

March 10, 2015

DELISI FITZGERALD, INC.
Planning – Engineering – Project Management

Mr. Brandon Dunn
Principal Planner
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

Re: Estero Crossing MPD
STRAP#: 35-46-25-00-00001-1060
CPA 2015-00002

Mr. Dunn:

In response to your insufficiency letter date February 13, 2014 for the above reference project, please find Staff's comment listed below followed by our response.

Comment:

II A. b. 1. TYPE, Future Land Use Map Series Amendment, Map amendments require the submittal of a complete list, map, and two sets of mailing labels, for all property within 500 feet of the perimeter of the subject parcel.

Please provide a complete list, map and two sets of mailing labels of all property owners within 500 feet of the perimeter of the subject parcel.

Response:

The list, map & mailing labels will be provided under separate cover.

Comment:

III B. b. 2. Property Information, Total Acreage Included in Request, Total Wetlands.

The application provided does not list the current zoning of the property and improperly lists the current future land use designations. Please provide a corrected application.

Response:

A revised application is enclosed.

Comment:

III E. 1. a. Potential development of the Subject Property, Calculation of maximum allowable development under existing FLUM, Residential Units/Density.

The application is not clear about how the existing potential maximum number of residential units is calculated. Please provide an application showing how the number of units is calculated. If bonus density is used in the calculation, please provide calculations for max units both with and without bonus density. Note that fractional units must be rounded down to the next complete number.

Response:

A spreadsheet showing the density calculations is enclosed. Since this application is concurrent with a rezone application that does not propose the use of bonus density, the additional units allowed with bonus density have not been included.

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MAR 10 2015

Comment:

III E. 2. a. Potential development of the Subject Property, Calculation of maximum allowable development under proposed FLUM, Residential Units/ Density.

The application is not clear about how the proposed potential maximum number of residential units is calculated. Please provide an application showing how the number of units is calculated. If bonus density is used in the calculation, please provide calculations for max units both with and without bonus density. Note that fractional units must be rounded down to the next complete number.

Response:

A spreadsheet showing the density calculations is enclosed. Since this application is concurrent with a rezone application that does not propose the use of bonus density, the additional units allowed with bonus density have not been included.

Comment:

IV A. 2. General Information and Maps, Existing Future Land Use Map.

Please provide a current future land use map showing a wider area (Approximately a half mile from all sides of the subject property), and using the future land use lines as depicted on Lee Plan Map 1, Page 1. Please depict and label all roads.

Response:

A revised Existing Future Land Use Map is enclosed.

Comment:

IV A. 3. General Information and Maps, Proposed Future Land Use Map.

Please provide a proposed future land use map with the same features listed for Part IV.A.2.

Response:

A revised Proposed Future Land Use Map is enclosed.

Comment:

IV A. 4. General Information and Maps, Map and describe existing land uses.

Please provide an existing land use map with the same features listed for Part IV.A.2.

Response:

The enclosed Existing Land Use Map has been revised as requested.

Comment:

IV A. 5. General Information and Maps, Map and describe existing zoning.

Please provide an existing zoning map with the same features listed for Part IV.A.2.

Response:

The enclosed Existing Zoning Map has been revised as requested.

Comment:

IV A. 6. General Information and Maps, The legal description(s) for the property.

Please provide a legal description and certified sketch with a starting point and a section corner for the southeast corner of the east ½ of the southeast ¼ of the section. The description and sketch need to use the State Plane Coordinate system.

Response:

The legal description has been revised as requested.

Comment:

IV A. 8. General Information and Maps, An aerial map showing the subject property.

Please provide an aerial that shows the same area extent as the current application but on a full 8.5' by 11" sheet.

Response:

The requested aerial map is enclosed.

Comment:

IV B. 2. a. Public Facilities Impacts, Provide an Existing and Future Conditions Analysis for, Sanitary Sewer.

There is no commercial use included in the calculations for the proposed maximum sanitary sewer demands. Provide either calculations including commercial uses or a justification for why it is unnecessary.

Response:

Under the Proposed FLUC of Intensive Development, the maximum residential density has a higher water and sewer demand than a non-residential development scenario. An expanded density calculation spreadsheet adding the total water and sewer demand for each development scenario has been included to identify the maximum water and sewer demand under the existing and proposed Future Land Use categories.

Comment:

IV B. 2. b. Public Facilities Impacts, Provide an Existing and Future Conditions Analysis for, Potable Water.

There is no commercial use included in the calculations for the proposed maximum potable water demands. Provide either calculations including commercial uses or a justification for why it is unnecessary.

Response:

Under the Proposed FLUC of Intensive Development, the maximum residential density has a higher water and sewer demand than a non-residential development scenario. An expanded density calculation spreadsheet adding the total water and sewer demand for each development scenario has been included to identify the maximum water and sewer demand under the existing and proposed Future Land Use categories.

Comment:

IV B. 2. c. Public Facilities Impacts, Provide an Existing and Future Conditions Analysis for, Surface Water/Drainage Basins.

Please state if the proposed future development will conform to the currently approved ERP permit or if there will be changes to that permit.

Response:

The project, as proposed, will require a modification to the SFWMD permit.

Comment:

IV 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.

The proposed future land use map does not identify any Wetland future land use category on the subject property. Please revise the application and the proposed future land use map to indicate the request is to change the land use category to Intensive Development and Wetlands land use.

Please provide a copy of the SFWMD ERP permit which verifies the state jurisdictional wetland lines.

Please provide a map showing the state verified jurisdictional wetlands.

Response:

The Existing Future Land Use Map has been revised to show state verified jurisdictional wetlands as Wetland FLUC. The Proposed Future Land Use Map has been revised accordingly as well. The areas of Wetland Land Use Category have been incorporated into the revised density calculations.

A copy of the existing SFWMD Permit is enclosed which shows the verified jurisdictional wetland. Note the FLUCCS Mapping provided notes the SFWMD ERP Permit which verified the wetland lines shown.

Comment:

IV D. 1. Impacts on Historic Resources, A map of any historic districts and/or sites.

Please provide 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

Response:

There are no historic districts or sites listed on the Florida Master Site File on or adjacent to the project. The project was reviewed by the State Division of Historical Resources as part of the previously approved SFWMD Permit process. A letter of findings was issued on January 18, 2007 and is enclosed for your reference.

An additional recent inquiry was made and the attached correspondence verifies there are no historical resources on or near the subject property.

Comment:

IV D. 2. Impacts on Historic Resources, A map showing the subject property location on the archeological sensitivity map for Lee County.

Please provide a map showing the subject property location on the archeological sensitivity map for Lee County.

Response:

Enclosed is the requested Archeological Sensitivity Map.

Comment:

Miscellaneous Part IV H: Planning Communities/ Community Plan Area Requirements and other comments.

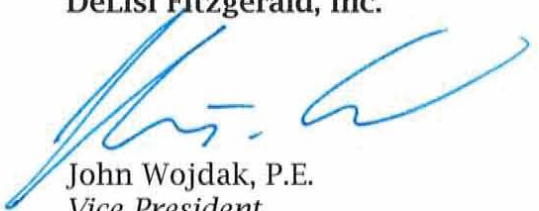
Please provide a copy of the relevant Estero meeting minutes.

Response:

A copy of the Estero Community Planning Panel meeting minutes are enclosed. Note Chip Block was in attendance at the meeting.

