0.93	08100
DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,300	B	2,717	B	2,717	B	2,750	I-75 Connector construction 2012/13	08200
DANIELS PKWY*	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,300	B	2,355	B	2,356	B	2,364		08300
DANIELS PKWY*	CHAMBERLIN PKWY	GATEWAY BL	6LD	E	3,300	B	1,875	B	1,883	B	1,895		08400
DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,180	B	1,528	B	1,531	B	1,637		08500
DANLEY RD*	US 41	METRO PKWY	2LU	E	860	B	266	B	287	B	310		08600
DAVIS RD*	McGREGOR BL	IONA RD	2LU	E	860	B	113	B	113	B	139		08700
DEL PRADO BL*	CAPE CORAL PKWY	SE 46th ST	6LD	E	2,820	D	1,304	D	1,304	D	1,304		08800
DEL PRADO BL*	SE 46th ST	CORONADO PKWY	6LD	E	2,820	D	1,392	D	1,392	D	1,392		08900
DEL PRADO BL	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,820	D	1,785	D	1,785	D	1,785		09000
DEL PRADO BL*	CORNWALLIS PKWY	VETERANS MEM PKWY	6LD	E	2,820	E	2,381	E	2,381	E	2,381		09100
DEL PRADO BL*	VETERANS MEM PKWY	CORAL POINT DR	6LD	E	2,840	D	2,396	D	2,396	D	2,396		09150
DEL PRADO BL	CORAL POINT DR	HANCOCK BR PKWY	6LD	E	2,840	D	1,951	D	1,951	D	1,951		09200
DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	2,780	D	1,717	D	1,717	D	1,717		09300
DEL PRADO BL	US 41	SLATER RD	2LU	E	920	C	281	C	284	D	782		09400
DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,920	C	1,672	C	1,672	C	1,672		09470
DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,920	C	1,672	C	1,672	C	1,672		09480
DR ML KINK BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	4LD	D	1,920	C	1,672	C	1,672	C	1,672		09490

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
DR ML KING BL (SR 82)	ORTIZ AVE	I-75	6LD	D	2,900	C	1,646	C	1,648	C	1,648	6 Ln construction completed in 2012	09500
EAST 21st ST*	JOEL BL	GRANT AVE	2LU	E	860	B	24	B	24	B	24		09700
ESTERO BL*	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	418	A	418	A	418	Constrained v/c = 0.58; Design underway	09800
ESTERO BL*	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	A	555	A	556	A	556	Constrained v/c = 0.76; Design underway	09900
ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	E	641	E	641	E	659	Constrained v/c = 0.96; Design underway	10000
ESTERO BL*	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	F	716	F	716	F	788	Constrained v/c = 1.07; Design underway	10100
ESTERO PKWY*	US 41	THREE OAKS PKWY	4LD	E	2,000	B	372	B	378	B	643		14400
ESTERO PKWY*	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	529	B	529	B	529		14450
EVERGREEN RD*	US 41	BUS 41	2LU	E	860	B	100	B	100	B	100		10200
FIDDLESTICKS BL*	GUARDHOUSE	DANIELS PKWY	2LD	E	860	B	333	B	334	B	366		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,560	D	1,094	D	1,094	D	1,096		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,560	E	1,262	E	1,262	E	1,262		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,680	D	1,009	D	1,009	D	1,009		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,680	D	1,006	D	1,006	D	1,006		10700
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,680	D	1,127	D	1,127	D	1,127		10730
GASPARILLA BL	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	B	171	B	174	B	185	Constrained v/c = 0.20	10800
GLADIOLUS DR	McGREGOR BL	PINE RIDGE RD	4LD	E	1,840	C	537	C	538	C	596		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	842	C	856	C	944		11000
GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,760	C	1,106	C	1,109	C	1,177		11100
GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	3,060	C	942	C	942	C	951		11200
GLADIOLUS RD	SUMMERLIN RD	US 41	6LD	E	3,060	C	1,897	C	1,897	C	2,042		11300
GREENBRIAR BL*	RICHMOND AVE	JOEL BL	2LU	E	860	B	68	B	71	B	71		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	2,020	C	1,001	C	1,009	C	1,059		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	1,000	C	753	C	758	D	887		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,020	B	991	B	991	B	991		11700
HANCOCK BRIDGE PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,020	C	1,328	C	1,328	C	1,341		11800
HANCOCK BRIDGE PKWY*	ORANGE GROVE BL	MOODY RD	4LD	E	2,020	C	1,337	C	1,337	C	1,500		11900
HANCOCK BRIDGE PKWY	MOODY RD	U.S. 41	4LD	E	2,020	B	1,116	B	1,117	C	1,256		12000
HART RD*	BAYSHORE RD (SR 78)	LAUREL DR	2LU	E	860	B	274	B	274	B	274		12100
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	820	C	465	C	465	C	465	Constrained v/c = 0.57	12200

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ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
WILLIAMS RD*	US 41	RIVER RANCH RD	2LU	E	860	B	130	B	130	B	170		28100
WILLIAMS AVE	LEE BL	W 6th ST	2LN	E	860	C	581	C	586	C	670		28200
WINKLER RD*	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	B	444	B	458	C	655		28300
WINKLER RD*	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	D	284	D	284	D	300		28400
WINKLER RD*	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	940	B	593	B	593	C	600		28500
WINKLER RD*	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	940	C	675	C	675	C	675		28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,800	D	683	D	683	D	833		28700
WINKLER RD*	COLLEGE PKWY	McGREGOR BL	2LN	E	820	C	347	C	347	C	371		28800
WOODLAND BL*	US 41	AUSTIN ST	2LU	E	860	B	266	B	266	B	266		28900
W 6th ST*	WILLIAMS AVE	JOEL BL	2LU	E	860	B	145	B	145	B	140		29000
W 12th ST*	GUNNERY RD	SUNSHINE BL	2LU	E	860	B	75	B	77	B	77		29100
W 12th ST*	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	B	75	B	75	B	164		29200
W 12th ST*	WILLIAMS AVE	JOEL BL	2LU	E	860	B	91	B	92	B	92		29300
W 14th ST*	SUNSHINE BL	RICHMOND AVE	2LU	E	860	B	47	B	48	B	48		29400
US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	E	2,860	C	1,923	C	1,923	C	1,923		29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	3,140	C	2,016	C	2,016	C	2,016		29600
US 41	WEST TERRY ST	OLD 41	6LD	E	3,140	C	1,821	C	1,821	C	1,821		29700
US 41	OLD 41	CORKSCREW RD	6LD	E	3,140	C	2,211	C	2,318	C	2,597		29800
US 41	CORKSCREW RD	SANIBEL BL	6LD	E	2,980	C	2,070	C	2,083	C	2,254	6 Ln under construction	29900
US 41	SANIBEL BL	ALICO RD	6LD	E	2,980	C	1,925	C	1,929	C	2,156		30000
US 41	ALICO RD	ISLAND PARK RD	6LD	E	2,980	C	2,799	C	2,800	F	2,981		30100
US 41	ISLAND PARK RD	JAMAICA BAY WEST	6LD	E	2,980	C	2,814	C	2,815	F	3,027		30200
US 41	JAMAICA BAY WEST	SIX MILE CYPRESS PKWY	6LD	E	2,980	F	3,266	F	3,280	F	3,280		30300
US 41	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,740	E	2,590	E	2,636	F	2,858		30400
US 41	DANIELS PKWY	COLLEGE PKWY	6LD	E	2,740	F	3,155	F	3,155	F	3,167	Constrained v/c=1.15	30500
US 41	COLLEGE PKWY	SOUTH RD	6LD	E	2,740	D	2,307	D	2,307	D	2,333	Constrained v/c=0.84	30600
US 41	SOUTH DR	BOY SCOUT RD	6LD	E	2,740	F	2,953	F	2,953	F	2,955	Constrained v/c=1.08	30700
US 41	BOY SCOUT DR	NORTH AIRPORT RD	6LD	E	2,740	E	2,448	E	2,448	E	2,448	Constrained v/c=0.89	30800
US 41	NORTH AIRPORT RD	COLONIAL BL	6LD	E	2,740	E	2,519	E	2,519	E	2,519		30810
US 41	FOUNTAIN INTERCHANGE	NORTH KEY DR	4LD	E	2,280	F	2,358	F	2,358	F	2,358		30900
US 41	NORTH KEY DR	HANCOCK BRIDGE PKWY	4LD	E	2,280	F	2,358	F	2,358	F	2,391		31000
US 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	1,940	D	1,755	D	1,755	D	1,755		31100
US 41	PONDELLA RD	PINE ISLAND RD (SR 78)	4LD	E	1,940	D	1,372	D	1,372	D	1,372		31200
US 41	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	E	2,040	B	1,093	B	1,093	B	1,180		31300
US 41	LITTLETON RD	BUSINESS 41	4LD	E	2,040	B	856	B	856	B	1,221		31400
US 41	BUSINESS 41	DEL PRADO BL	4LD	E	2,040	B	1,191	B	1,207	B	1,221		31500
US 41	DEL PRADO BL	CHARLOTTE COUNTY LINE	4LD	E	2,040	B	1,191	B	1,193	B	1,283		31600

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	2,060	B	1,147	B	1,147	B	1,230		24900
SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	2,060	B	1,055	B	1,055	B	1,055		25000
SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	3,100	A	1,000	A	1,000	A	1,115		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,100	B	1,504	B	1,504	B	1,792		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,100	B	1,504	B	1,504	B	1,629		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	2,060	B	1,295	B	1,299	B	1,424		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	3,080	B	1,190	B	1,190	B	1,190		25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	3,080	B	1,497	B	1,497	B	1,516		25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	3,080	B	1,497	B	1,497	B	1,497		25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	906	D	906	D	906		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	906	D	906	D	906		25900
SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	B	42	B	44	B	63		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,030	B	319	B	326	B	334		26100
SUNSHINE BL	SW 23rd ST	LEE BL	2LN	E	1,030	B	319	B	320	B	320		26150
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	1,030	C	543	C	547	C	572		26200
SUNSHINE BL*	W 12th ST	W 75th ST	2LN	E	1,030	B	248	B	250	B	344		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	538	C	542	C	749		26400
TERMINAL ACCESS RD	TREELINE AVE	AIRPORT ENT	4LD	E	1,830	C	1,501	C	1,501	C	1,501	I-75 Connector construction 2012/13	26450
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	861	B	861	B	1,035		26500
THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,940	B	930	B	932	B	1,228		26600
THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,940	B	585	B	585	B	757		26700
TICE ST*	PALM BEACH BL (SR 80)	ORTIZ AVE	2LU	E	860	B	83	B	83	B	88		26800
TICE ST*	ORTIZ AVE	STALEY RD	2LU	E	860	B	130	B	130	C	611		26900
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	2,020	B	1,284	B	1,293	B	1,473	I-75 Connector construction 2012/13	27000
TREELINE AVE	DANIELS PKWY	ARBORWOOD RD	4LD	E	2,020	A	487	A	487	A	490		27030
TREELINE AVE	ARBORWOOD RD	COLONIAL BL	4LD	E	2,020	A	442	A	442	A	442		27070
VETERANS MEM PKWY	SR78	SURFSIDE BL	4LD	D	2,140	A	664	A	664	A	664		27200
VETERANS MEM PKWY	SURFSIDE BL	CHIQUITA BL	4LD	E	2,140	A	664	A	664	A	664		27250
VETERANS MEM PKWY*	CHIQUITA BL	SKYLINE DR	4LD	D	2,140	B	1,810	B	1,810	B	1,810		27300
VETERANS MEM PKWY	SKYLINE DR	SANTA BARBARA BL	6LD	D	3,220	B	1,726	B	1,726	B	1,756		27400
VETERANS MEM PKWY	SANTA BARBARA	COUNTRY CLUB BL	6LD	D	3,220	B	2,586	B	2,586	B	2,586		27500
VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD	D	3,610	C	2,583	C	2,583	C	2,583		27600
VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA	McGREGOR BL	4LB	D	3,610	C	2,712	C	2,712	C	2,712		27700
VIA COCONUT PT*	SOUTH END	CORKSCREW RD	4LD	E	1,830	B	249	B	249	B	249		27720
WHISKEY CREEK	COLLEGE PKWY	SAUTERN DR	2LD	E	910	B	320	B	320	B	333		27900
WHISKEY CREEK	SAUTERN DR	McGREGOR BL	2LD	E	910	B	320	B	320	B	320		28000

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
I-75	COLLIER COUNTY LINE	BONITA BEACH RD	6LF	D	5,340	C	3,650	C	3,650	C	3,650		31700
I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,340	C	3,326	C	3,326	C	3,326		31800
I-75	CORKSCREW RD	ALICO RD	6LF	D	5,340	C	3,338	C	3,338	C	3,338		31900
I-75	ALICO RD	DANIELS PKWY	6LF	D	5,340	C	3,329	C	3,329	C	3,329		32000
I-75	DANIELS PKWY	COLONIAL BL	6LF	D	5,340	B	2,889	B	2,889	B	2,889		32100
I-75	COLONIAL BL	DR ML KING BL (SR 82)	6LF	D	5,340	B	2,633	B	2,633	B	2,633		32200
I-75	DR ML KING BL (SR 82)	LUCKETT RD	6LF	D	5,340	B	2,883	B	2,883	B	2,883		32300
I-75	LUCKETT RD	PALM BEACH BL (SR 80)	6LF	D	5,340	B	3,119	B	3,119	B	3,119		32400
I-75	PALM BEACH BL (SR 80)	BAYSHORE RD (SR 78)	6LF	D	5,340	B	2,251	B	2,251	B	2,251	6 Ln construction underway	32500
I-75	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	4LF	C	2,980	B	1,561	B	1,561	B	1,561		32600

= Road links within incorporated areas of Fort Myers, Fort Myers Beach, Bonita Springs or Cape Coral

D E F = Road links which do not meet the adopted County or State Level of Service Standard. [Note: Some of these links are constrained.]

* = Road links which no traffic count was performed in 2012, so the 2011 AADT was utilized to develop the link volume.

Note: "Constrained" Roads are as indicated in TABLE 2(a) CONSTRAINED ROADS STATE AND COUNTY ROADS OF "THE LEE PLAN".

Funding is by Lee County unless noted otherwise.

v/c ratio = 2012 100th Highest Hour/Capacity at the Performance Standard.

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 7013 - SR 93/I-75 NB, ON-RAMP FROM CORKSCREW RD X123

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2013	7500 S	0	0	9.00	99.90	8.30
2012	7300 F	0	0	9.00	99.90	9.30
2011	7100 C	N 7100	0	9.00	99.90	8.50
2010	6900 S	0	0	9.64	99.99	9.60
2009	6700 F	0	0	9.40	99.99	9.60
2008	6800 C	N 6800	0	9.07	99.99	9.60
2007	7500 S	0	0		14.00	
2006	7400 F			8.72	99.99	18.30
2005	7100 C	N 7100		8.90	99.90	15.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 7014 - SR 93/I-75 SB, OFF-RAMP TO CORKSCREW RD X123

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2013	7700 S	0	0	9.00	99.90	8.30
2012	7500 F	0	0	9.00	99.90	9.30
2011	7300 C	S 7300	0	9.00	99.90	8.50
2010	7000 S	0	0	9.64	99.99	9.70
2009	6800 F	0	0	9.40	99.99	9.70
2008	6900 C	S 6900	0	9.07	99.99	9.70
2007	7400 S	0	0		14.00	
2006	7300 F			8.72	99.99	18.30
2005	7000 C	S 7000		8.90	99.90	15.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 7011 - SR 93/I-75 NB, OFF-RAMP TO CORKSCREW RD X123

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2013	7500 S	0	0	9.00	99.90	8.30
2012	7300 F	0	0	9.00	99.90	9.30
2011	7100 C	N 7100	0	9.00	99.90	8.50
2010	7600 S	0	0	9.64	99.99	8.20
2009	7400 F	0	0	9.40	99.99	8.20
2008	7500 C	N 7500	0	9.07	99.99	8.20
2007	10500 S	0	0		14.00	
2006	10500 F			8.72	99.99	18.30
2005	9900 C	N 9900		8.90	99.90	15.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 7012 - SR 93/I-75 SB, ON-RAMP FROM CORKSCREW RD X123

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2013	7600 S	0	0	9.00	99.90	8.30
2012	7400 F	0	0	9.00	99.90	9.30
2011	7200 C	S 7200	0	9.00	99.90	8.50
2010	8100 S	0	0	9.64	99.99	7.60
2009	7900 F	0	0	9.40	99.99	7.60
2008	8100 C	S 8100	0	9.07	99.99	7.60
2007	10500 S	0	0		14.00	
2006	10500 F			8.72	99.99	18.30
2005	10000 C	S 10000		8.90	99.90	15.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

PERIODIC COUNT STATION DATA

		Daily Traffic Volume (AADT)															
STREET	LOCATION	Station #	M A P	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	SS	Area		
BAYSHORE RD (SR 78)	E OF BUSINESS 41	218	C	35700	37800	33400	34000	29500	28900					64	2		
	E OF HART RD	219	C	27300	28700	28500	27700	24800	23500					64	2		
	W OF WILLIAMSBURG DR	4	D	22000	22300	U/C	26700										
	W OF WILLIAMSBURG DR	64							18300	19200	19300	18400	20100				
	E OF NALLE RD	217	D	11900	11900	13700	11600	8700	10600					64	2		
BEN HILL GRIFFIN PKWY	S OF MIDFIELD TERMINAL	60	E		19000	20900	23700	24000	24100	23500	24000	23700	24800		4		
	S OF ALICO RD	514	H	8200		20300	26800	21200	15300	18400	18000	16800	26300	60	4		
	N OF ESTERO PKWY	71											18800				
	N OF CORKSCREW RD	517	H	10200	17200	20500	26200	20300	18800	18000	17300	16200	15100	60	4		
BETH STACEY RD	S OF HOMESTEAD RD	220	F	6500	6900	7300	7400	7000	6300	6700	6800		7700	6	5		
BONITA BEACH RD	E OF VANDERBILT RD	7	H	23900		U/C	U/C	23400	24800	23000	23600	23500	23400		6		
	E OF ARROYAL RD	221	H	27000	25200	25600	26300	26300	22900	23600				42	6		
	E OF OLD 41 RD	226	H	30900	28000	31100	33300	31400	29300	27400				42	6		
	W OF I-75	42	H	29100		29300	29000	24800	25400	26400	24200	26100	28800		6		
	E OF I - 75	235	H	15300	16500	18800	16300	15400	12800	12000				42	6		
BONITA GRANDE DR	S OF BONITA BEACH RD	493	H	3400	3500	2900	3600	3000	3200					42	6		
	N OF BONITA BEACH RD	519	H	7400	7100	8200	6800	5300	4500					42	6		
BOY SCOUT DR	W OF US 41	229	B	28500	28000	27400	27400	28500	U/C	11500				9	3		
BRAMAN AVE	W OF US 41	616	B	1000		800	1100	900	900					29	3		

PERIODIC COUNT STATION DATA

		Daily Traffic Volume (AADT)														
STREET	LOCATION	Sta- tion #	M A P	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	CS #	Area	
CAPE CORAL PKWY	E OF SKYLINE BLVD	13	I	27100	28800	30100	28200	25900	26800	26200	26700	25000	26400		1	
	W OF PALM TREE	56	I	48800	54200	54000	51000	31900	31800	38500	40800	40100	44800	13	1	
CAPE CORAL BRIDGE	W OF BRIDGE	234	G	45700	47900	48400	47500			39700			45600	13	1	
CAPTIVA DR	N OF BLIND PASS BRIDGE	319	I	5800	5800	6000	6500	6500	4600	4700				36	7	
CEMETERY RD	E OF BUCKINGHAM RD	486	D	3800	4100	5200	5400	4700	4700	5400				11	5	
CHALLENGER BLVD	S OF COLONIAL BV	628	B	1500	1500	1700	1800	1500	1600					18	3	
CHAMBERLIN PKWY	S OF DANIELS PKWY	33	E	21200	16800	2100	1800	1500	1400	1400			1200			
CHIQUITA BLVD	N OF SW 27TH ST	58	C	18500	20000	19600	22200	16500	16700	16600	16500	22200	17100			
CLEVELAND AVENUE - SEE US 41																
COCONUT RD	W OF US 41	495	H	8000	7100	6000	9300		U/C		7800		7600	15	6	
	E OF US 41	490	H	14100	12100	15100	15500	12600	9900	10700	9900		12200	15	6	
COLUMBUS BLVD	N OF IMMOKALEE RD	473	F	1000	2000	2400	2200	1900	1500	1800				6	5	
CONSTITUTION BLVD	E OF US 41	464	F	7700	6800	6900	5700	5900	5500	4700				25	4	

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	M A P	Daily Traffic Volume (AADT)										S	Area
				2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
COLLEGE PKWY	E OF MCGREGOR BLVD	236	G	38000	39400	38000	36200	32500	31100	32900				43	3
	E OF WINKLER RD	43	G	39500	40000	40500	37900	31400	32700	31600	30400	30400	31700		3
	W OF SUMMERLIN RD	238	G	51300	48900	50000	47500	42600						43	3
	E OF KENWOOD LN	237	G	36100	36900	36500	33200	25500	29700	28700				43	3
COLONIAL BLVD	E OF MCGREGOR BLVD	243	B	60000	63200	61400	58800	57400	49300	49600				14	3
	E OF SUMMERLIN RD	14	B	58600	59800	60400	57600	53800	51600	51600	51500	51500	52500		3
	E OF US 41	245	B	52000	55500	53600	51000	47900	48400	45300				14	3
	E OF FOWLER ST	244	B	58000	59900	62300	59600	61800	50200	46000				14	3
	E OF METRO PKWY	240	B	49600	53300	54200	58600	48100	46000	45000				14	3
	W OF SIX MILE PKWY	241	E	60500	62000	66700	64600	53400	52300	55800				14	3
	W OF I-75	242	E	59000	65700	71500	70500	64500	61100	61600				14	3
	W OF IMMOKALEE RD	246	E	30700	34900	35400	39500	31700	35300				35400	22	5
CORBETT RD	N OF PINE ISLAND RD	508	C	600	600	900	500	600	500					49	2
CORKSCREW RD	E OF US 41	247	H	13200	13900	17700	19200	15400	13800	13700	18600		14300	15	6
	E OF VIA COCONUT POINTE	260	H							16900				15	6
	W OF I-75	15	H	26100	29400	U/C	U/C	32700	27300	23600	27200	29500	28800		6
	E OF I-75	249	H	13300	10100	13500	14900	12900	10900	10400			13000	15	6
	E OF I-75	70											21900		
	W OF ALICO RD	248	H										3800		6
	E OF ALICO RD	250	H	4200	3900	4600	4500	3700	2900	2900				15	6
CORTEZ BLVD	W OF US 41	614	B	2600		2400	2700	2200	1700					29	3

PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	Daily Traffic Volume (AADT)											S D	Area
				2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
ESTERO BLVD	@ BIG CARLOS PASS BR.	274	H	8300	7800	9200	8100	6200	6500	9100			9600			7
	N OF AVE. PESCADORA	272	H	13900	13900	14700	13900	12300	12000	12600					44	7
	N OF DENORA ST	44	H	16100	16400	15300	14900	14200	14200	13700	13500	13700	13500			7
	N OF VIRGINIA AVE	520	H	17400	16200	16400	18500	16600	15600	14500						7
ESTERO PKWY	W OF BEN HILL GRIFFIN PKW	459							9100	9400	11800		15700		15	6
	E OF US 41	465	H	5900	5900	7000	6700	6600	8300	9000	8300		8200		15	6
EVANS AVE	N OF HANSON ST	625	H	5800	5900	6800	3400	U/C	4000						29	3
	S OF HANSON ST	626	H	8600	8900	9800	8200	6800	6600						29	3
	N OF COLONIAL BLVD	627	H	7000	6200	7600	6700	5000	4600						29	3
EVERGREEN RD	W OF BUS 41	499	C	1600		1800	1400	1200	1400						41	2
FIDDLESTICKS BLVD	S OF DANIELS PKWY	276	E	8500	9000	8000	8100	6800	8000	6900					31	4
FIRST ST	E OF ALTAMONT AVE	630	A	4900	4800	4400	3100	4500	3400						29	3
	E OF EVANS AVE	631	A	14800	14900	16300	U/C	U/C	8200						29	3
FORD ST	S OF M.L.K. BLVD (SR 82)	611	B	9800	10600	12000	7800	5400	5200						29	3
	S OF EDISON AVE	612	B	11000	10300	12700	8300	6400	5400						29	3
	N OF COLONIAL BLVD	613	B	2000	2000	2900	1800	2500	2300						29	3
FORUM BLVD	N OF COLONIAL BLVD	629	E	2300	6400	6200	7700	4700	4400						18	3

PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	Daily Traffic Volume (AADT)											g s	Area
				2004	2005	2006	2007	2008	2009	2010	2011	2012	2013			
SUMMERLIN RD	E OF JOHN MORRIS RD	36	G	15300	18200	17300	16500	17900	18200	18200	18000	18300	18900		7	
	W OF SAN CARLOS BLVD	402	G	20800	19600	U/C	U/C	18600	23100	18700				36	7	
	E OF SAN CARLOS BLVD	408	G	24500	23100	U/C	U/C			20000				19	7	
	E OF PINE RIDGE RD	410	G	26800	32400	U/C	U/C	27400							7	
	E OF PINE RIDGE RD	19	G						31200	30100	29700	26300	32100			
	W OF WINKLER RD			37600	42200	U/C	U/C								7	
	N OF GLADIOLUS DR	409	G	26700	26200	U/C	U/C	21600							4	
	S OF LAKEWOOD BLVD	47	G						27000	18700	18700	22000	22200			
	N OF CYPRESS LAKE DR	407	G	31200	30400	27700	26100	30400						9	3	
	N OF UNINVERSTY DR	66										22000	24500			
	S OF PARK MEADOWS	35	B	36300	36300	34300	31600	U/C			24700	26400	28100		3	
	N OF MAPLE DR	405	B	39900	37700	35800	34400	36300						9	3	
	N OF BOY SCOUT DR	403	B	25400	22000	22400	22200	21000	16600	16300				9	3	
	N OF MATTHEWS RD	74											18100			
	S OF COLONIAL BLVD	411	B	25400	23600	23800	23100	20600	16700	16800				14	3	
SUNRISE BLVD	E OF BELL BLVD	480	F		600	800	900	800	700	900				6	5	
SUNSHINE BLVD	N OF IMMOKALEE RD	413	F	2800	3800	4200	3600	3600	2800	3000			3900	22	5	
	S OF LEE BLVD	406				8100	6300	5300	5700	6500			6100	22	5	
	N OF LEE BLVD (CR 884)	412	F	5600	9300	11500	10200	9100	8600	9600			10300	22	5	
	N OF W 12TH ST	479	F	4000	7000	6400	6200	6200	5200					22	5	
THREE OAKS PKWY	S OF CORKSCREW RD	525	H	12500	11600	13400	14000	17700	15700	16700	16100	18700	18800	25	4	
	N OF CORKSCREW RD	415	H	12700	12900	15100	18000	U/C	15100	13200	14700	20200	19900	25	4	
	S OF ESTERO PKWY	72											16000			
	S OF ALICO RD	414	H	7800	7200	9400	9900	U/C		9500	9500	12700	13700	25	4	

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	M A P	Daily Traffic Volume (AADT)										2013	2014	Area
				2004	2005	2006	2007	2008	2009	2010	2011	2012	2013			
TICE ST	W OF ORTIZ AV	417	A	3700	4200	3500	3400	2900	2500	2600				20	3	
	W OF I 75	416	E	2400	2800	3100	3400	2600	2200	2400				20	3	
TREELINE AVE	S OF COLONIAL BLVD	453				5800	7100		8800	7300				61	3	
	S OF PELICAN COLONY BLVD	62						5600	6900	6600	7300	8200	8900			3
	N OF DANIELS PKWY	454				7200	5100	5600	4500	5400				61	3	
	S OF DANIELS PKWY	502	E		10400	28700	27600	23500	25900	22100				61	4	
	N OF AIRPORT TERMINAL	61	E		16200	27100	27700	25500	25100	24000	23600	23800	24500			4
12 ST W	E OF GUNNERY RD	472	F	3000	4100	5500	5100	3100	3200	3400				22	5	
23RD ST SW	E OF GUNNERY RD	469	F	7800	8400	U/C	10000	8700	9400	10100			10200	22	5	
US 41 (SR 45)	N OF COLLIER CO LINE	23	H	U/C	U/C	U/C	36400	35100	34400	33900	32000	32700	33000			6
	N OF BONITA BEACH RD	437	H	U/C	U/C	42400	47400	49000	40400	40800				23	6	
	N OF WEST TERRY ST	433	H	U/C	U/C	U/C	42400	36500	35900	34200				23	6	
	N OF OLD 41	436	H	U/C	45300	53300	53600	50100	46100	42000				25	6	
	S OF HICKORY DR	25	H	40800	41500	43300	41300	41200	40200	38600	42000		36600			
	N OF SANIBEL BLVD	424	H	42500	42600	45300	41700	37000	37200	33400				25	4	
	N OF ALICO RD	420	G	58700	56100	57900	55700	57800	54600	53400				25	4	
	N OF ISLAND PARK RD	434	G	55900	56500	56200	57200	58200	51000	44000				25	4	
	N OF JAMAICA BAY WEST	435	G	66800	66900	65300	63400	58800	54700	51200				25	4	
	N OF SIX MILE CYPRESS PKWY	418	G	47100	47500	52400	49400	43100	38100	42200				9	4	
	N OF CYPRESS LAKE DR	426	G	60100	58800	61200	56000	53200	54600	49400				9	3	
	N OF BRANTLEY RD	9	B	62100	62400	61000	58000	50400	53300	53800	52400	50700	49100			3
	N OF SOUTH RD	422	B	61200	60700	60800	52500	52100	49800	49900				9	3	

PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	Daily Traffic Volume (AADT)											sq ft	Area
				2004	2005	2006	2007	2008	2009	2010	2011	2012	2013			
WHISKEY CREEK DR	N OF COLLEGE PKWY	441	B	7800	7100	7400	7700	6900	6600	6600					29	3
WILLIAMS AVE	N OF LEE BLVD	471	F	10000	10800	10600	12100	11000	9000	10000	12400	13400	9400	6	5	
WILLIAMS RD	E OF US 41	468	H	3900	2000	4800	3700	3700	3300	3300	2900		4200	15	6	
WINKLER AVE	E OF MCGREGOR BLVD	618	B	900	800	1000	1100		600						20	3
	E OF US 41	446	B	13600	14700	17500	16100	13300	12100						20	3
	W OF FOWLER ST	619	B	19300	16800	23300	20300	18000	16900						20	3
	W OF METRO PKWY	620	B	23400	24500	27300	27800	22800	19500						20	3
	N OF COLONIAL BLVD	447	E	19400	20800	24500	23400	19900							20	3
	S OF COLONIAL BLVD	621	E	3700	4100	5000	5400	4100	4100						18	3
WINKLER RD	N OF SUMMERLIN RD	275	G	7300	8800	U/C	U/C	7800	6900	11100	5900		6600	37	7	
	S OF SUMMERLIN RD	450	G	7100	7500	7900	8400	11400	9500	9200				37	7	
	N OF GLADIOLUS DR	448	G	13200	15600	13800	14200	14500	12100	12300				37	4	
	S OF CYPRESS LAKE DR	384	G	13600	15800	14700	15900	14100	13800	14000				37	4	
	S OF COLLEGE PKWY	224	G	15600	15900	15900	14800	16200	14200	15000				37	3	
	N OF COLLEGE PKWY	345	G	8300	8200	7400	7400	7500	7000	7200				37	3	
WOODLAND BLVD	E OF US 41	503	G	9300	8900	8900	9100	7800	6100	6200				9	3	