In additional to the above responses, six (6) revised complete application packages are enclosed for your review. 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



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
REVISED MARCH 6, 2015

Application for a Comprehensive Plan Amendment

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Application for a Comprehensive Plan Amendment & Affidavit



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, SD Estero Crossing

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: CPD

Current Future Land Use Designation: Urban Com., Gen. Interchange, Wetlands

12.57ac, 27.19ac, and 3.21 ac

Area of each Existing Future Land Use Category: respectively

Existing Land Use: Vacant

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 75 Residential Units

Commercial intensity 467,943 SF (based on 0.25 FAR)

Industrial intensity 467,943 SF (based on 0.25 FAR)

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 576 Residential Units

Commercial intensity 467,943 SF (based on 0.25 FAR)

Industrial intensity 467,943 SF (based on 0.25 FAR)

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

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# FF002696
Expires 8/8/2017

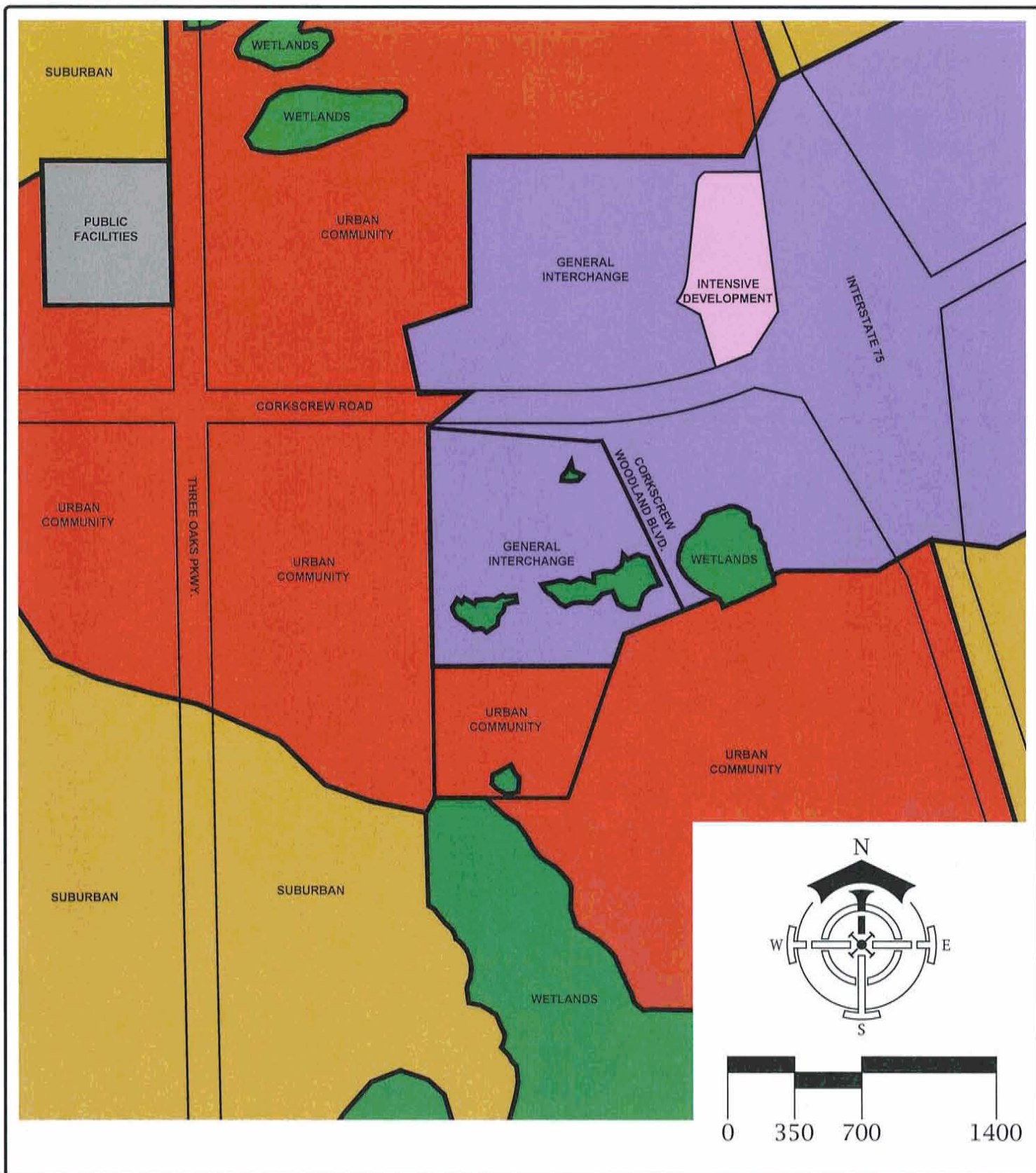
Julie Marquardt
Signature of Notary Public
Julie Marquardt
(Name typed, printed or stamped)

Exhibit A.2

Current Future Land Use Map

DELISI FITZGERALD, INC.

Planning – Engineering – Project Management



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

CURRENT FUTURE LAND USE MAP EXHIBIT A.2

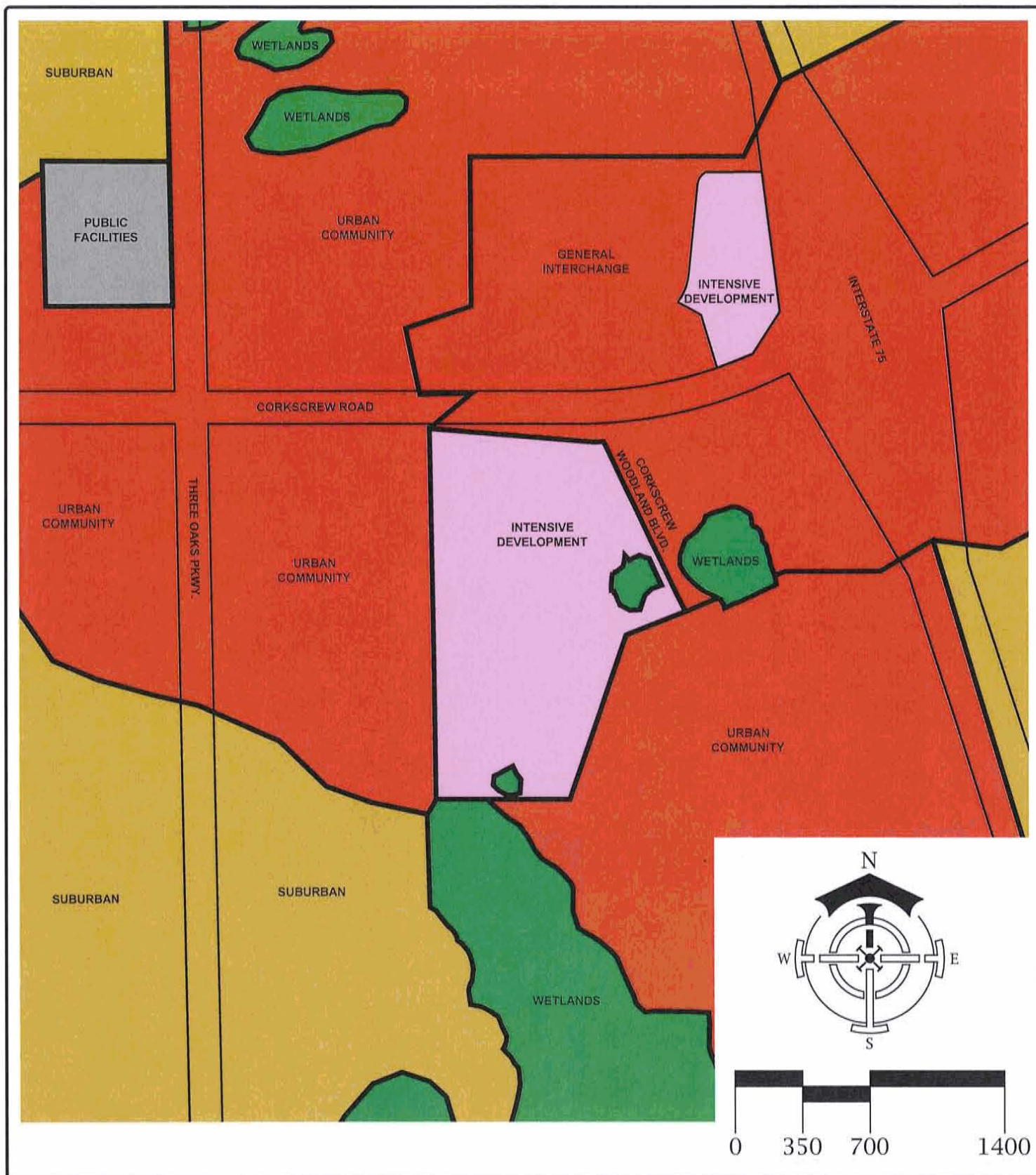
Project Number:	21315
Part of Section(s):	35
Township:	46 S Range: 25 E
County, State:	LEE COUNTY, FL

Sheet Number:

1

Exhibit A.3

Proposed Future Land Use Map



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:

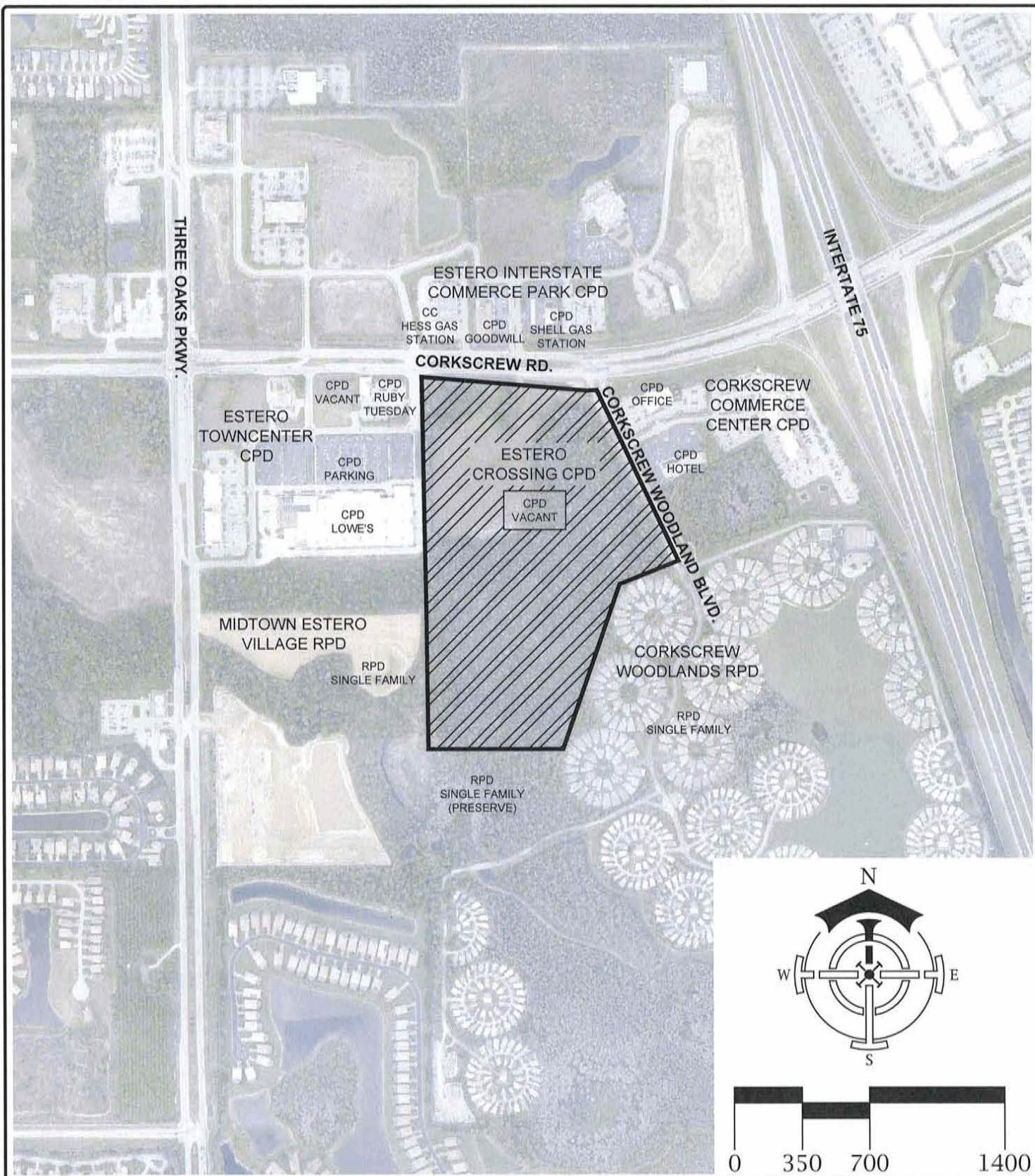
ESTERO CROSSING

**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



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

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

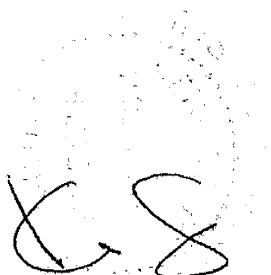
Exhibit A.6

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.

 3/9/15

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: 03/08/15

DRAWN BY: KAS

Exhibit A.7

Property Deed

DELISI FITZGERALD, INC.

Planning – Engineering – Project Management

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:

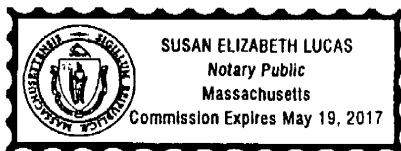
WITNESS:

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

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]



JTAD ESTERO LLC, a Massachusetts limited liability company

By:

David J. Mallen
David J. Mallen, Manager

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:

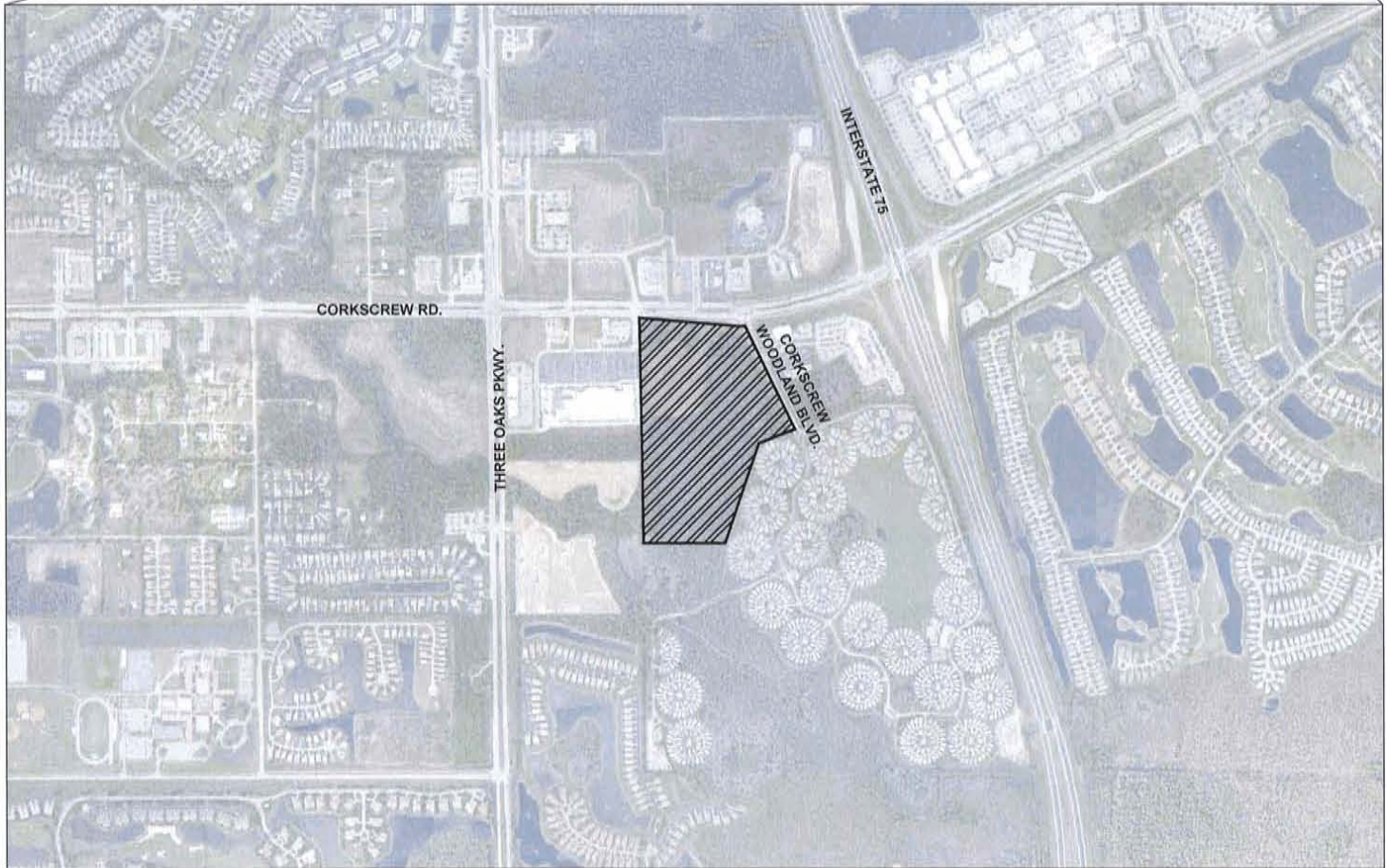
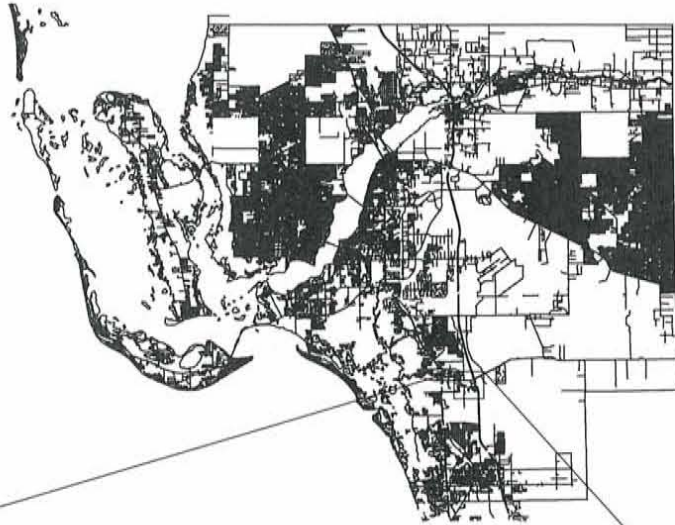
STARTING AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E ½) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 35; THENCE N00°44'07"W ALONG THE WEST LINE OF SAID FRACTION FOR 1926.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N00°44'07"W ALONG SAID WEST LINE FOR 710.00 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



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

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

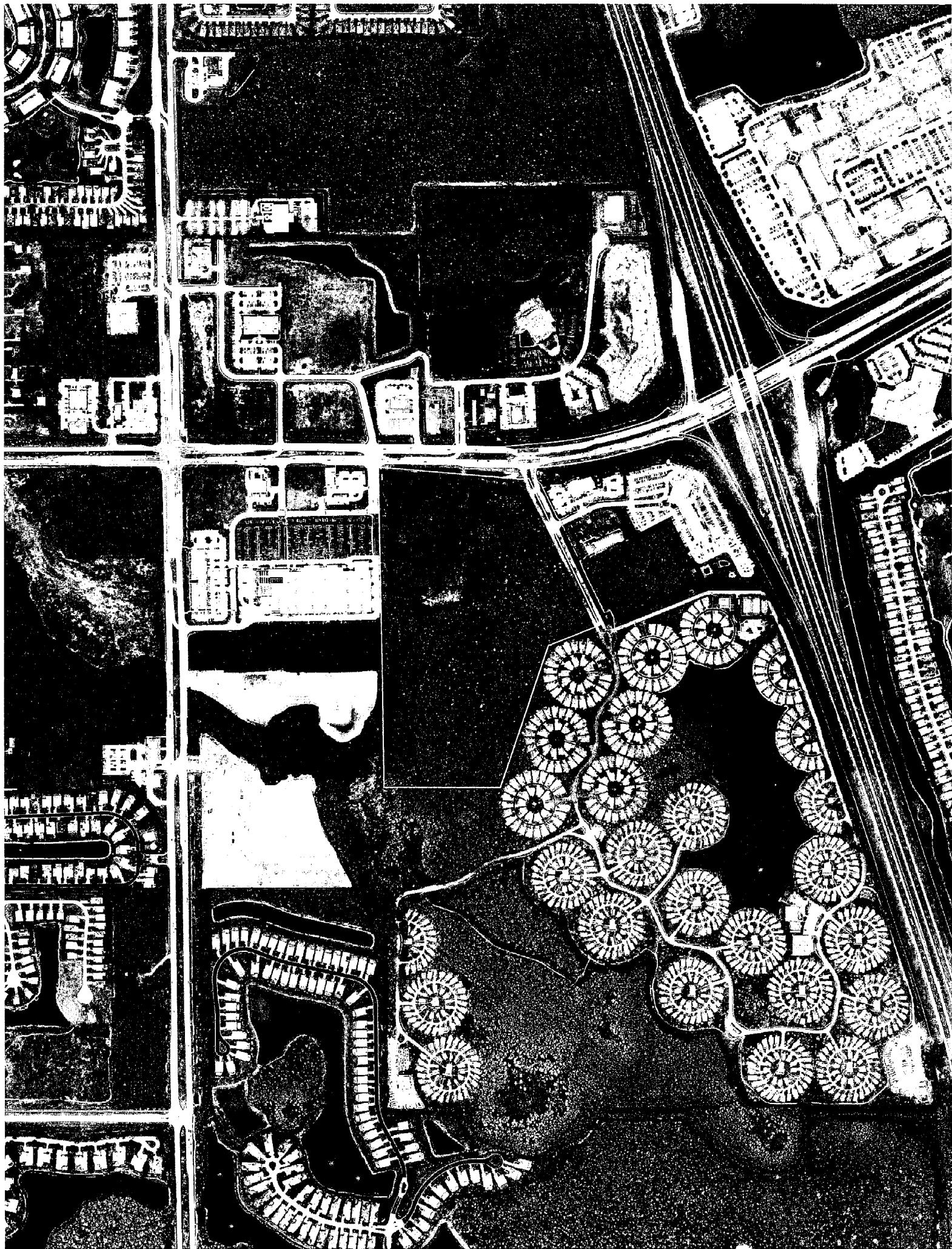


Exhibit B.1

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.