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR-PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR-BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
ALABAMA RD	SR 82	MILWAUKEE BLVD	3	1.9	2LN	140	350	580	790	990	270	680	1,120	1,520	1,910
	MILWAUKEE BLVD	HOMESTEAD RD	3	1.7	2LN	140	350	580	790	990	270	680	1,120	1,520	1,910
ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	3	2.3	2LN	140	350	580	790	990	270	680	1,120	1,520	1,910
	MILWAUKEE BLVD	LEELAND HEIGHTS	3	3.4	2LN	140	350	580	790	990	270	680	1,120	1,520	1,910
ALICO RD	US 41	DUSTY RD	4	0.5	4LD	310	1,700	1,940	1,940	1,940	590	3,210	3,680	3,680	3,680
	DUSTY RD	LEE RD	4	1.6	6LD	470	2,610	2,940	2,940	2,940	890	4,930	5,540	5,540	5,540
	LEE RD	THREE OAKS PKWY	4	0.8	6LD	470	2,610	2,940	2,940	2,940	890	4,930	5,540	5,540	5,540
	THREE OAKS PKWY	I-75	4	0.5	6LD	470	2,610	2,940	2,940	2,940	890	4,930	5,540	5,540	5,540
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	6LD	470	2,610	2,940	2,940	2,940	890	4,930	5,540	5,540	5,540
	BEN HILL GRIFFIN PKWY	CORKSCREW RD	3	6.9	2LN	70	300	590	830	1,050	140	570	1,120	1,570	1,990
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	3	2.2	4LD	270	1,690	1,960	1,960	1,960	510	3,190	3,710	3,710	3,710
	FGCU ENTRANCE	COLLEGE CLUB DR	3	1.8	4LD	270	1,690	1,960	1,960	1,960	510	3,190	3,710	3,710	3,710
	COLLEGE CLUB DR	ALICO RD	3	0.5	6LD	410	2,600	2,960	2,960	2,960	780	4,910	5,580	5,580	5,580
BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	8	1.5	4LD	0	0	830	1,800	1,900	0	0	1,600	3,470	3,670
	VANDERBILT DR	US 41	8	0.7	4LD	0	0	830	1,800	1,900	0	0	1,600	3,470	3,670
	US 41	HACIENDA VILLAGE	8	0.7	4LD	0	0	780	1,800	1,940	0	0	1,500	3,470	3,750
	HACIENDA VILLAGE	OLD 41	8	1.0	4LD	0	0	780	1,800	1,940	0	0	1,500	3,470	3,750
	OLD 41	IMPERIAL ST	8	1.1	4LD	0	0	780	1,800	1,940	0	0	1,500	3,470	3,750
	IMPERIAL ST	I-75	8	0.7	6LD	0	0	1,190	2,730	2,940	0	0	2,290	5,260	5,650
	I-75	BONITA GRANDE DR	8	0.7	4LD	0	720	1,700	1,970	2,040	0	1,390	3,270	3,790	3,930
	BONITA GRANDE DR	END OF CO. MAINTAINED	8	1.0	2LN	140	350	580	790	990	270	680	1,120	1,520	1,910
	END OF CO. MAINTAINED	CLAYTON CT	1	0.3	6LN	0	0	0	0	2,410	0	0	0	0	4,390
BOYSCOUT RD	SUMMERLIN RD	CLAYTON CT	1	0.2	6LN	0	0	0	0	2,410	0	0	0	0	4,390
	CLAYTON CT	US 41	1	0.2	6LN	0	0	0	0	2,410	0	0	0	0	4,390
BUCKINGHAM RD	SR 82	ORANGE RIVER BLVD	3	7.8	2LN	120	320	560	770	970	240	630	1,100	1,510	1,910
	ORANGE RIVER BLVD	SR 80	3	2.6	2LN	120	320	560	770	970	240	630	1,100	1,510	1,910
BURNT STORE RD	SR 78	DIPLOMAT PKWY	5	2.8	2LN	170	420	690	940	1,190	300	740	1,220	1,650	2,090
	DIPLOMAT PKWY	COUNTY LINE	5	6.3	2LN	170	420	690	940	1,190	300	740	1,220	1,650	2,090
BUSINESS 41	SR 80	N. END OF BRIDGE	2	1.2	6LB	1,160	1,900	2,750	3,600	4,240	1,760	2,880	4,170	5,460	6,430
	N. END OF BRIDGE	PONDELLA RD	2	0.5	6LD	0	0	1,320	2,800	2,920	0	0	2,000	4,250	4,430
	PONDELLA RD	SR 78	2	1.1	6LD	0	0	1,320	2,800	2,920	0	0	2,000	4,250	4,430
	SR 78	LITTLETON RD	2	1.3	4LD	0	0	870	1,840	1,940	0	0	1,320	2,790	2,940
	LITTLETON RD	US 41	2	1.3	2LN	0	580	960	1,050	1,080	0	880	1,460	1,600	1,650
CAPE CORAL BRIDGE	DEL PRADO BLVD	WEST END OF BRDG	4 & 5	0.4	4LD	0	0	190	1,690	2,220	0	0	320	2,780	3,640
	WEST END OF BRDG	McGREGOR BLVD	4 & 5	1.3	4LB	760	1,780	2,790	3,550	4,000	1,310	3,070	4,810	6,120	6,900
COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	4	0.8	6LD	0	0	0	1,370	2,810	0	0	0	2,330	4,770
	WINKLER RD	WHISKEY CREEK DR	4	0.8	6LD	0	0	0	1,370	2,810	0	0	0	2,330	4,770
	WHISKEY CREEK DR	SUMMERLIN RD	4	0.8	6LD	0	0	0	1,370	2,810	0	0	0	2,330	4,770
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	0	1,370	2,810	0	0	0	2,330	4,770
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	1	0.4	6LD	0	0	1,010	2,390	2,580	0	0	1,630	3,860	4,170
	SUMMERLIN RD	US 41	1	0.7	6LD	0	0	1,010	2,390	2,580	0	0	1,630	3,860	4,170
	US 41	FOWLER ST	1	0.5	6LD	0	0	1,010	2,390	2,580	0	0	1,630	3,860	4,170
	FOWLER ST	METRO PKWY	1	0.8	6LD	0	0	1,010	2,390	2,580	0	0	1,630	3,860	4,170
	METRO PKWY	WINKLER AVE	1	2.1	6LD	0	1,560	3,030	3,320	3,320	0	2,520	4,890	5,360	5,360
	WINKLER AVE	SIX MILE PKWY	1	0.7	6LD	0	1,560	3,030	3,320	3,320	0	2,520	4,890	5,360	5,360

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2010 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR—BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLONIAL BLVD	SIX MILE PKWY	I-75	1	0.5	6LD	0	1,560	3,030	3,320	3,320	0	2,520	4,890	5,360	5,360
	I-75	SR 82	1	2.4	6LD	280	2,400	2,870	2,960	2,960	500	4,290	5,130	5,290	5,290
CORKSCREW RD	US 41	SANDY LN	4	0.5	4LD	0	0	1,050	1,870	1,920	0	0	2,020	3,600	3,710
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	0	1,050	1,870	1,920	0	0	2,020	3,600	3,710
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	0	1,050	1,870	1,920	0	0	2,020	3,600	3,710
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	0	0	1,050	1,870	1,920	0	0	2,020	3,600	3,710
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LN	140	380	630	840	1,060	280	750	1,240	1,650	2,080
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	140	380	630	840	1,060	280	750	1,240	1,650	2,080
	ALICO RD	COUNTY LINE	3	10.4	2LN	140	380	630	840	1,060	280	750	1,240	1,650	2,080
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	360	1,540	2,010	0	0	700	2,970	3,870
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	360	1,540	2,010	0	0	700	2,970	3,870
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	360	1,540	2,010	0	0	700	2,970	3,870
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	550	2,370	3,040	0	0	1,060	4,560	5,860
DANIELS PKWY	US 41	BIG PINE WAY	4	0.5	6LD	0	0	0	1,310	2,680	0	0	0	2,520	5,160
	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	0	1,310	2,680	0	0	0	2,520	5,160
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	0	1,310	2,680	0	0	0	2,520	5,160
	SIX MILE PKWY	PALOMINO DR	4	2.2	6LD	0	1,610	3,030	3,200	3,200	0	2,930	5,510	5,800	5,800
	PALOMINO DR	I-75	4	0.6	6LD	0	1,610	3,030	3,200	3,200	0	2,930	5,510	5,800	5,800
	I-75	TREELINE AVE	3	0.5	6LD	640	2,960	3,300	3,300	3,300	1,070	4,940	5,500	5,500	5,500
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	640	2,960	3,300	3,300	3,300	1,070	4,940	5,500	5,500	5,500
DEL PRADO BLVD	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	420	1,920	2,180	2,180	2,180	700	3,200	3,650	3,650	3,650
	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	0	1,880	2,820	0	0	0	3,550	5,330
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	0	1,880	2,820	0	0	0	3,550	5,330
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	0	1,880	2,820	0	0	0	3,550	5,330
	CORNWALLIS PKWY	VETERANS PKWY	5	0.8	6LD	0	0	0	1,880	2,820	0	0	0	3,550	5,330
	VETERANS PKWY	HANCOCK B. PKWY	5	3.0	6LD	0	0	950	2,510	2,840	0	0	1,830	4,830	5,480
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	840	2,540	2,780	0	0	1,620	4,890	5,350
ESTERO BLVD	NE 6TH ST	SR 78	5	0.4	6LD	0	0	840	2,540	2,780	0	0	1,620	4,890	5,350
	HICKORY BLVD	AVENIDA PESCADORA	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADORA	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
ESTERO PKWY	US 41	BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	1,180	2,000	2,000	2,000	0	2,270	3,860	3,860	3,860
FOWLER ST	US 41	N AIRPORT RD	1	1.0	6LD	0	0	0	1,180	2,560	0	0	0	2,230	4,840
	N AIRPORT RD	COLONIAL BLVD	1	0.3	6LD	0	0	0	1,180	2,560	0	0	0	2,230	4,840
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	0	980	1,650	1,680	0	0	1,850	3,120	3,160
	WINKLER AVE	HANSON ST	1	1.3	4LD	0	0	980	1,650	1,680	0	0	1,850	3,120	3,160
	HANSON ST	SR 82	1	1.3	4LD	0	0	980	1,650	1,680	0	0	1,850	3,120	3,160
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	0	1,410	1,840	1,840	0	0	2,720	3,530	3,530
	PINE RIDGE RD	BASS RD	4	1.6	4LD	0	0	1,410	1,840	1,840	0	0	2,720	3,530	3,530
	BASS RD	WINKLER RD	4	0.8	6LD	0	0	2,190	2,760	2,760	0	0	4,220	5,320	5,320
	WINKLER RD	SUMMERLIN RD	4	0.5	6LD	0	470	2,410	3,010	3,060	0	910	4,640	5,790	5,870
	SUMMERLIN RD	US 41	4	1.5	6LD	0	470	2,410	3,010	3,060	0	910	4,640	5,790	5,870

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2011 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
GUNNERY RD	SR 82	LEE BLVD	3	2.5	4LD	0	990	1,950	2,020	2,020	0	1,840	3,620	3,740	3,740
	LEE BLVD	BUCKINGHAM RD	3	1.5	2LN	0	520	880	960	1,000	0	870	1,470	1,600	1,670
HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	5	1.1	4LD	0	1,200	1,940	2,020	2,020	0	1,880	3,040	3,170	3,170
	NE 24TH AVE	ORANGE GROVE BLVD	2	0.5	4LD	0	1,200	1,940	2,020	2,020	0	1,880	3,040	3,170	3,170
	ORANGE GROVE BLVD	MOODY RD	2	1.2	4LD	0	1,200	1,940	2,020	2,020	0	1,880	3,040	3,170	3,170
	MOODY RD	US 41	2	0.9	4LD	0	1,200	1,940	2,020	2,020	0	1,880	3,040	3,170	3,170
HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	8	1.1	2LN	130	280	470	650	820	250	520	880	1,210	1,520
	McLAUGHLIN BLVD	MELODY LANE	8	0.7	2LN	130	280	470	650	820	250	520	880	1,210	1,520
	MELODY LANE	ESTERO BLVD	8	6.7	2LN	130	280	470	650	820	250	520	880	1,210	1,520
HOMESTEAD RD	SR 82	LEELAND HEIGHTS	3	5.6	2LN	140	350	580	790	990	270	680	1,120	1,520	1,910
	LEELAND HEIGHTS	LEE BLVD	3	1.1	4LN	0	0	0	1,110	1,800	0	0	0	2,140	3,470
IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	8	1.0	4LD	0	1,550	1,940	1,940	1,940	0	2,930	3,670	3,670	3,670
	BONITA BEACH RD	E. TERRY ST	4	1.1	4LD	0	1,550	1,940	1,940	1,940	0	2,930	3,670	3,670	3,670
	E. TERRY ST	COCONUT RD	4	4.3	4LD	0	1,550	1,940	1,940	1,940	0	2,930	3,670	3,670	3,670
I-75	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LF	0	3,300	4,480	5,340	5,880	0	6,000	8,140	9,710	10,600
	BONITA BEACH RD	CORKSCREW RD	8	7.4	6LF	0	3,300	4,480	5,340	5,880	0	6,000	8,140	9,710	10,600
	CORKSCREW RD	ALICO RD	4	4.3	6LF	0	3,300	4,480	5,340	5,880	0	6,000	8,140	9,710	10,600
	ALICO RD	DANIELS PKWY	4	3.8	6LF	0	3,300	4,480	5,340	5,880	0	6,000	8,140	9,710	10,600
	DANIELS PKWY	COLONIAL BLVD	4	4.5	6LF	0	3,300	4,480	5,340	5,880	0	6,000	8,140	9,710	10,600
	COLONIAL BLVD	M.L.K.	1	1.6	6LF	0	3,300	4,480	5,340	5,880	0	6,000	8,140	9,710	10,600
	M.L.K.	LUCKETT RD	1	1.5	6LF	0	3,300	4,480	5,340	5,880	0	6,000	8,140	9,710	10,600
	LUCKETT RD	SR 80	1	1.9	4LF	0	2,200	2,980	3,560	3,800	0	4,000	5,410	6,460	6,920
	SR 80	SR 78	1 & 2	2.4	4LF	0	2,200	2,980	3,560	3,800	0	4,000	5,410	6,460	6,920
JOEL BLVD	SR 78	COUNTY LINE	2	5.7	4LF	0	2,200	2,980	3,560	3,800	0	4,000	5,410	6,460	6,920
	BELL BLVD	COUNTRY CLUB(N)	3	0.9	4LN	610	1,000	1,450	1,900	2,240	1,180	1,930	2,790	3,660	4,310
	COUNTRY CLUB(N)	16TH ST	3	3.9	4LN	610	1,000	1,450	1,900	2,240	1,180	1,930	2,790	3,660	4,310
LEE BLVD	16TH ST	SR 80	3	3.1	2LN	140	350	580	790	990	270	680	1,120	1,520	1,910
	SR 82	GUNNERY RD	3	3.6	6LD	0	2,340	2,940	2,940	2,940	0	3,900	4,900	4,900	4,900
	GUNNERY RD	HOMESTEAD RD	3	3.9	6LD	0	2,340	2,940	2,940	2,940	0	3,900	4,900	4,900	4,900
	HOMESTEAD RD	WILLIAMS AVE	3	0.3	4LD	0	390	1,830	2,160	2,160	0	660	3,060	3,610	3,610
	HOMESTEAD RD	LEELAND HEIGHTS	3	1.3	2LN	0	190	860	1,060	1,060	0	320	1,440	1,780	1,780
LEELAND HEIGHTS	HOMESTEAD RD	LEE BLVD	3	0.4	4LN	0	780	1,740	1,820	1,820	0	1,500	3,350	3,520	3,520
	LEE BLVD	JOEL BLVD	3	1.6	4LN	0	780	1,740	1,820	1,820	0	1,500	3,350	3,520	3,520
LUCKETT RD	ORTIZ AVE	I-75	1	0.8	2LN	0	0	0	530	890	0	0	0	1,020	1,720
McGREGOR BLVD	SANIBEL TOLL PLAZA	HARBOR DR	4	0.2	4LD	490	1,760	1,960	1,960	1,960	850	3,040	3,380	3,380	3,380
	HARBOR DR	SUMMERLIN RD	4	2.2	4LD	490	1,760	1,960	1,960	1,960	850	3,040	3,380	3,380	3,380
	SUMMERLIN RD	KELLY RD	4	1.7	4LD	490	1,760	1,960	1,960	1,960	850	3,040	3,380	3,380	3,380
	KELLY RD	THORNTON RD	4	0.3	4LD	490	1,760	1,960	1,960	1,960	850	3,040	3,380	3,380	3,380
	THORNTON RD	SAN CARLOS BLVD	4	0.7	4LD	490	1,760	1,960	1,960	1,960	850	3,040	3,380	3,380	3,380
	SAN CARLOS BLVD	GRIFFIN BLVD	4	1.0	4LD	0	590	1,740	1,960	1,960	0	1,040	3,060	3,430	3,430
	GRIFFIN BLVD	A & W BULB RD	4	1.0	4LD	0	590	1,740	1,960	1,960	0	1,040	3,060	3,430	3,430
	A & W BULB RD	CYPRESS LAKE DR	4	0.7	4LD	0	590	1,740	1,960	1,960	0	1,040	3,060	3,430	3,430
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.8	4LD	0	590	1,740	1,960	1,960	0	1,040	3,060	3,430	3,430

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2010 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR—BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
SUMMERLIN RD	McGREGOR BLVD	SAN CARLOS BLVD	4	2.2	4LD	840	2,060	2,060	2,060	2,060	1,740	3,680	3,680	3,680	3,680
	SAN CARLOS BLVD	PINE RIDGE RD	4	0.5	6LD	1,270	3,100	3,100	3,100	3,100	2,270	5,550	5,550	5,550	5,550
	PINE RIDGE RD	BASS RD	4	1.7	6LD	1,270	3,100	3,100	3,100	3,100	2,270	5,550	5,550	5,550	5,550
	BASS RD	GLADIOLUS DR	4	1.8	6LD	1,270	3,100	3,100	3,100	3,100	2,270	5,550	5,550	5,550	5,550
	GLADIOLUS DR	CYPRESS LAKE DR	4	1.8	4LD	840	2,060	2,060	2,060	2,060	1,740	3,680	3,680	3,680	3,680
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	6LD	0	1,880	2,860	3,040	3,080	0	3,360	5,110	5,430	5,490
	COLLEGE PKWY	BOY SCOUT	4	1.9	6LD	0	1,880	2,860	3,040	3,080	0	3,360	5,110	5,430	5,490
	BOY SCOUT	COLONIAL BLVD	1	1.1	4LD	0	0	0	1,170	1,760	0	0	0	1,890	2,850
SUNSHINE BLVD	SR 82	LEE BLVD	3	3.6	2LN	170	360	600	820	1,030	290	600	1,000	1,370	1,720
	LEE BLVD	W 12TH ST	3	3.2	2LN	170	360	600	820	1,030	290	600	1,000	1,370	1,720
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4	2.6	4LD	50	1,650	1,940	1,940	1,940	100	3,120	3,650	3,650	3,650
	CORKSCREW RD	SAN CARLOS BLVD	4	3.1	4LD	50	1,650	1,940	1,940	1,940	100	3,120	3,650	3,650	3,650
	SAN CARLOS BLVD	ALICO RD	4	1.7	4LD	50	1,650	1,940	1,940	1,940	100	3,120	3,650	3,650	3,650
TREELINE AVE	ALICO RD	DANIELS PKWY	3	3.8	4LD	610	1,970	2,020	2,020	2,020	1,160	3,720	3,830	3,830	3,830
	DANIELS PKWY	COLONIAL BLVD	3	4.5	4LD	610	1,970	2,020	2,020	2,020	1,160	3,720	3,830	3,830	3,830
US 41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LD	0	580	2,490	2,860	2,860	0	1,040	4,450	5,110	5,110
	BONITA BEACH RD	TERRY ST	8	1.1	6LD	0	1,700	3,070	3,140	3,140	0	3,210	5,800	5,930	5,930
	TERRY ST	OLD 41	8	2.3	6LD	0	1,700	3,070	3,140	3,140	0	3,210	5,800	5,930	5,930
	OLD 41	CORKSCREW RD	8	3.5	6LD	0	1,700	3,070	3,140	3,140	0	3,210	5,800	5,930	5,930
	CORKSCREW RD	BROADWAY	4	0.7	6LD	0	1,530	2,980	2,980	2,980	0	2,890	5,630	5,630	5,630
	BROADWAY	SANIBEL BLVD	4	1.9	6LD	0	1,530	2,980	2,980	2,980	0	2,890	5,630	5,630	5,630
	SANIBEL BLVD	ALICO RD	4	2.2	6LD	0	1,530	2,980	2,980	2,980	0	2,890	5,630	5,630	5,630
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	0	1,530	2,980	2,980	2,980	0	2,890	5,630	5,630	5,630
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	0	1,530	2,980	2,980	2,980	0	2,890	5,630	5,630	5,630
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	0	1,530	2,980	2,980	2,980	0	2,890	5,630	5,630	5,630
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	440	2,400	2,740	0	0	850	4,620	5,270
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	440	2,400	2,740	0	0	850	4,620	5,270
	DANIELS PKWY	COLLEGE PKWY	4	0.7	6LD	0	0	440	2,400	2,740	0	0	850	4,620	5,270
	COLLEGE PKWY	SOUTH RD	4	1.4	6LD	0	0	440	2,400	2,740	0	0	850	4,620	5,270
	SOUTH RD	BOY SCOUT RD	4	0.4	6LD	0	0	440	2,400	2,740	0	0	850	4,620	5,270
	BOY SCOUT RD	NORTH AIRPORT RD	1	0.8	6LD	0	0	440	2,400	2,740	0	0	850	4,620	5,270
	NORTH AIRPORT RD	COLONIAL BLVD	1	0.2	6LD	0	0	440	2,400	2,740	0	0	850	4,620	5,270
	FORT MYERS CITY LIMIT	NORTH KEY DR	1	0.4	4LD	0	1,240	2,150	2,280	2,280	0	1,970	3,420	3,630	3,630
	NORTH KEY DR	HANCOCK BRIDGE PKWY	2	0.7	4LD	0	1,240	2,150	2,280	2,280	0	1,970	3,420	3,630	3,630
	HANCOCK BRIDGE PKWY	PONDELLA RD	2	0.3	4LD	0	0	1,150	1,900	1,940	0	0	1,830	3,020	3,090
	PONDELLA RD	SR 78	2	1.3	4LD	0	0	1,150	1,900	1,940	0	0	1,830	3,020	3,090
	SR 78	LITTLETON RD	2	1.0	4LD	0	1,510	2,040	2,040	2,040	0	2,400	3,230	3,230	3,230
	LITTLETON RD	BUS 41	2	1.2	4LD	0	1,510	2,040	2,040	2,040	0	2,400	3,230	3,230	3,230
	BUS 41	DEL PRADO BLVD	2	0.8	4LD	0	1,510	2,040	2,040	2,040	0	2,400	3,230	3,230	3,230
	DEL PRADO BLVD	TRAIL DAIRY	2	0.8	4LD	0	1,510	2,040	2,040	2,040	0	2,400	3,230	3,230	3,230
	TRAIL DAIRY	CHARLOTTE CO. LINE	2	2.6	4LD	0	1,510	2,040	2,040	2,040	0	2,400	3,230	3,230	3,230

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

Jan 2009

c:\input3

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	120	370	720	1,010	1,280
2	Divided	1,090	1,780	2,570	3,280	3,690
3	Divided	1,630	2,680	3,860	4,930	5,530

Arterials						
Class I (>0.00 to 1.99 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	210	720	880	920
2	Divided	260	1,570	1,900	1,970	1,970
3	Divided	400	2,410	2,870	2,960	2,960
4	Divided	530	3,260	3,840	3,960	3,970

Class II (>2.00 to 4.50 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	90	600	840	890
2	Divided	*	220	1,370	1,760	1,860
3	Divided	*	340	2,120	2,660	2,810
4	Divided	*	480	2,860	3,570	3,770

Class III (more than 4.50 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	260	650	810
2	Divided	*	*	620	1,480	1,700
3	Divided	*	*	980	2,310	2,570
4	Divided	*	*	1,340	3,150	3,440

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	120	740	950	990	990
2	Divided	270	1,610	1,970	2,040	2,040
3	Divided	410	2,480	2,970	3,070	3,070

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	670	820	860
1	Divided	*	170	700	870	910
2	Undivided	*	790	1,590	1,700	1,730
2	Divided	*	820	1,680	1,800	1,830

* WILLIAMS ROAD

* COCONUT ROAD

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

Exhibit B.2
Existing and Future Conditions
Analysis

B.2. Existing and Future Conditions Analysis

WATER & SEWER DEMANDS

The current Future Land Use Category of General Interchange and Urban Community would allow 128 residential units with an unrestricted commercial Floor Area Ratio (FAR). The proposed change to Intensive Development, would allow a maximum 454 residential units if the entire site were developed as residential. To assess any water and sewer infrastructure impacts, the maximum residential density will be assumed in the existing and proposed conditions. The existing condition will also consider a commercial demand use for the General Interchange area at an assumed FAR of 1.0. The demands are summarized below:

Existing Water Demands					
Units	Summary	Average Daily Flow per Unit (GPD)	Average Daily Flow (GPD)	Peak Factor	Peak Flow (GPM)
128	Multi-Family (FLUC: Urban Community)	250	32,000	2.50	56
1.3M	Commerical/Retial (FLUC: General Interchange)	.1	196,020	2.50	340
Maximum Demand (Existing)					396
Proposed Water Demands (Scenario 1: Maximum Residential)					
Units	Summary	Average Daily Flow per Unit (GPD)	Average Daily Flow (GPD)	Peak Factor	Peak Flow (GPM)
454	Multi-Family (FLUC: Intensive Development)	250	113,500	2.50	197
Maximum Demand (Proposed)					197

POTABLE WATER

Existing Conditions:

Currently Lee County Utilities owns a 12-inch water main along the west side of Corkscrew Woodlands Boulevard and a 16-inch water main along the south side of Corkscrew Road.

Plant Capacity:

The project is served by the Pinewood Water Treatment Plant. Presently this plant is designed to 5.3 Million Gallons per Day (MGD) of production. Per the Lee County

Concurrency Report (2011), the projected Peak Month Daily usage is approximately 4.0 MGD. Therefore there is an estimated surplus of 1.3 MGD.

The existing South Florida Water Management District (SFWMD) consumptive water use permit #36-00122-W states that the permitted annual allocation is 2,685.76 million gallons which is the equivalent of 7.36 MGD of raw water.

Future Conditions:

For this project, the ideal connection points are along Corkscrew Woodlands Boulevard and Corkscrew Road. It is recommended to loop the water main system either internally or externally to allow for redundancy in the system. The calculated 'Average Daily Flow' of 113,500 GPD (0.11 MGD) is available in the existing system.

SANITARY SEWER

Existing Conditions:

Currently Lee County Utilities owns the existing 8-inch force main along the east side of Corkscrew Woodlands Boulevard which ultimately discharges into the Three Oaks Wastewater Treatment Plant.

Plant Capacity:

The project is served by the Three Oaks Wastewater Treatment Plant. Presently this plant is designed with an average daily capacity of 6.0 MGD. Per the Lee County Concurrency Report (2011), the projected Peak Month Daily flow is approximately 2.8 MGD. Therefore there is an estimated surplus of 3.2 MGD

Future Conditions:

For this project, the ideal connection point is the existing force main along Corkscrew Woodlands Boulevard. The calculated 'Average Daily Flow' of 113,500 GPD (0.11 MGD) for potable water usage may be converted into sanitary sewer flows by multiplying by 0.9 to account for losses in the system and consumption. Therefore the calculated 'Average Daily Flow' for sanitary sewer flows is 102,150 GPD (0.10 MGD) and the existing Three Oaks Wastewater Treatment Plant has the capacity for the proposed project.

SURFACE WATER

Existing Conditions:

The Estero Crossing Site is located within the Estero River Watershed just east of the South Branch. The site is relatively flat with a general surface flow direction from the northeast to the southwest toward the South Branch. Elevations on the site average at 14.5' NAVD +/- within the central portion of the site and drop off to 13' +/- NAVD at the southwest corner. A portion of the site is within FEMA 100 Year Flood zone with a Base Flood Elevation of 16' NAVD. Runoff from the site is currently uncontrolled.

As part of the previous development program for the site, a SFWMD permit was issued on July 2, 2012 (Permit 36-07807-P). The permitted surface water management system consisted of a multiple dry detention areas to provide pre-treatment for runoff from the proposed commercial development prior to discharge into a wet detention lake. The System discharged to the wetland area at the southwest corner of the property with an ultimate outfall to the South Branch matching the historic and natural flow pattern of the property.

Proposed Conditions:

With this Comprehensive Plan Amendment, a mixed use project is envisioned with commercial outparcels along Corkscrew Road and multi-family residential on the remainder of the site. The commercial areas will be required to provide dry detention for water quality pre-treatment. Wet detention lakes will be located within the residential area to provide water quality treatment for the residential areas and water quantity attenuation for the entire Project. Because the project discharges to an Outstanding Florida Water (OFW), an additional 50% water quality treatment will be provided. The surface water management system will maintain historic flow patterns and discharge to the wetland area in the southwest corner as currently permitted. The system will be designed in accordance with the rules of the South Florida Water Management District as well as the Development Standards of the Lee County Land Development Code.

PARKS AND RECREATION

The Estero Crossing site is located in close proximity to several park facilities. The Estero Community Park, a Lee County Parks and Recreation Facility, is located approximately 1 mile west of the site and provides regional park facilities including a dog park, recreation center, open fields and outdoor amphitheater. The Park is not fully built-out and has additional property to expand as the needs of the Park and Community grow.

Lee County Parks and Recreation also has another large regional park facility, Three Oaks Community Park, located approximately 3 miles north of the site. This Park provides regional sports facilities including tennis, racquetball, volleyball, baseball & softball fields which host multiple leagues of all ages.

The Koreshan State Historic Site and State Park are located approximately 2 miles west of the site and provides camping facilities and access to the Estero River.

A map of the area parks and recreation facilities is attached.

SCHOOLS

The site located near several Lee County Public Schools facilities including Three Oaks Elementary, Pinewoods Elementary, Three Oaks Middle and Estero High Schools. A map of the existing school facilities is attached.

The change in the Future Land Use Map to Intensive Development would allow for residential development and create a demand for school seats. A Letter of Availability from the School District of Lee County showing adequate seats to support the proposed project is enclosed (Exhibit B.3).