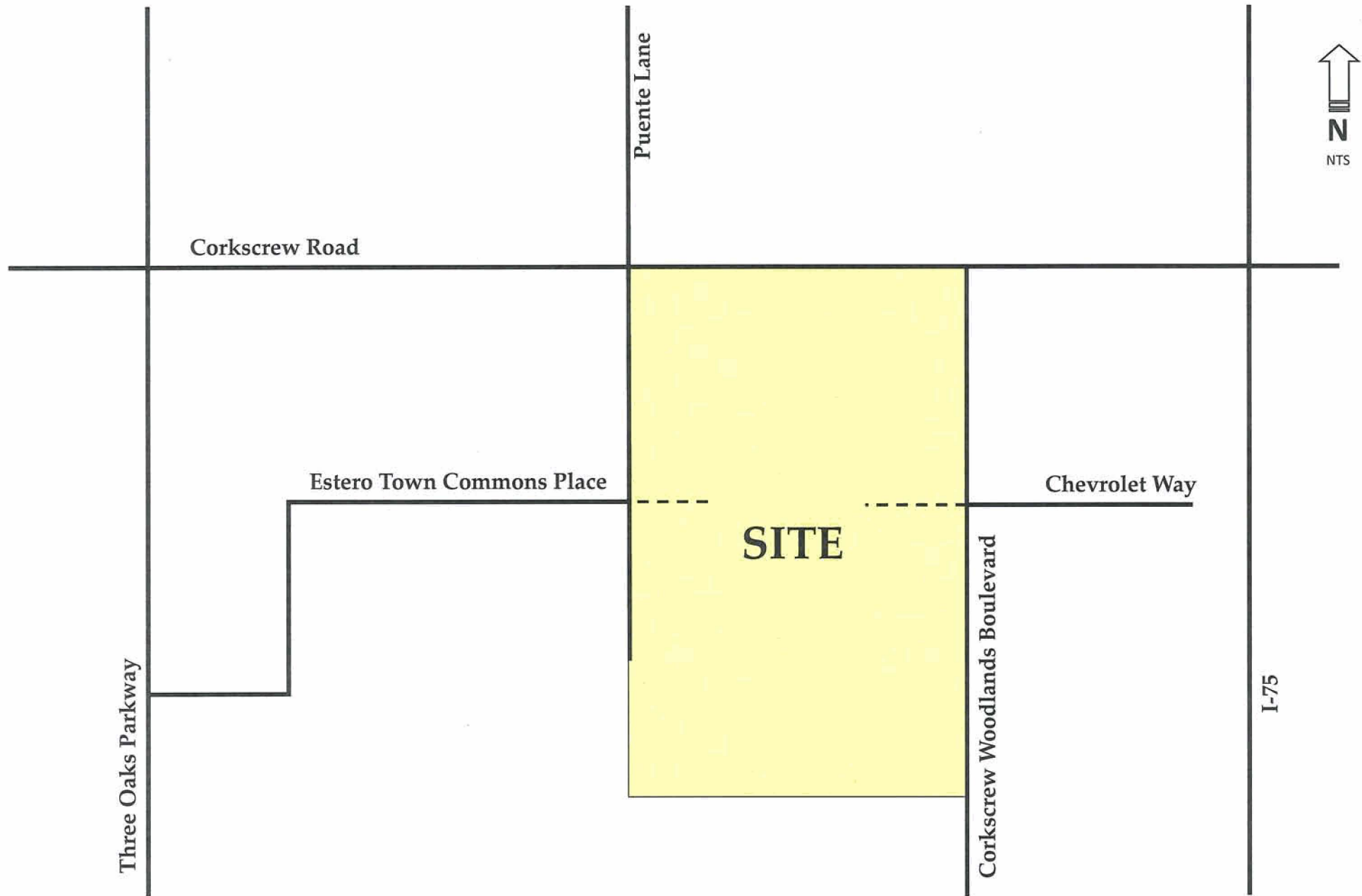


Figure 1
Site Location Map
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY
Estero, Florida



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.