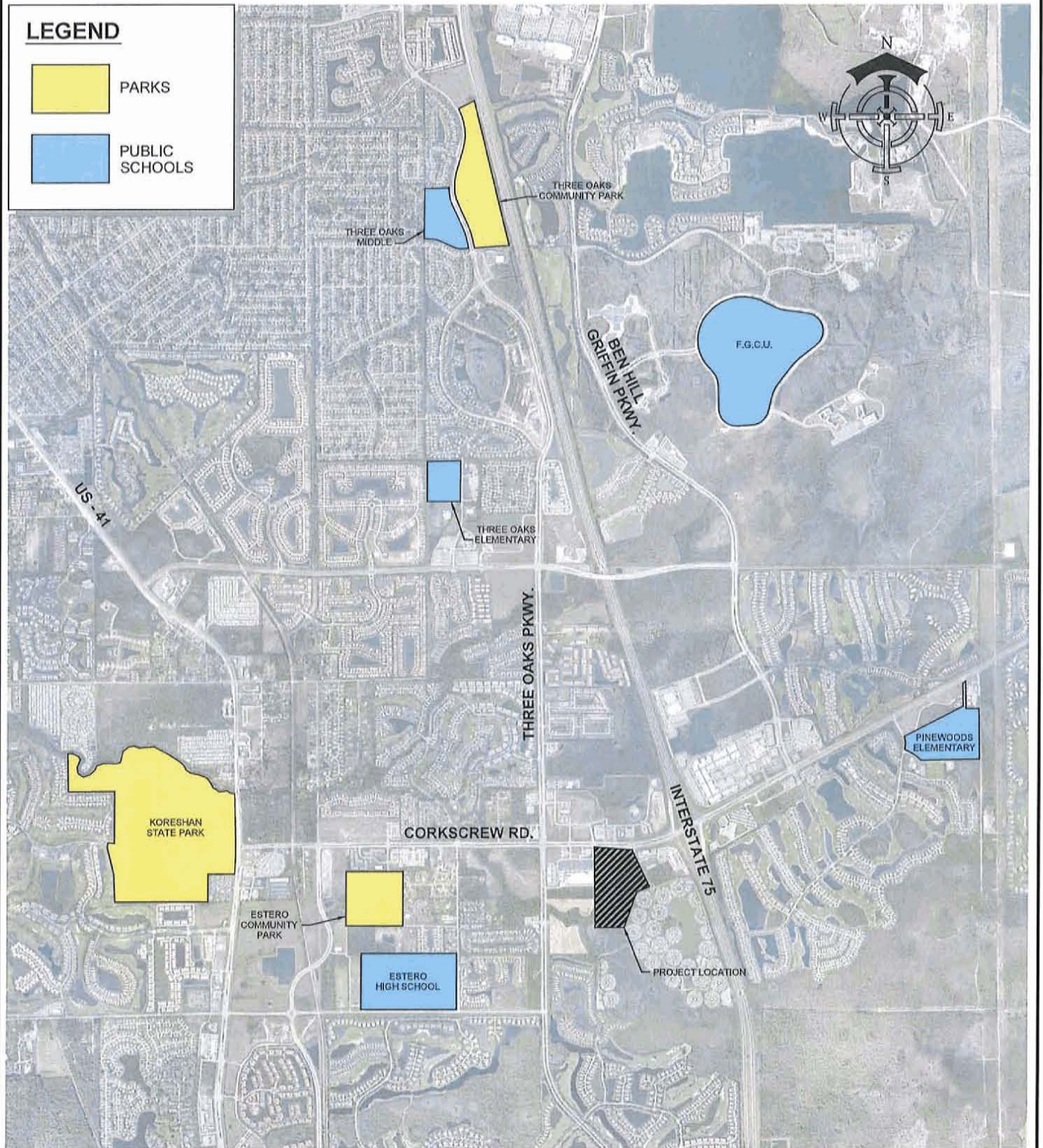
LEGEND



PARKS



PUBLIC
SCHOOLS



DeLISI FITZGERALD, INC.

Planning - Engineering - Project Management

1605 Hendry Street
Fort Myers, FL 33901
239-418-0691 • 239-418-0692 fax

Florida Certificate of Authorization:
Engineering LB #: 26978

OWNER / DEVELOPER:

SD ESTERO CROSSING, LLC

2647 PROFESSIONAL CIRCLE, SUITE 1201
NAPLES, FL 34119
(239)592-7344

PROJECT:

ESTERO CROSSING

PARKS AND SCHOOLS LOCATION MAP

Project Number:		21315	
Part of Section(s):		35	
Township:	46 S	Range:	25 E
County, State:		LEE COUNTY, FL	

Sheet Number:

1

Exhibit B.3

Letters of Availability

**Estero Fire Rescue**

21500 Three Oaks Parkway
Estero, Florida 33928
(239) 390.8000
(239) 390.8020 (Fax)
www.esterofire.org

November 17, 2014

Kristina Johnson, P.E.
Delisi Fitzgerald, Inc
1605 Hendry Street
Fort Myers, Florida 33901

Re: Estero Crossing

Ms. Johnson,

This letter will serve as confirmation of Adequate Service Availability for parcel # 35-46-25-00-0001.1060 also known as Estero Crossing. The above listed property is within the service boundaries of Estero Fire Rescue and we are capable of providing both fire protection and ALS Non-Transport Emergency Medical Services.

Should you require any additional information, please feel free to contact me at 239-390-8000.

Respectfully,

Phillip Green
Division Chief of Prevention

21315



John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

November 17, 2014

Kristina Johnson
DeLisi Fitzgerald, Inc.
1605 Hendry St.
Fort Myers, FL 33901

Re: Letter of Service Availability

Ms. Johnson,

I am in receipt of your letter dated November 11, 2014, requesting a Letter of Service Availability for the development of property near the intersection of Corkscrew Road and Corkscrew Woodlands Boulevard for the pending Comprehensive Plan Amendment for Estero Crossing.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 21; there are two other locations within 5 miles of the proposed development. All three of these locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and current response times in that area are compliant with this ordinance. No additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans or access to the property change, a new analysis of this impact would be required.

If you have any questions, please contact me at (239) 533-3961.

Sincerely,

A handwritten signature in black ink, appearing to be "Benjamin Abes".

Benjamin Abes
Deputy Chief, Operations
Division of Emergency Medical Services

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

Nov. 20, 2014

Kristina Johnson
DeLisi Fitzgerald, Inc.
1605 Hendry St.
Fort Myers, FL 33901

Ms. Johnson,

The proposed Estero Crossing project located south of Corkscrew Road and west of Corkscrew Woodlands Boulevard in Estero, Florida, does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

As such, this agency does not object to a Comprehensive Plan Amendment application for a 43 +/- acre property that would allow development of 400 multifamily dwelling units, 30,000 square feet of commercial use and related amenities. We will provide law enforcement services primarily from our South District office in Bonita Springs.

At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments.

Please contact Crime Prevention Practitioner Trisha Bissler at 477-1801 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in black ink, appearing to read "Kathryn Rairden".

Kathryn Rairden,
Major, Patrol Bureau



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

November 19, 2014

Ms. Kristina Johnson, P.E.
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901

SUBJECT: Estero Crossing – Letter of Availability

Dear Ms. Johnson:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned multi-family dwelling units and commercial establishments proposed for the Estero Crossing planned development located in the area described in your written request from November 11, 2014 through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please be sure to supply me a pdf of the plans of the development prior to construction showing container enclosures for garbage and recycling and the area designated for bulk waste staging. Solid Waste Ordinance (11-27) defines requirements for container spaces for the collection service for those units defined as multi-family and/or commercial dwellings. The Ordinance additionally includes provisions pertaining to the collection and payment of the annual Solid Waste Collection and Disposal Assessment.

If you have any questions, please call me at (239) 533-8000.

Sincerely,



Brigitte Kantor
Operations Manager
Solid Waste Division

Cc: David Helmick, Environmental Specialist Sr.



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DAWN HUFF
LONG RANGE PLANNER
239-337-8142
DAWNMHU@LEESCHOOLS.NET

CATHLEEN O'DANIEL MORGAN
CHAIRMAN, DISTRICT 3

STEVEN K. TEUBER
VICE CHAIRMAN, DISTRICT 4

MARY FISCHER
DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

PAMELA H. LARIVIERE
DISTRICT 5

NANCY J. GRAHAM, Ed.D
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

November 25, 2014

Kristina Johnson, P.E.
Delisi Fitzgerald, Inc.
1605 Hendry St
Fort Myers, FL 33901

RE: Estero Crossing

Dear Ms. Johnson;

This letter is in response to your request dated November 11, 2014 for the Estero Crossing proposed development for sufficiency comments in reference to the educational impact. This proposed development is located in the South Choice Zone, Sub Zone S-3.

The Developers request states there is a possibility of 350 multi-family dwellings. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level

For multi-family the generation rate is .091 with the following break-down, .046 for elementary, .022 for middle and .023 for high. A total of 32 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. Currently within the School District there are sufficient seats available to serve this need.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 337-8142.

Sincerely,

Dawn Huff, Long Range Planner
Planning Department

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee School District
NAME/CASE NUMBER Estero Crossing
OWNER/AGENT JTAD Estero LLC
ITEM DESCRIPTION various amendments; all impacts in South CSA, sub area S1

LOCATION South of Corkscrew Rd, West of I75
ACRES 43 acres
CURRENT FLU General Interchange (GI) & Urban Community
CURRENT ZONING misc

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	350	0

STUDENT GENERATION

Elementary School
 Middle School
 High School

Student Generation Rates			
SF	MF	MH	Projected Students
	0.046		16.10
	0.022		7.70
	0.023		8.05
Source: Lee County School District, November 25, 2014 letter			

CSA SCHOOL NAME 2018/19

South CSA, Elementary
 South CSA, Middle
 South CSA, High

CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
12,413	10,768	1,645	16	1629	87%	
5,621	5,325	296	8	288	95%	
7,070	7,550	-480	8	-488	107%	
(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan						
(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)						
(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual						

Prepared by:

Dawn Huff, Long Range Planner



6035 Landing View Road
Fort Myers, FL 33907
Phone: 239-533-0319
Fax: 239-931-6804

- John E. Manning
District One
- Cecil L. Pendergrass
District Two
- Larry Kiker
District Three
- Brian Hamman
District Four
- Frank Mann
District Five
- Roger Desjarlais
County Manager
- Richard Wm. Wesch
County Attorney
- Donna Marie Collins
Hearing Examiner

December 3, 2014

Kristina Johnson, P.E.
Delisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901

**RE: Estero Crossing
Comprehensive Plan Amendment**

Dear Ms. Johnson,

LeeTran has reviewed your request for services availability concerning the Comprehensive Plan Amendment for Estero Crossing.

LeeTran currently offers fixed-route transit service along Corkscrew Rd (Route 60). According to the LeeTran Transit Development Plan, Route 60 is identified as an unfunded need for service improvements in the future. The entire Estero Crossing property lies within the LeeTran paratransit services corridor.

I am attaching a map of our route service and bus stops in relation to the proposed development. It is important to note that the planned buffer along Corkscrew Rd may make access to the LeeTran bus stop serving Estero Crossing difficult.

If you have any questions or require further information, please feel free to contact me at (239) 533-0319 or at ABielawska@leegov.com.

Sincerely,

Anna Bielawska
Planner
Lee County Transit

CC: Copy to File

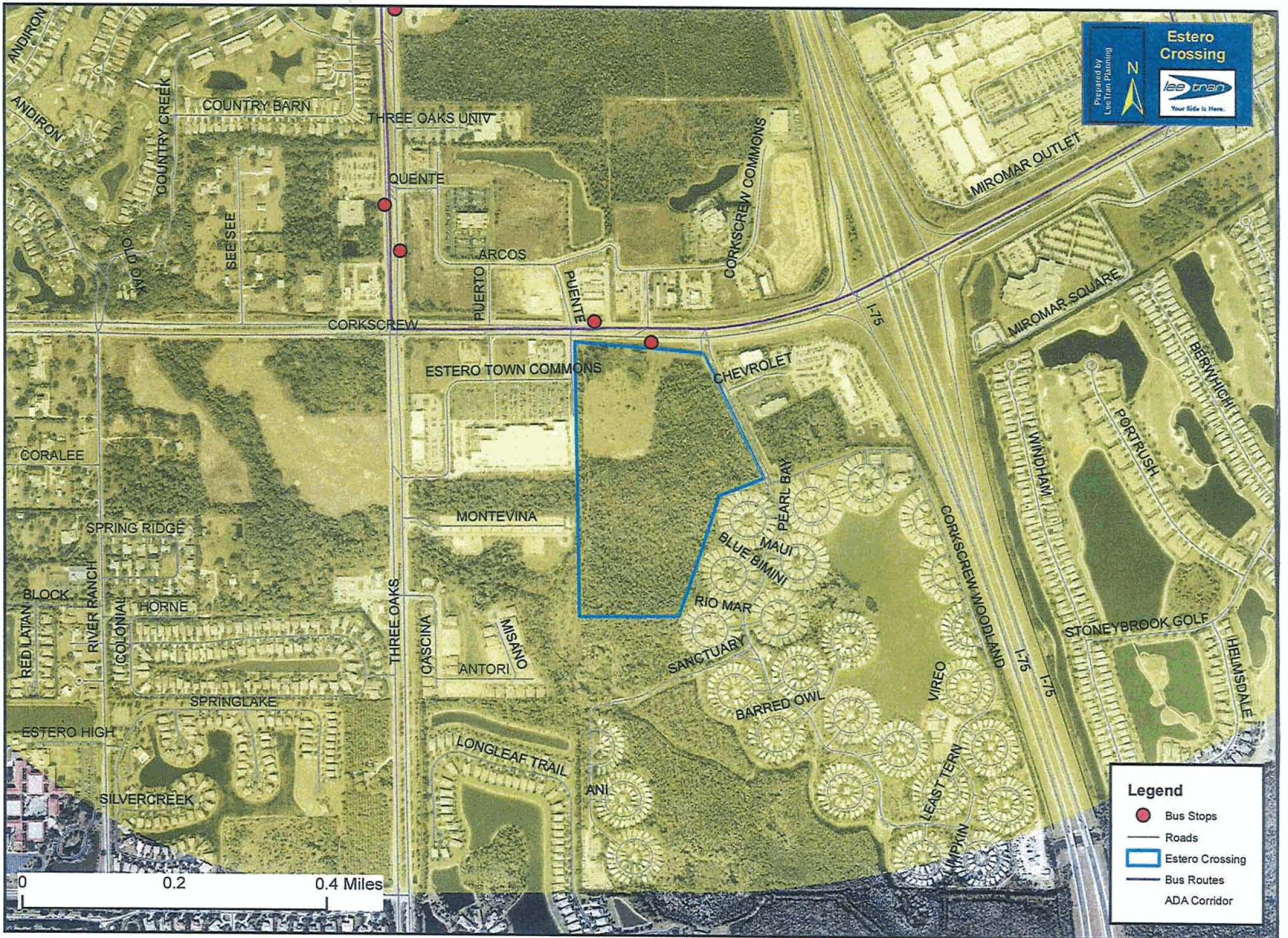
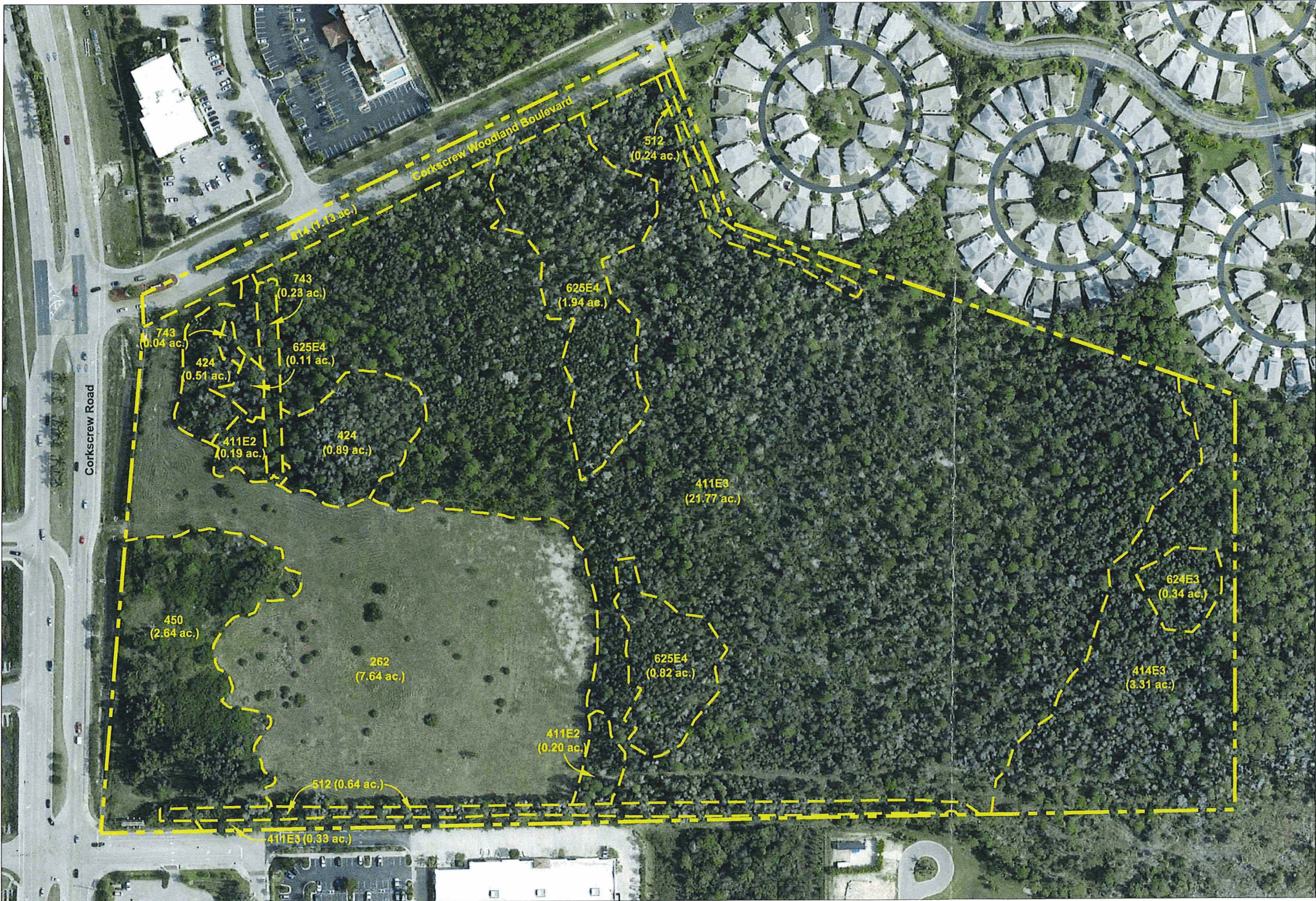
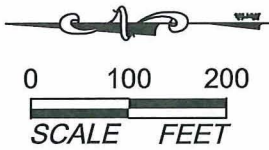


Exhibit C

Environmental Impacts

SECTION: 35
TOWNSHIP: 46 S
RANGE: 25 E



FLUCCS	Description	Acreage
262	Fallow Pasture	7.64 ac.
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	0.39 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	22.10 ac.
414E3	Pine - Mesic Oak Invaded by Exotics (51-75%)	3.31 ac.
424	Melaleuca	1.40 ac.
450	Mixed Exotic Upland Forest	2.64 ac.
512	Ditch	0.88 ac.
624E3	Cypress - Pine Invaded by Exotics (51-75%)	0.34 ac.
625E4	Hydric Pine Flatwoods Invaded by Exotics (76-90%)	2.87 ac.
743	Spoil Areas	0.27 ac.
814	Roads and Highways	1.13 ac.
Total		42.97 ac.

- Notes:
1. Property boundary, ERP wetland line, ditch top-of-bank, and Corkscrew Woodland Boulevard right-of-way provided by DeLisi Fitzgerald, Inc.
 2. Mapping based on photointerpretation of 2014 aerial photography and ground truthing in September 2014.

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December 02, 2014 3:29:48 p.m.
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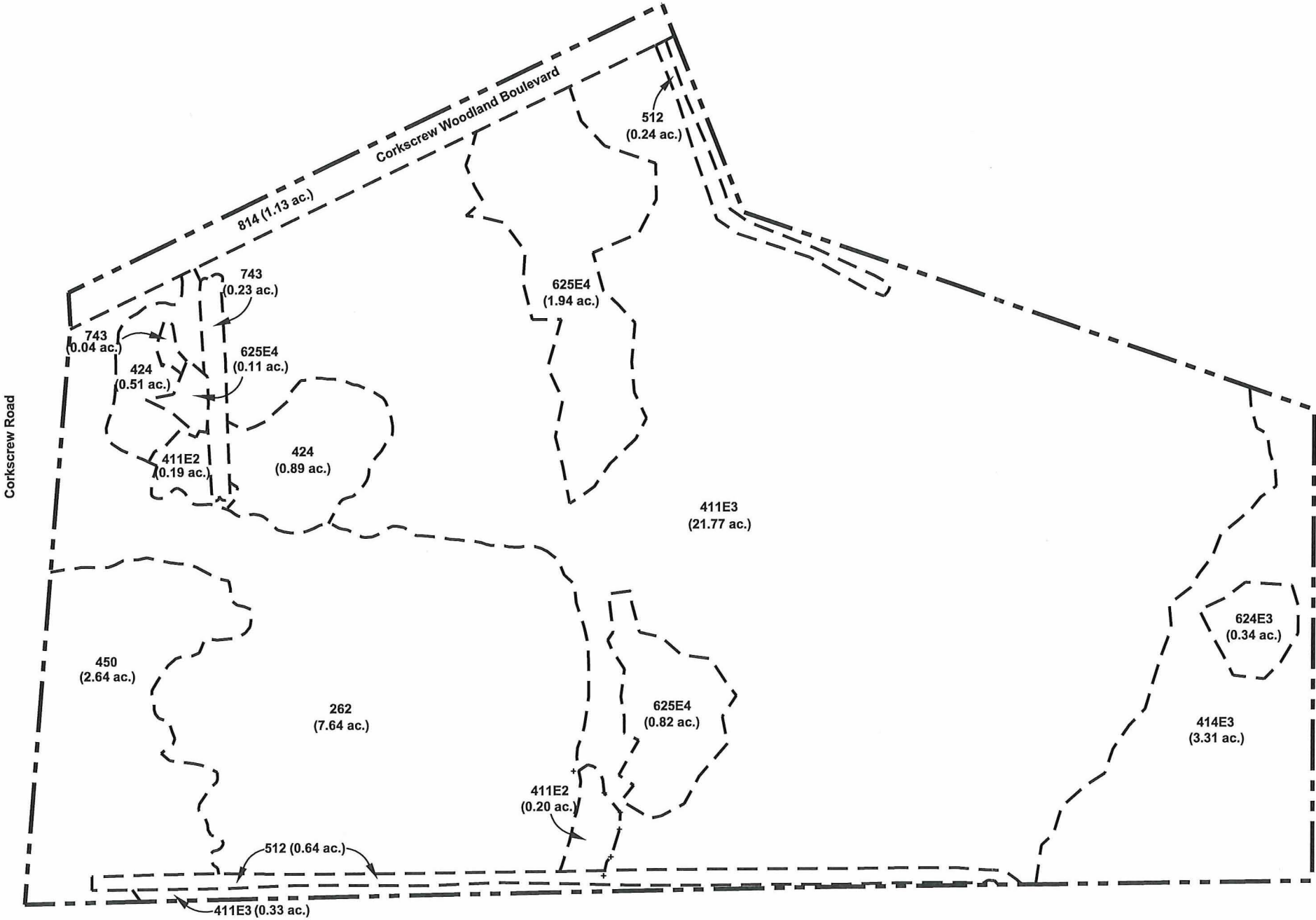
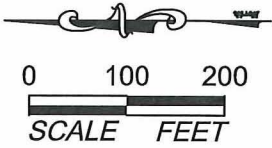
Vegetation Map

Estero Crossing

W. DEXTER BENDER
& ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



SECTION: 35
TOWNSHIP: 46 S
RANGE: 25 E



FLUCCS	Description	Acreage
262	Fallow Pasture	7.64 ac.
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	0.39 ac.
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Total		42.97 ac.

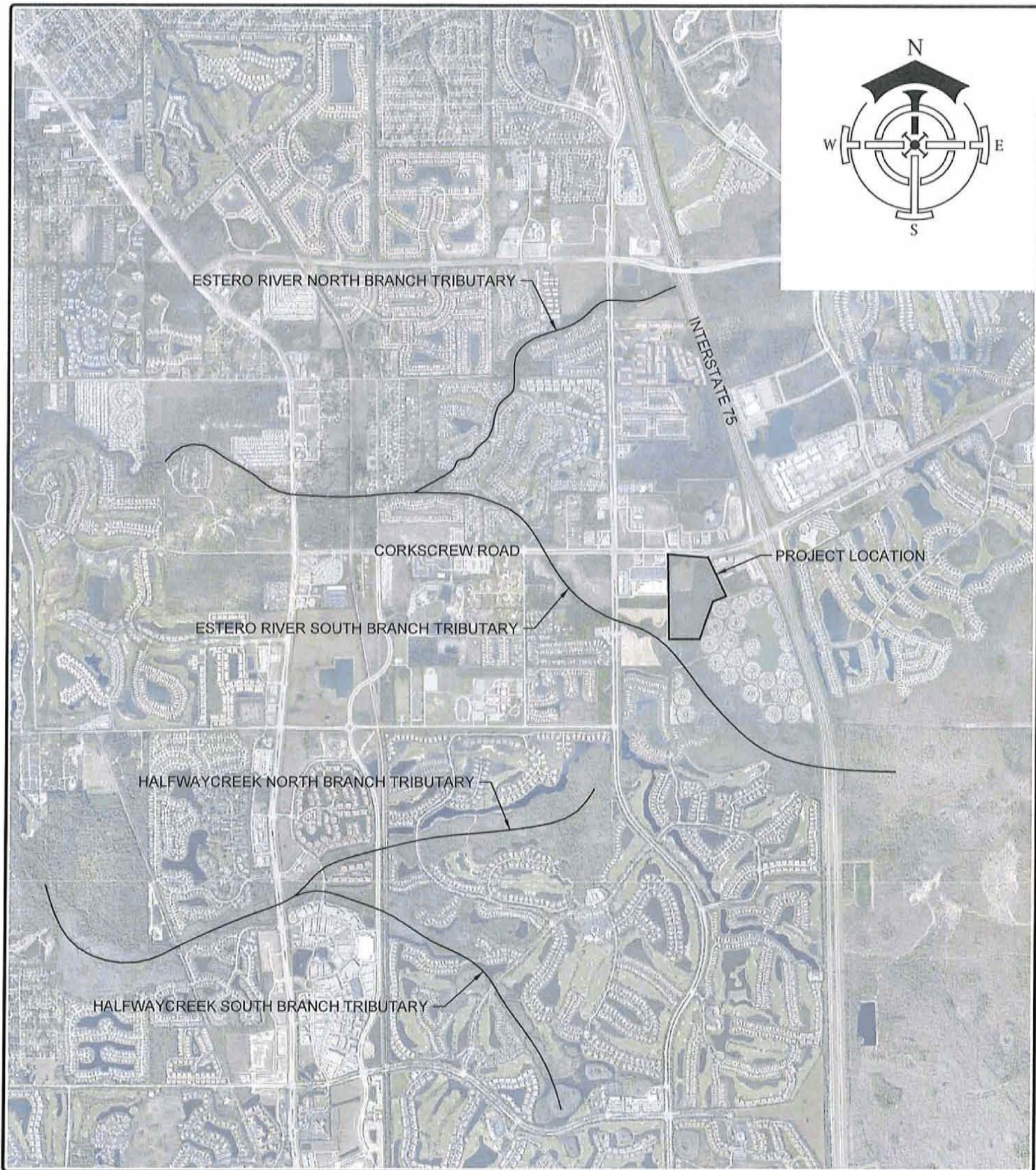
Note: No rare and unique upland habitats as defined by the Lee Plan, Objective 104.1 occur onsite.

- Notes:
- 1. Property boundary, ERP wetland line, and ditch top-of-bank provided by DeLisi Fitzgerald, Inc.
 - 2. Mapping based on photointerpretation of 2014 aerial photography and ground truthing in September 2014.

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DELSI FITZGERALD, INC.

Planning - Engineering - Project Management

1605 Hendry Street
Fort Myers, FL 33901
239-418-0691 • 239-418-0692 fax

Florida Certificate of Authorization:
Engineering LB #: 26978

OWNER / DEVELOPER:

SD ESTERO CROSSING, LLC

2647 PROFESSIONAL CIRCLE, SUITE 1201
NAPLES, FL 34119
(239)592-7344

PROJECT:

ESTERO CROSSING

FLOW-WAYS MAP

Project Number:		21315	
Part of Section(s):		35	
Township:	46 S	Range:	25 E
County, State:		LEE COUNTY, FL	

Sheet Number:

1

Estero Crossing

Protected Species Assessment

Section 35, Township 46 South, Range 25 East
Lee County, Florida

December 2014

Prepared for:

**SD Estero Crossing, LLC
2647 Professional Circle
Suite 1201
Naples, FL 34119**

Prepared by:

**W. Dexter Bender & Associates, Inc.
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680**

INTRODUCTION

The 42.97± acre parcel is located within a portion of Section 35, Township 46 South, Range 25 East, Lee County, Florida. The adjacent lands consist of Corkscrew Road to the north, Corkscrew Woodland Boulevard and Island Club at Corkscrew Woodland to the east, conservation lands for the Island Club at Corkscrew Woodland to the south, and the Villas Palmeras residential and Estero Town Commons commercial developments to the west.

SITE CONDITIONS

The northwestern portion of this site was cleared prior to 1998. The remainder of the site consists of native forested communities that have been colonized by moderate to high levels of exotics.