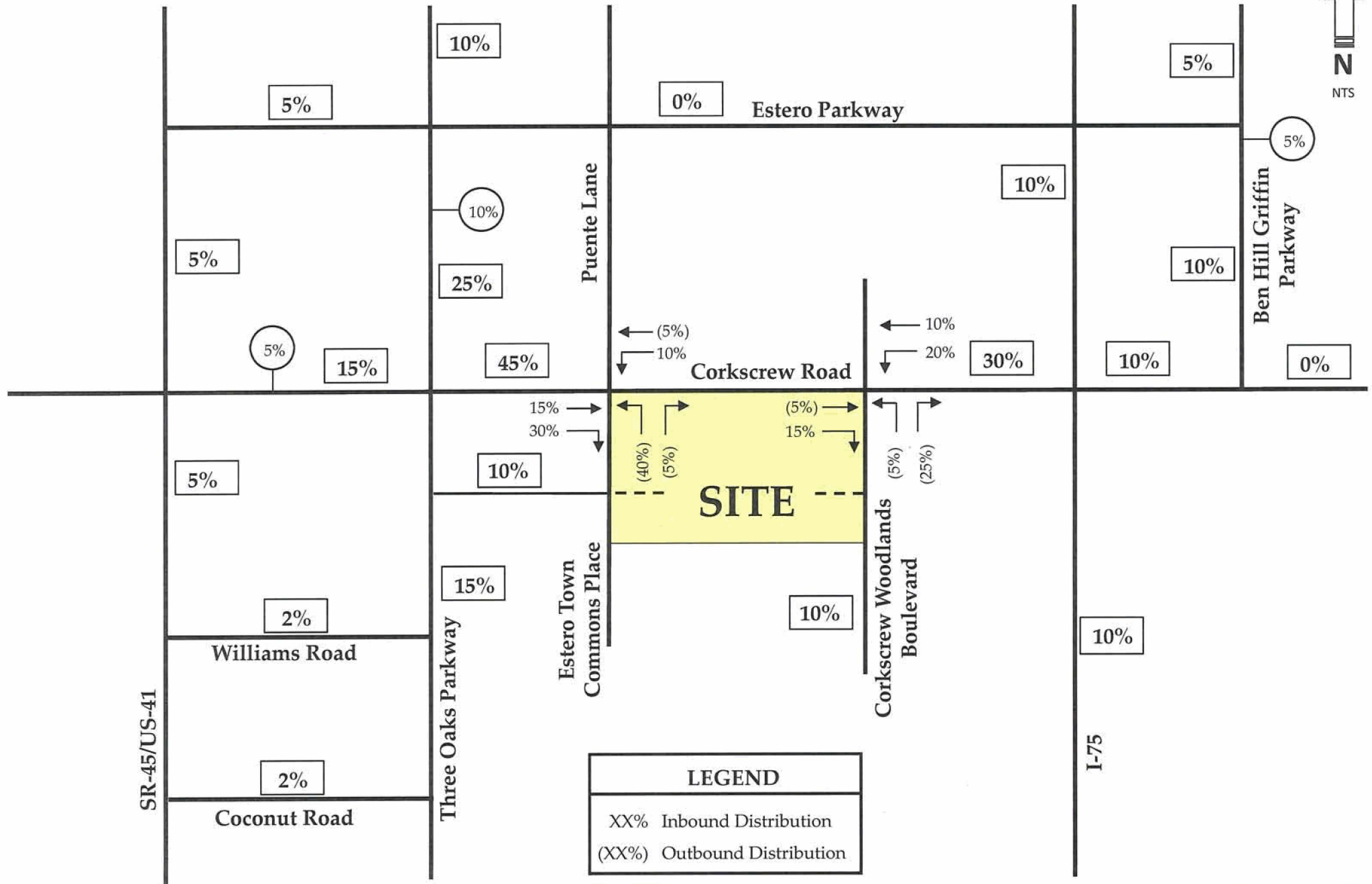


Figure 2
Project Distribution
ESTERO CROSSING COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY
Estero, Florida



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.

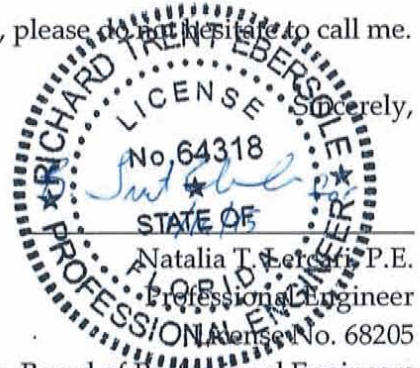


CONCLUSION

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.

Sincerely,



Natalia T. Leers, P.E.
Professional Engineer
License No. 68205

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	$\ln(T) = 0.82 \ln(X) + 0.32$	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	$\text{Ln}(T) = 0.9 \text{ Ln}(X) + 1.53$	28%	72%	92	238	330	0	0	0	0%	92	238	330
Medical-Dental Office Building	720	115,000 SF	$\text{Ln}(T) = 0.9 \text{ Ln}(X) + 1.53$	28%	72%	92	238	330	0	0	0	0%	92	238	330
Medical-Dental Office Building	720	115,000 SF	$\text{Ln}(T) = 0.9 \text{ Ln}(X) + 1.53$	28%	72%	92	238	330	0	0	0	0%	92	238	330
Medical-Dental Office Building	720	110,638 SF	$\text{Ln}(T) = 0.9 \text{ Ln}(X) + 1.53$	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)

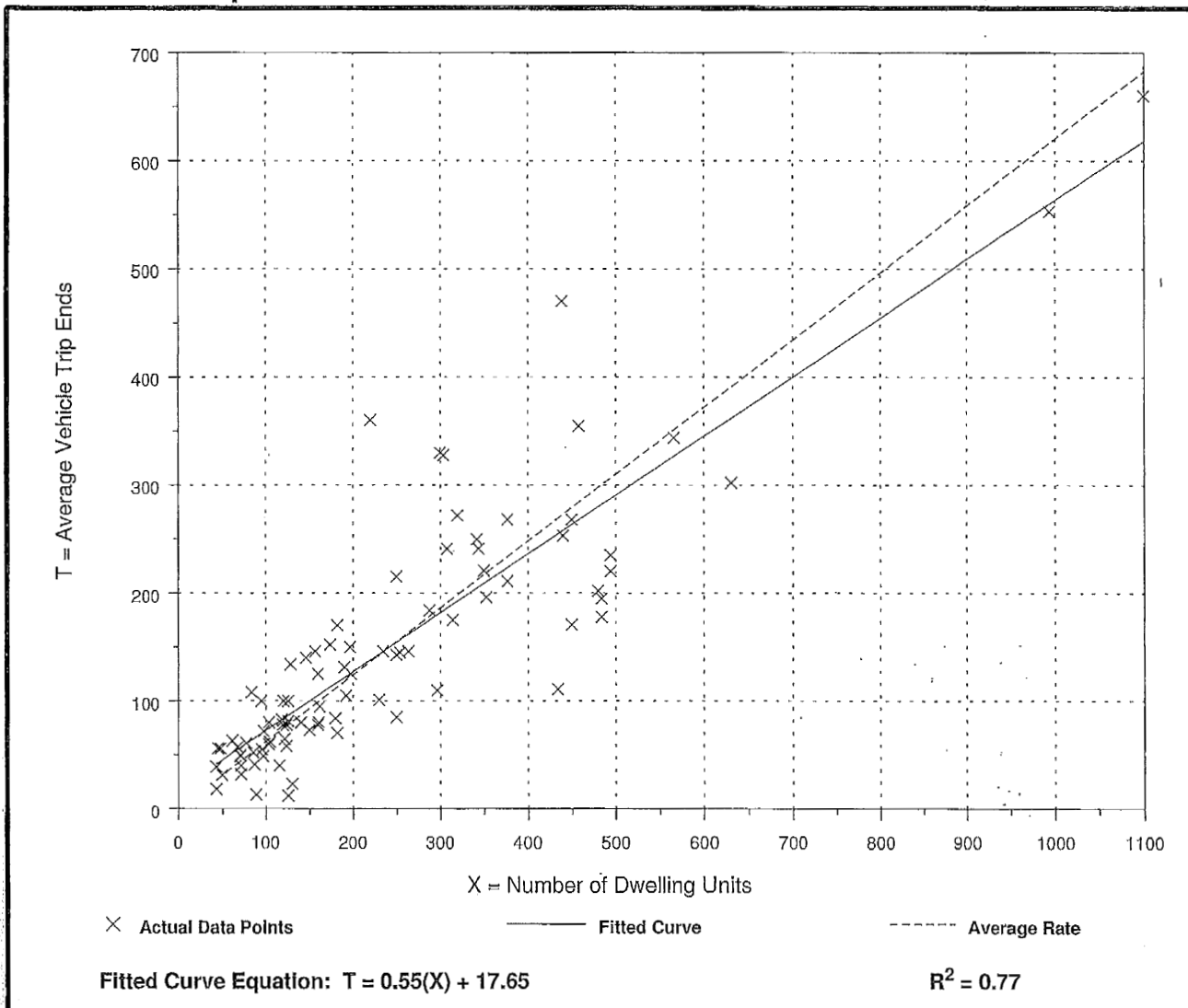
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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)