VEGETATIVE CLASSIFICATIONS

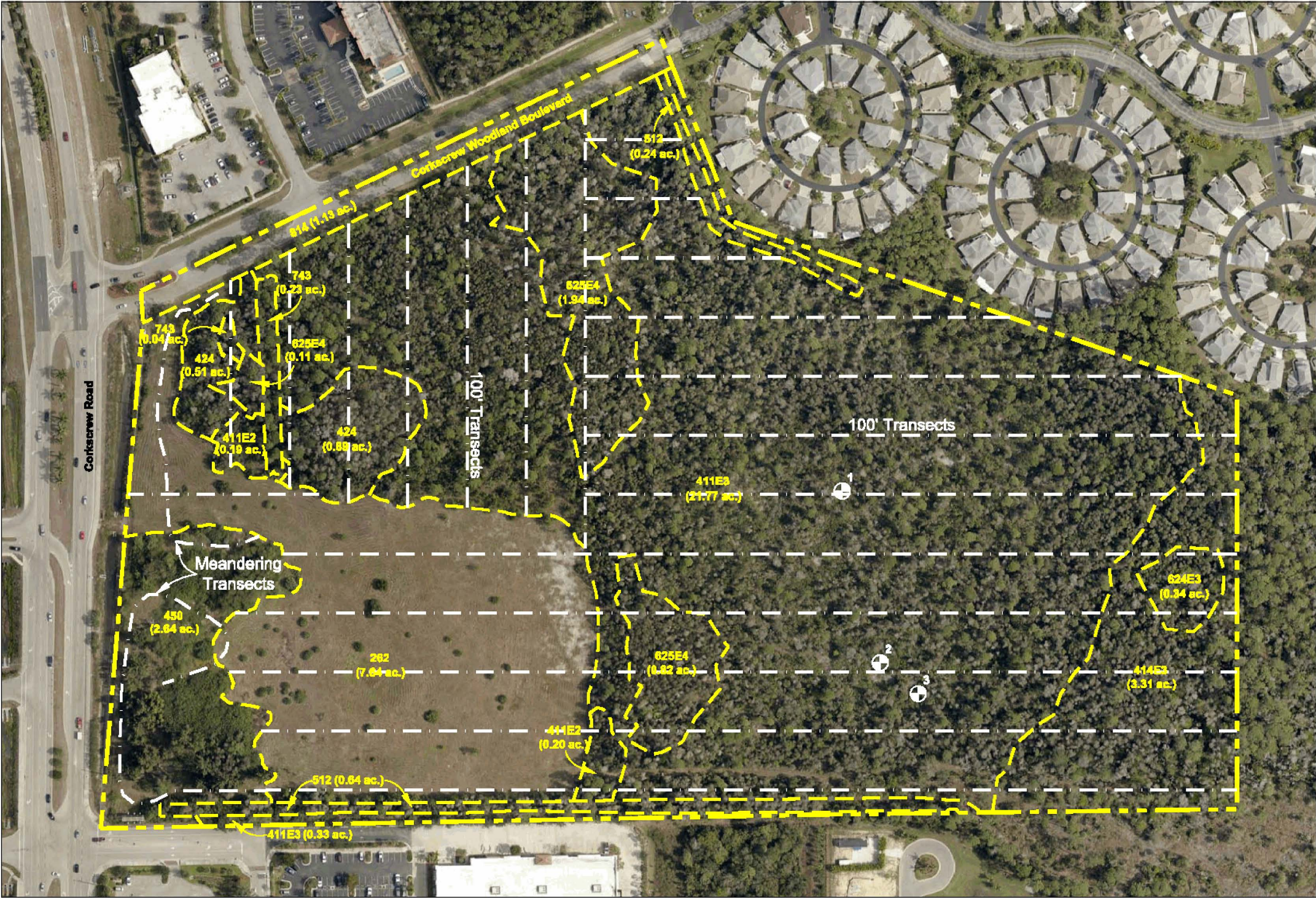
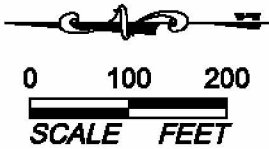
The predominant upland and wetland vegetation associations were mapped in the field on 2014 digital color 1" = 200' scale aerial photography. The property boundary was obtained from DeLisi Fitzgerald, Inc. and inserted into the digital aerial. Eleven vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
262	Fallow Pasture	7.64
411E2	Pine Flatwoods Invaded by Exotics (26 – 50%)	0.39
411E3	Pine Flatwoods Invaded by Exotics (51 – 75%)	22.10
414E3	Pine - Mesic Oak Invaded by Exotics (51 – 75%)	3.31
424	Melaleuca	1.40
450	Mixed Exotic Upland Forest	2.64
512	Ditch	0.88
624E3	Cypress - Pine Invaded by Exotics (51 – 75%)	0.34
625E4	Hydric Pine Flatwoods Invaded by Exotics (76 – 90%)	2.87
743	Spoil Areas	0.27
814	Roads and Highways	1.13
Total		42.97

FLUCCS Code 262, Fallow Pasture

The northwest portion of the site was cleared prior to 1998. The area is vegetated predominately by herbaceous species such as broomsedge (*Andropogon* sp.),



FLUCCS	Description	Acreage
262	Fallow Pasture	7.64 ac.
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	0.39 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	22.10 ac.
414E3	Pine - Mesic Oak Invaded by Exotics (51-75%)	3.31 ac.
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743	Spoil Areas	0.27 ac.
814	Roads and Highways	1.13 ac.
Total		42.97 ac.

Potentially Occupied Gopher Tortoise Burrow(typ.)(3)

Notes:
1. Property boundary, ERP wetland line, ditch top-of-bank, and Corkscrew Woodland Boulevard right-of-way provided by DeLisi Fitzgerald, Inc.
2. Mapping based on photointerpretation of 2014 aerial photography and ground truthing in September 2014.

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Figure 1. Protected Species Assessment

Estero Crossing

W. DEXTER BENDER
& ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



centipede grass (*Eremochloa ophiuroides*), smutgrass (*Sporobolus indicus*), fingergrass (*Eustachys petraea*), white-top sedge (*Rhynchospora colorata*), chocolate weed (*Melochia* sp.), beakrush (*Rhynchospora* sp.), rattle-box (*Crotalaria* sp.), nut rush (*Scleria verticillata*), and lovegrass (*Eragrostis* sp.). Widely scattered wax myrtle (*Myrica cerifera*), melaleuca (*Melaleuca quinquenervia*), cabbage palm (*Sabal palmetto*), and slash pine (*Pinus elliottii*) are also present.

FLUCCS Code 411E2, Pine Flatwoods Invaded by Exotics (26 – 50%)

Two small area of upland pine flatwoods are located adjacent to the fallow pasture. These areas are dominated by slash pine, saw palmetto (*Serenoa repens*), and braken fern (*Pteridium aquilinum*). Additional species occurring in this area include myrsine (*Rapanea punctata*), Brazilian pepper (*Schinus terebinthifolius*), melaleuca, and fingergrass.

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

The majority of the uplands on-site consist of flatwoods that contain substantial levels of exotics (downy rose-myrtle (*Rhodomyrtus tomentosa*), melaleuca, and Brazilian pepper). In addition to these exotics, species such as slash pine, saw palmetto, cabbage palm, wax myrtle, myrsine, chocolate weed, blueberry (*Vaccinium* sp.), penny royal (*Piloblephis rigida*), muhly grass (*Muhlenbergia* sp.), grape vine (*Vitis* sp.), and greenbrier (*Smilax* sp.) are also present in this habitat type.

FLUCCS Code 414E3, Pine - Mesic Oak Invaded by Exotics (51 – 75%)

The southern portion of the site is vegetated by slash pine, laurel oak (*Quercus laurifolia*), and cabbage palm in the canopy. The midstory includes these species as well as myrsine and Brazilian pepper. Ground cover is sparse and consists of species such as wild coffee (*Psychotria* sp.) and small cabbage palm.

FLUCCS Code 424, Melaleuca

This portion of the site is dominated by melaleuca with scattered Brazilian pepper and widely scattered slash pine. Ground cover consists of species such as muhly grass, beakrush (*Rhynchospora* sp.), and yellow-eyed grass (*Xyris* sp.).

FLUCCS Code 450, Mixed Exotic Upland Forest

The northwest corner of the site is currently dominated by exotics (Brazilian pepper, melaleuca, earleaf acacia (*Acacia auriculiformis*), and Australian pine (*Casuarina equisetifolia*)). Ground cover is typically sparse and consists of species such as St. Augustine grass (*Stenotaphrum secundatum*), beggar tick (*Bidens* sp.), and rosary pea (*Abrus precatorius*). Piles of spoil and rock/construction debris are also present. Based on old aerial photography it appears that this area was excavated (most likely for fill dirt) prior to 1970 and then backfilled.

FLUCCS Code 512, Ditch

Drainage ditches are present along the west property line and a portion of the southeast property line. The banks of these ditches are vegetated by melaleuca, Brazilian pepper,

slash pine, and scattered laurel oak. The ditch along the west property line drains south into a channelized segment of the Estero River.

FLUCCS Code 624E3, Cypress - Pine Invaded by Exotics (51 – 75%)

The wetlands along the south property line are dominated by melaleuca, cabbage palm, slash pine, bald cypress (*Taxodium distichum*), and laurel oak. Additional species present in the area include myrsine, Brazilian pepper, swamp fern (*Blechnum serrulatum*), flatsedges (*Cyperus* spp.), greenbrier, wild coffee, and scattered clumps of saw palmetto.

FLUCCS Code 625E4, Hydric Pine Flatwoods Invaded by Exotics (76 – 90%)

The majority of the wetlands on-site consist of hydric pine flatwoods that have become overgrown by exotics. The canopy consists of melaleuca with scattered slash pine and widely scattered bald cypress. The midstory consists of melaleuca, Brazilian pepper, myrsine, and wax myrtle. Ground cover includes species such as swamp fern, yellow-eyed grass, beakrush, black sedge (*Schoenus nigricans*), old world climbing fern (*Lygodium microphyllum*), and saw-grass (*Cladium jamaicense*).

FLUCCS Code 743, Spoil Areas

Two small areas of spoil are present in the northeastern portion of the property. These areas contain scattered slash pine, cabbage palm, and grape vine.

FLUCCS Code 814, Roads and Highways

This FLUCCS Code was used to delineate the portion of Corkscrew Woodland Boulevard that is shown to be within the property boundary.

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 100 feet apart. Meandering transects were used to assess the remaining areas (FLUCCS Codes 450 and 742). The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 200' scale aerial Protected Species Assessment Map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the mid-day hours of September 19, 22, and 30, 2014. During the survey the weather was sunny to overcast and warm.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are listed in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions within or adjacent to the 42.97± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*), (which has been delisted by the FWC and FWS but is still protected by other regulations) and the Florida bonneted-bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2014) was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

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

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
262	80	Florida Sandhill Crane (<i>Grus canadensis pratensis</i>)		√
		Florida Panther (<i>Felis concolor coryi</i>)		√
411E2 411E3	80	Gopher Frog (<i>Rana areolata</i>)		√
		Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)		√
		Gopher Tortoise (<i>Gopherus polyphemus</i>)	√	
		Red-cockaded Woodpecker (<i>Picoides borealis</i>)		√
		Southeastern American Kestrel (<i>Falco sparverius paulus</i>)		√
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)		√
		Florida Black Bear (<i>Ursus americanus floridanus</i>)		√
		Florida Panther (<i>Felis concolor coryi</i>)		√
		Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>)		√
		Fakahatchee Burmannia (<i>Burmannia flava</i>)		√
		Florida Coontie (<i>Zamia floridana</i>)		√
		Satinleaf (<i>Chrysophyllum olivaeforme</i>)		√

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
414E3	80	Gopher Frog (<i>Rana areolata</i>) Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>) Florida Panther (<i>Felis concolor coryi</i>)		√ √ √ √
424	80	None		
450	50	None		
512	80	American Alligator (<i>Alligator mississippiensis</i>) Limpkin (<i>Aramus guarauna</i>) Little Blue Heron (<i>Egretta caerulea</i>) Reddish Egret (<i>Egretta rufescens</i>) Roseate Spoonbill (<i>Ajaia ajaja</i>) Snowy Egret (<i>Egretta thula</i>) Tricolored Heron (<i>Egretta tricolor</i>) Everglades Mink (<i>Mustela vison evergladensis</i>)		√ √ √ √ √ √ √ √
624E3	80	Gopher Frog (<i>Rana areolata</i>) Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>) Little Blue Heron (<i>Egretta caerulea</i>) Snowy Egret (<i>Egretta thula</i>) Tricolored Heron (<i>Egretta tricolor</i>) Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>) Everglades Mink (<i>Mustela vison evergladensis</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>) Florida Panther (<i>Felis concolor coryi</i>)		√ √ √ √ √ √ √ √ √

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
625E4	80	Gopher Frog (<i>Rana areolata</i>)		√
		Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)		√
		Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)		√
		Little Blue Heron (<i>Egretta caerulea</i>)		√
		Red-cockaded Woodpecker (<i>Picoides borealis</i>)		√
		Snowy Egret (<i>Egretta thula</i>)		√
		Tricolored Heron (<i>Egretta tricolor</i>)		√
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)		√
		Everglades Mink (<i>Mustela vison evergladensis</i>)		√
		Florida Black Bear (<i>Ursus americanus floridanus</i>)		√
		Florida Panther (<i>Felis concolor coryi</i>)		√
743	80	None		
814	80	None		

SURVEY RESULTS

Gopher Tortoise

Three potentially occupied gopher tortoise burrows were found in the pine flatwoods containing 51 – 75 percent cover by exotics (FLUCCS Code 411E3). Based on 80 percent survey coverage, it is estimated that four potentially occupied gopher tortoise burrows occur within this general area. Using the FWC standard burrow occupancy correction factor of 0.5 gopher tortoise per burrow, it is estimated that two gopher tortoises are present within this 14.99 acres of exotic invaded upland pine flatwoods. No sign of gopher tortoises were observed elsewhere on-site.

Other Listed Species

No other species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. The majority of the slash pine and cypress on-site are less than 10 inches diameter at breast height and the midstory in dense limiting the potential habitat value of these areas for red-cockaded woodpecker and Florida bonneted-bat. No cavity trees were observed. There is the potential for periodic opportunistic foraging by both listed and non-listed species of wading birds within the ditches and scattered more open areas within the wetlands on-site. In

addition to the site inspections, a search of the FWC species database (updated in June 2014) revealed no additional known protected species within or immediately adjacent to the project limits.



DeLisi Fitzgerald, Inc.

Planning - Engineering - Project Management

1605 Hendry Street
Fort Myers, FL 33901
239-418-0691 • 239-418-0692 fax

Florida Certificate of Authorization:
Engineering LB #: 26978

OWNER / DEVELOPER:

SD ESTERO CROSSING, LLC

2647 PROFESSIONAL CIRCLE, SUITE 1201
NAPLES, FL 34119
(239)592-7344

PROJECT:

ESTERO CROSSING

FLOW-WAYS MAP

Project Number:		21315	
Part of Section(s):		35	
Township:	46 S	Range:	25 E
County, State:		LEE COUNTY, FL	

Sheet Number:

1

Exhibit D
**Letter from Florida Division of
Historical Resources**

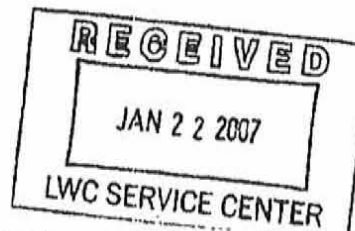


FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Mr. Ed Cronyn
South Florida Water Management District
Lower West Coast Regional Service Center
2301 McGregor Boulevard
Fort Myers, Florida 33901

January 18, 2007

Re: DHR No. 2006-7365 / Received by DHR: August 11, 2006
Application No.: 060724-11
Applicant: JTAD Estero LLC
Project: Estero Crossing
Estero, Lee County



Dear Mr. Cronyn:

Our office received and reviewed the referenced project in accordance with Chapters 267 and 373, *Florida Statutes*, Florida's Coastal Management Program, and implementing state regulations, for possible impact to historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value. The State Historic Preservation Officer is to advise and assist state and federal agencies when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or minimize adverse effects.

A review of the Florida Master Site File data indicates that no significant archaeological or historical resources are recorded within the project area. The absence of recorded cultural resources is not necessarily an indication that no sites are present since the project covers a sizeable area that has never been subjected to professional archaeological or historical investigations. In addition, the environment is similar to other portions of Lee County that are known to have yielded archaeological remains. For these reasons, it is the opinion of this agency that a professional should perform a cultural resource reconnaissance survey of the property, including judgmental subsurface testing, in order to assess the probability of the presence of historic or archaeological sites. The resultant report should conform to the specifications set forth in Chapter 1A-46, *Florida Administrative Code*, and be forwarded to this agency in order to complete the process of reviewing the impact of this proposed project on historic or prehistoric resources. Further investigations may be necessary if resources are encountered.

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6452

☒ Historic Preservation
(850) 245-6333 • FAX: 245-6437

☐ Historical Museums
(850) 245-6400 • FAX: 245-6433

☐ Palm Beach Regional Office
(561) 279-1475 • FAX: 279-1476

☐ St. Augustine Regional Office
(904) 825-5045 • FAX: 825-5044

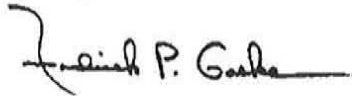
☐ Tampa Regional Office
(813) 272-3843 • FAX: 272-2340

Ms. Cronyn
January 18, 2007
Page 2

Because this letter and its contents are a matter of public record, archaeological consultants who have knowledge of our requests may contact your office. This should in no way be interpreted as an endorsement by this agency. The Division of Historical Resources does not maintain a list of professional archaeologists who are qualified to work in the State of Florida and/or who meet the Secretary of the Interior's Standards for federally involved archeological projects as specified in 36 CFR 61, Appendix A. However, the Register of Professional Archaeologists (RPA) maintains a membership directory that may be useful in locating professional archaeological consultants (<http://www.rpanet.org/about.htm>) in your area. Many qualified archaeologists are not members of RPA and omission from the list does not imply that an archaeologist does not meet the Secretary's Standards or that work would not be acceptable, and inclusion on the list is no guarantee that an archaeologist's work will automatically be acceptable. As with any contractor you should request and check references and recent work history.

For any questions concerning our comments, please contact Alyssa McManus, Historic Sites Specialist, by phone at (850)245-6333, or by electronic mail at ammcmanus@dos.state.fl.us. We appreciate your continued interest in protecting Florida's historic properties.

Sincerely,

A handwritten signature in black ink, appearing to read "Frederick P. Gaske". The signature is fluid and cursive, with a long horizontal line extending to the right.

Frederick P. Gaske, Director, and
State Historic Preservation Officer

Xc: John R. Musser

Exhibit E
Internal Consistency with the Lee
Plan Narrative

ESTERO CROSSING POLICY ANALYSIS

IV.A.4. Describe Existing land uses (not designations) of the subject property.

The property is located adjacent to the Corkscrew Woodlands RV Park, a car dealership is located to the east of the RV Park, and the Lowe's center is located to the west. The Lowe's center includes restaurants and other retail along with several vacant parcels. The north property line is Corkscrew Road. To the north of Corkscrew are a variety of commercial uses that include gas stations, fast food, golf cart store, and restaurants. There is a significant amount of undeveloped vacant property.

If one looks at the larger context the interchange area includes a regional shopping center with outparcels in the northeast quadrant of the interchange, and a design center in the southeast quadrant. A Publix shopping center with outparcels is located in the northeast quadrant of Ben Hill Griffin and Corkscrew. There is over a million square feet of retail and service uses in the interchange area.

IV.A.5. Existing zoning of the subject property and surrounding properties.

The subject property is zoned for commercial uses. The property to the east, north and west, with the exception of Corkscrew Woodlands is zoned for commercial uses along Corkscrew Road. The Stoneybrook DRI includes a residential component to the south of the CPD portion of the DRI. The RV Park was originally zoned and envisioned as a transient park, but the park has developed with more of a residential character.

IV.E. Internal Consistency with the Lee Plan

- 1. How will the proposal affect established Lee County population projections, Table 1(b), and the total population capacity of the Lee Plan Future Land Use Map?*

It should be noted that population accommodation is not an analysis that is required by the Florida Administrative Code. Table 1(b) would have to be amended to include an allocation in the Intensive Development land use category in the Estero Planning District. A total of 42.97 acres should be added to Table 1(b).

Estero has undertaken a study, which is attached hereto, that indicates that Estero has too much commercial. The ECCL has indicated that they are pursuing an additional study to further document the fact that Estero has too much commercial property and there is a demand for additional residential.

Estero is home to numerous high-end gated communities. Goal 135 of the Lee Plan indicates that a goal of the county is "to provide decent, safe, and sanitary housing in

suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the county.” Objective 135.1 indicates that there will be a need for 114,927 additional dwelling units in Lee County and only 39,637 will be provided in unincorporated Lee County. The incorporated areas need to provide 75,290 additional dwelling units by 2025. The trend since the beginning of the housing recovery is decidedly toward single family. The county has consumed more land for single family thereby reducing the available land in the urban areas to meet the population demand. The property is in the Village of Estero an incorporated area that will be providing some of the 75,000 plus housing units. The City of Fort Myers is reaching build-out and as the Arborwood , Pelican Preserve, and Heritage Palms Developments of Regional Impact move toward build out they have shifted toward more single family and they are not likely to provide the number of units originally anticipated. Growth in Cape Coral has been slow since the recession and one cannot anticipate that a significant amount of the 75,000 plus units will be located in Cape Coral. The City of Bonita Springs has limited room to grow as well, and they, too, have experienced a shift toward single family in their developing communities to the east.

The amendment will help Lee County and Estero achieve the needed number of dwelling units and it will help Estero and the County provide the desired number of dwelling units.

2. *List the goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.*

Goal 1 submits that development should occur in a manner that discourages urban sprawl. The provision of residential units on an infill parcel proximate to retail, employment and recreational uses discourages urban sprawl. The proposed amendment will discourage urban sprawl by allowing units to be located on an infill parcel in an established urban area.

Policy 1.1.2. Intensive Development areas are located along major arterial roads west of I-75. They are areas well suited for high intensity and density. The property is located on an arterial west of I-75. The county has already determined that it is a suitable location for an intense use by virtue of the location in the Interchange land use category. The change to Intensive Development will permit the property to develop in a more balanced manner by providing for commercial along the intense road frontage with a residential component.

Policy 1.3.7. includes access control standards for Corkscrew Road. The amendment to the Future Land Use Map will not require a change to the access control standards for Corkscrew Road.

Goal 2 provides for an economically feasible plan which coordinates new development with the provision of infrastructure. The proposed amendment will permit a more economically feasible development and the infrastructure needs have already been addressed due to the current interchange designation. Objective 2.1. requires compact

and contiguous growth patterns. The proposed change will permit infill to occur which will facilitate the compact and contiguous growth pattern. Objective 2.2. directs new growth to areas where there is adequate infrastructure. The Intensive Development category like the Interchange category permits intensive development and the infrastructure demands have been addressed.

Objective 2.4. provides that the county should regularly examine the Future Land Use Map and make adjustments in light of new information and changed conditions. The conditions in Estero have changed now that it is a city. The transition leaders of the new city have undertaken a study which indicates that they need less commercial and more residential. The proposed amendment is consistent with the study undertaken by the transition team. The transition team has also indicated that they like to see a mix of uses. The proposed amendment will allow the property to develop with commercial and residential uses.

Goal 3 and related objectives and policies address the privately funded infrastructure overlay which does not impact the subject property.

Goal 4 and related objectives and policies address the mixed use overlay. The subject property is not included within the overlay and the amendment does not propose an amendment to the overlay boundaries.

Goal 5 requires the county to provide sufficient residential in appropriate locations to accommodate the projected population of Lee County. The property in question, when developed, will be in the Village of Estero. Much of the Village is already developed and there are limited opportunities for residential. The proposed change will allow the Village to provide for its future population.

Goal 19 provides for the protection of the quality of life in Estero by managing aesthetics and the location and intensity of future commercial and residential uses. Policy 19.2.3. provides that the Estero Community is going to submit regulations that "encourage" mixed use developments along Corkscrew. The proposed amendment will allow the property in question to develop as a mix of residential and commercial in furtherance of the community desired to have mixed use.

Policy 19.2.6. indicates that the county is to encourage commercial developments to provide interconnect opportunities. The community has directly advised the applicant that they would like to see an interconnect opportunity on the subject property. The proposed amendment will not hinder the opportunity for the interconnection and it will in fact facilitate the interconnection.

Policy 19.3.1. provides that Lee County is encouraging higher density residential, including affordable housing, to meet the future needs of FGCU between Three Oaks and I-75. There are a limited number of residential parcels located between I-75 and Three Oaks, and there aren't enough to provide for the growing residential needs of Estero and FGCU.

The property is located presently in the interchange category and has water, sewer, roads, fire, police, and EMS services available. The amendment will not adversely impact the community facilities element of the Lee Plan.

3. *How does the proposal affect adjacent local governments and their comprehensive plan?*

The property is situated in a central location in Estero. The closest adjacent local government is the City of Bonita Springs, and the proposed change will have no impact on the City of Bonita Springs Comprehensive Plan.

4. *List State and Regional Policy Plan goals and policies that are relevant.*

The state comprehensive plan 187.201(2) Families submits that Florida shall strengthen the family and promote its economic independence. A safe and habitable place to live proximate to schools and employment is an integral part of economic independence. The proposed amendment will further this goal. Goal (4) provides that "The public and private sectors shall increase the affordability and availability of housing." A policy under this goal submits that there should be an increase in the supply of safe, affordable and sanitary housing. The amendment will further this goal. Goal (14) recognizes and protects private property rights and recognizes that there can be legitimate and competing public and private interests in land use regulations and government action. The amendment will further private property rights by allowing an economically viable development. Policy (15)(b)1 seeks to have development occur in areas that can serve the new population. The proposed amendment is consistent with this policy.

Exhibit G

Justification Narrative

DELISI FITZGERALD, INC.

Planning – Engineering – Project Management

G. Justification Statement

The intent of the Future Land Use Category Change for the Estero Crossing project is to allow residential uses to be included in what is not the General Interchange portion of the property. The Estero community has substantial land area constructed, approved and allowed for commercial and retail uses. A recent study initiated by Community Leaders in Estero concluded that additional residential units are needed in the community to support the current and approved commercial development. Furthermore, it makes sense for the property as a whole to be in one land use category instead of being bifurcated.

From an infrastructure point of view, the proposed Land Use Category change to Intensive Development has little to no impact over the current General Interchange and Urban Community categories. The commercial intensity in the existing and proposed categories is the same since no Floor Area Ratio (FAR) are established for the categories in question. The analysis simply becomes a comparison of residential land use to the most intense commercial use. When considering vehicle trips, commercial uses such as medical office generate more trips than residential over the same land area. For water and sewer demands, restaurants, which are permitted in the current and proposed categories, generate more flow per capita than residential.

A significant benefit to the proposed change to Intensive Development and the inclusion of residential uses in what is now the interchange category is the ability to develop a horizontally mixed use project. A development comprised of commercial and residential provides a synergy that allows a pedestrian and vehicular interaction which can reduce the consumption of transportation capacity. This is accomplished by internally capturing would be external vehicle trips and providing the opportunity to walk to employment or entertainment destinations within the community. The Estero community encourages mixed-use communities as outlined in Policy 19.2.1 of the Estero Community Plan.

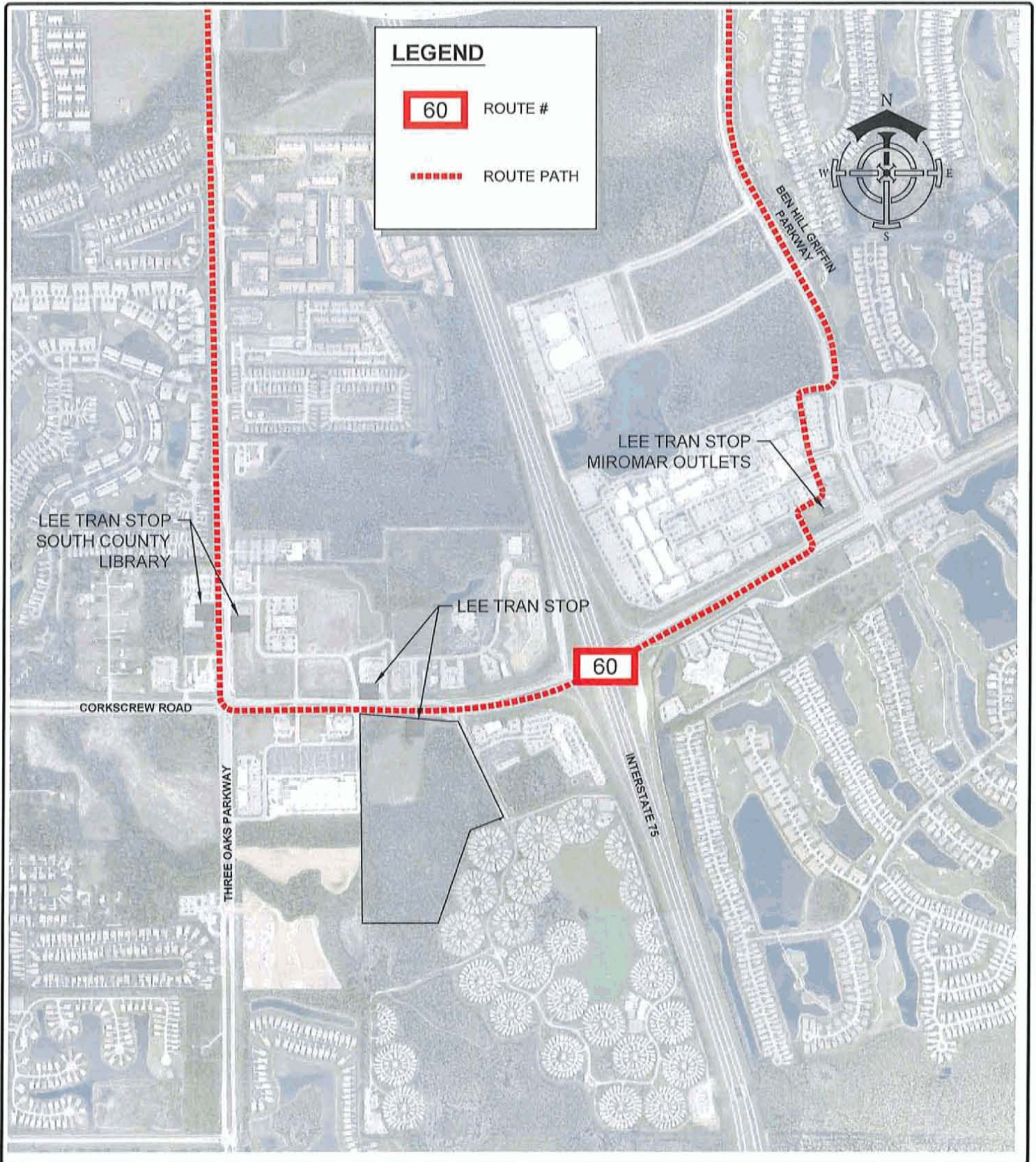
While the Estero Crossing site is situated just west of the I-75 interchange, there are existing residential communities on adjacent properties and the requested Land Use Category change does not create compatibility issues with adjacent parcels. The Corkscrew Woodlands residential community is adjacent to the south east and shares access to Corkscrew Road with the subject property. The Intensive Development category, allowing residential at a density of 14 units per acre, provides the opportunity for Estero to diversify its residential uses which are dominated by gated single family neighborhoods. The Lee Plan in Policy 135.1.9. provides that “the county will ensure a mix of residential types and designs on a countywide basis by providing for a wide variety of allowable housing densities and types through the planned development process and a sufficiently flexible Future Land Use Map.” There are very few opportunities presently in the Village of Ester for high density residential

and even fewer locations where there won't be objections from adjacent low density gated communities. The change helps to implement Objective 19.3 which submits that the county is going to protect the residential character of Estero. Policy 19.3.1. submits that the county is going to encourage higher density in a location that is proximate to FGCU. The property in question has ready access to FGCU. The location of Estero Crossing lends itself to higher density residential given its proximity to existing commercial developments and the Florida Gulf Coast University. The location also creates a transition from interchange uses to the east and lower intensity commercial and residential uses to the west.

In summary, the requested Land Use Category change from Urban Community and General Interchange to Intensive Development creates an opportunity to incorporate residential uses at a density appropriate for the location on a major arterial with ready access to the employment, shopping and educational centers into the Estero Crossing project. This more diverse mix of uses can better satisfy the needs of the community, while not creating any additional burden on the surrounding infrastructure.

Exhibit H
Estero Planning Community
Meeting Summary
(To be submitted upon separate
cover following meeting)

Additional Information



DeLisi Fitzgerald, Inc.

Planning - Engineering - Project Management

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PROJECT:

ESTERO CROSSING

LEE COUNTY PUBLIC TRANSIT PLAN

Project Number:		21315	
Part of Section(s):		35	
Township:	46 S	Range:	25 E
County, State:		LEE COUNTY, FL	

Sheet Number:

1