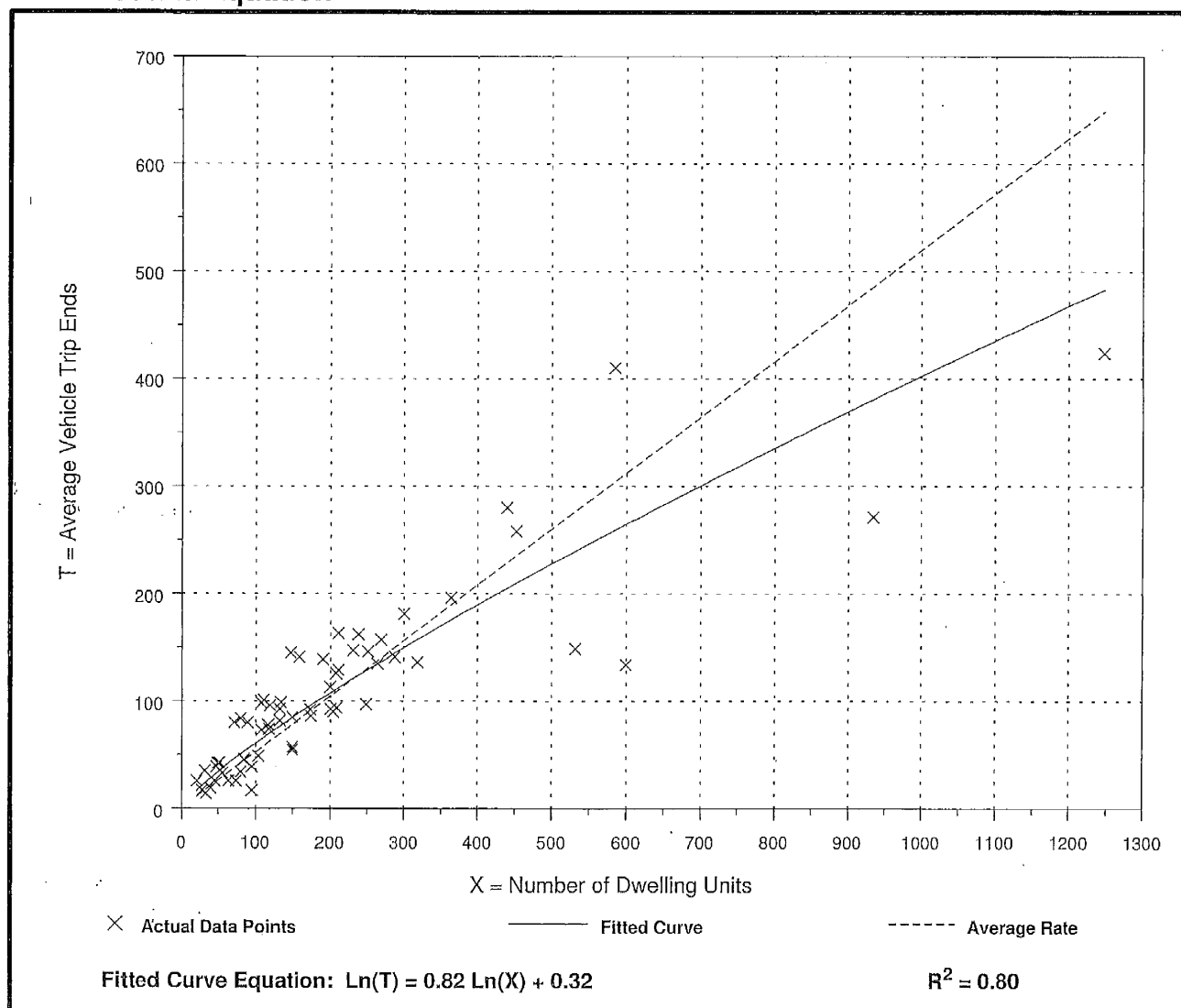
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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

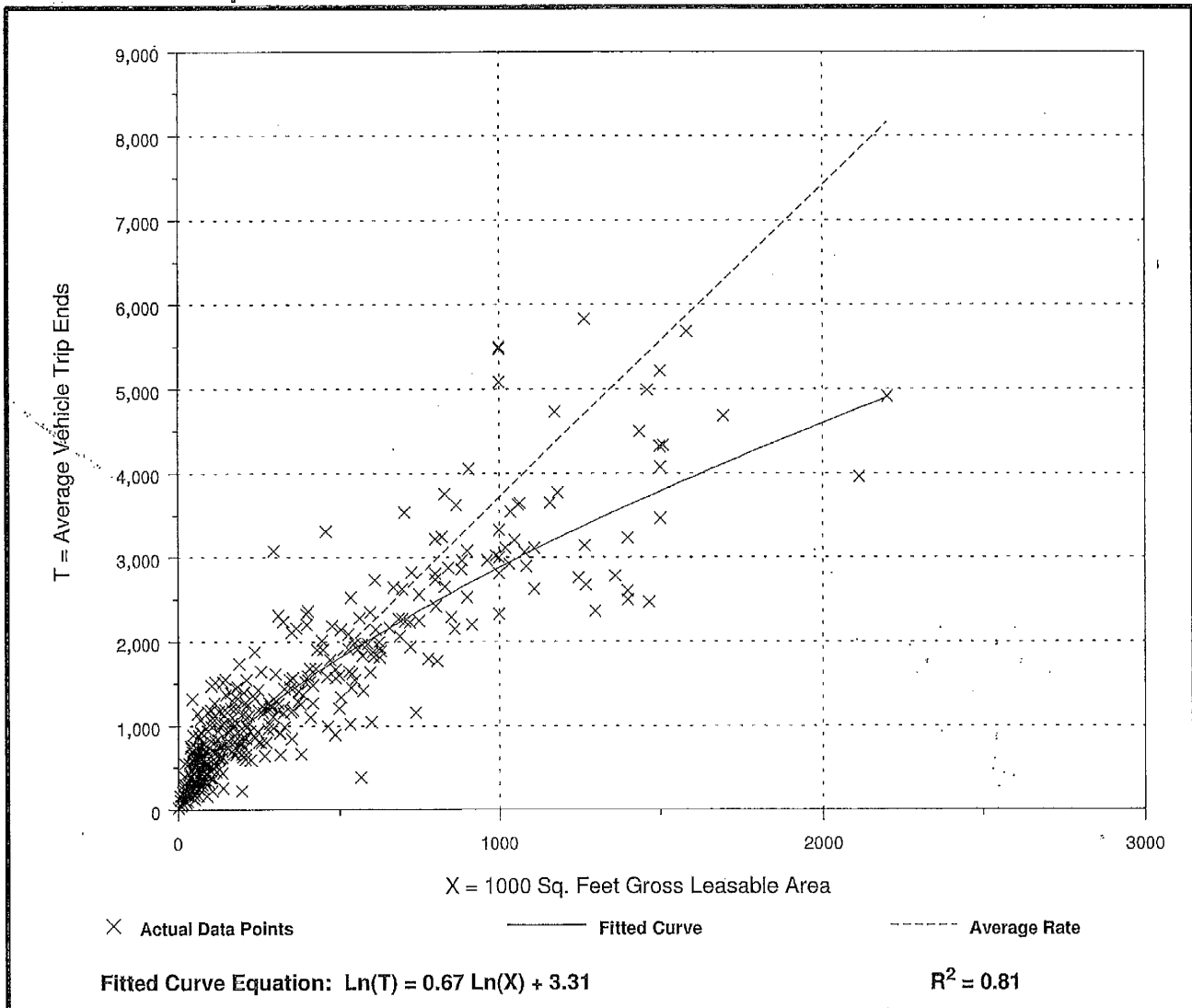


Table 5.6 (Cont'd)
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period

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)

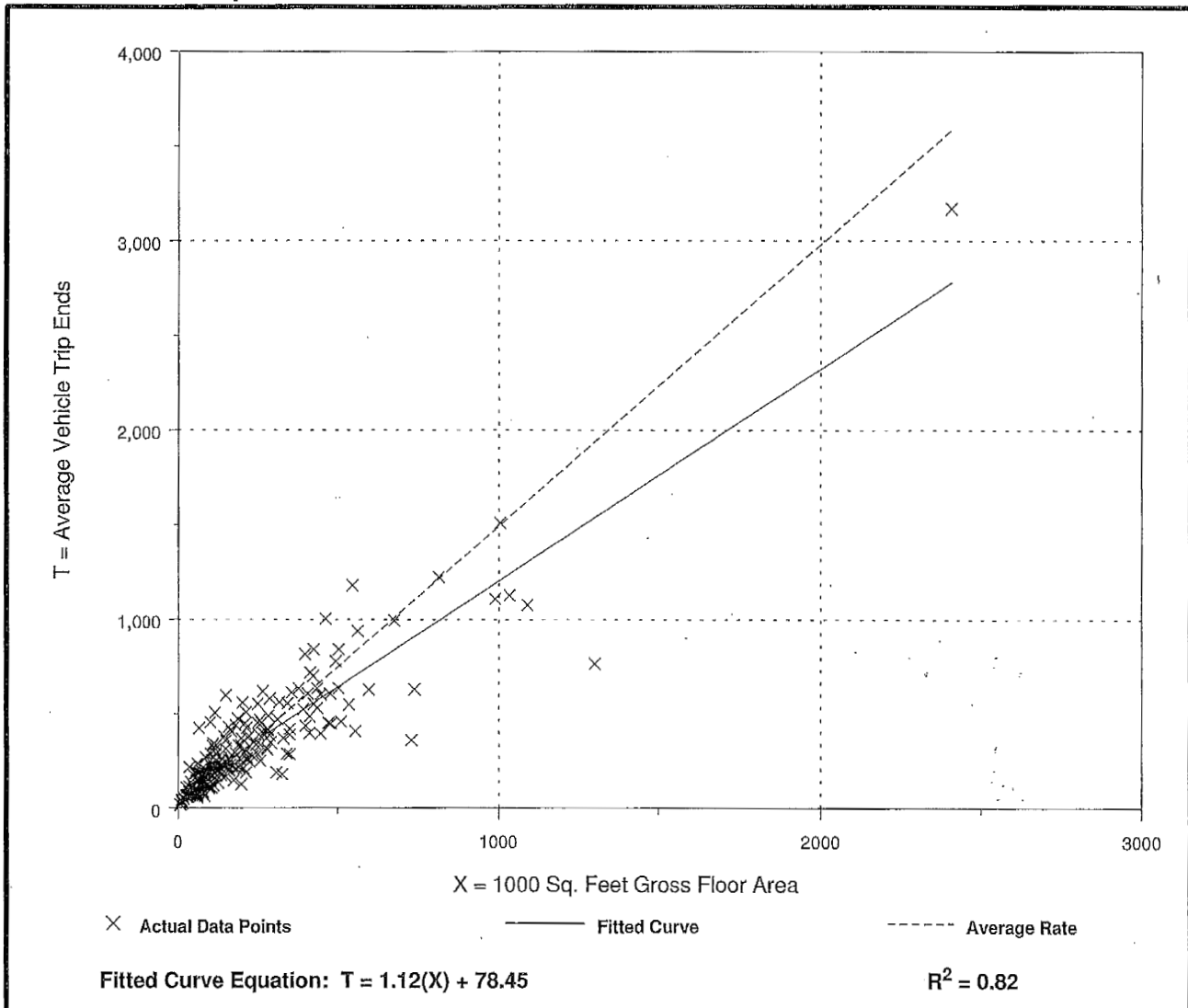
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour

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)

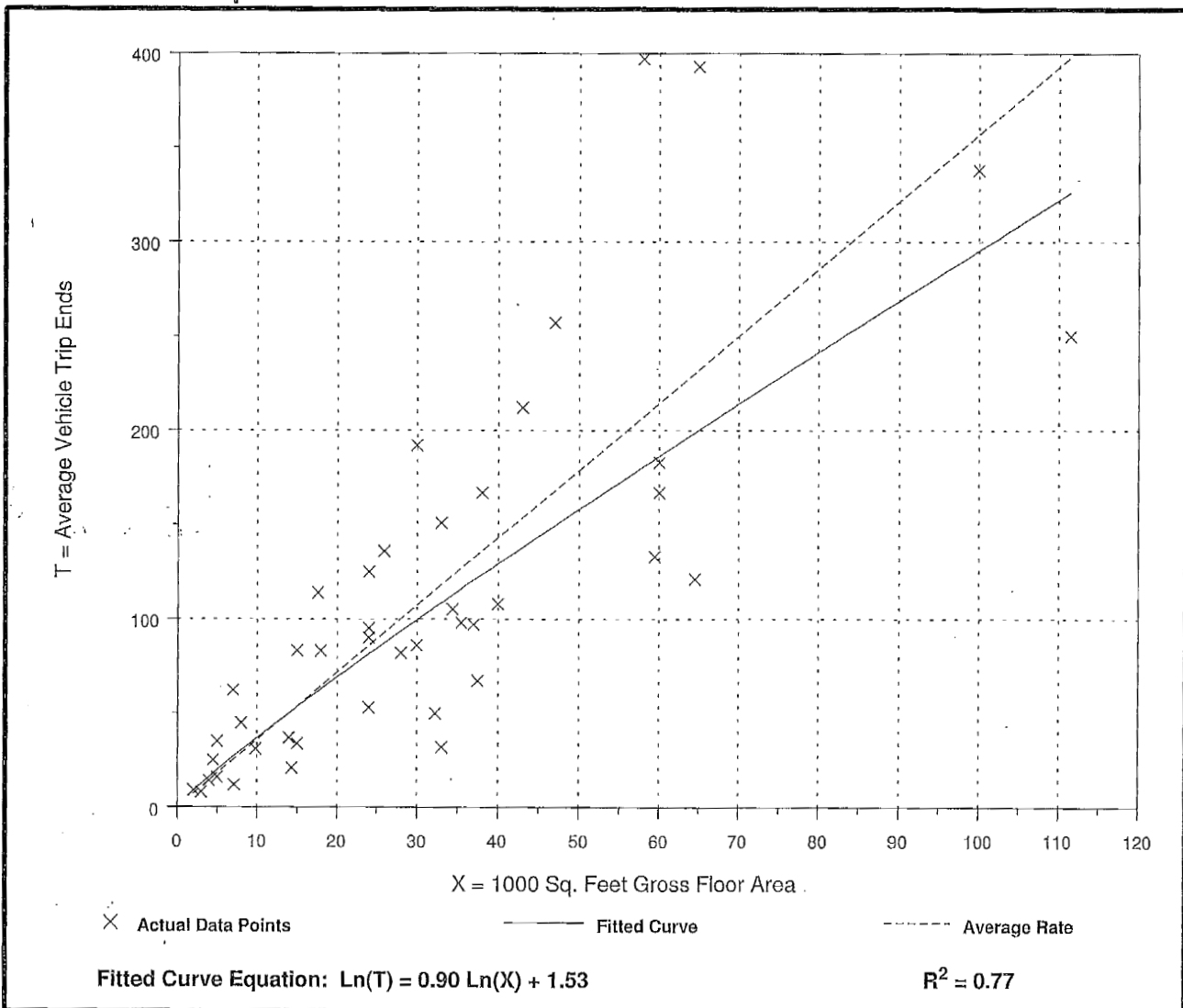
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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

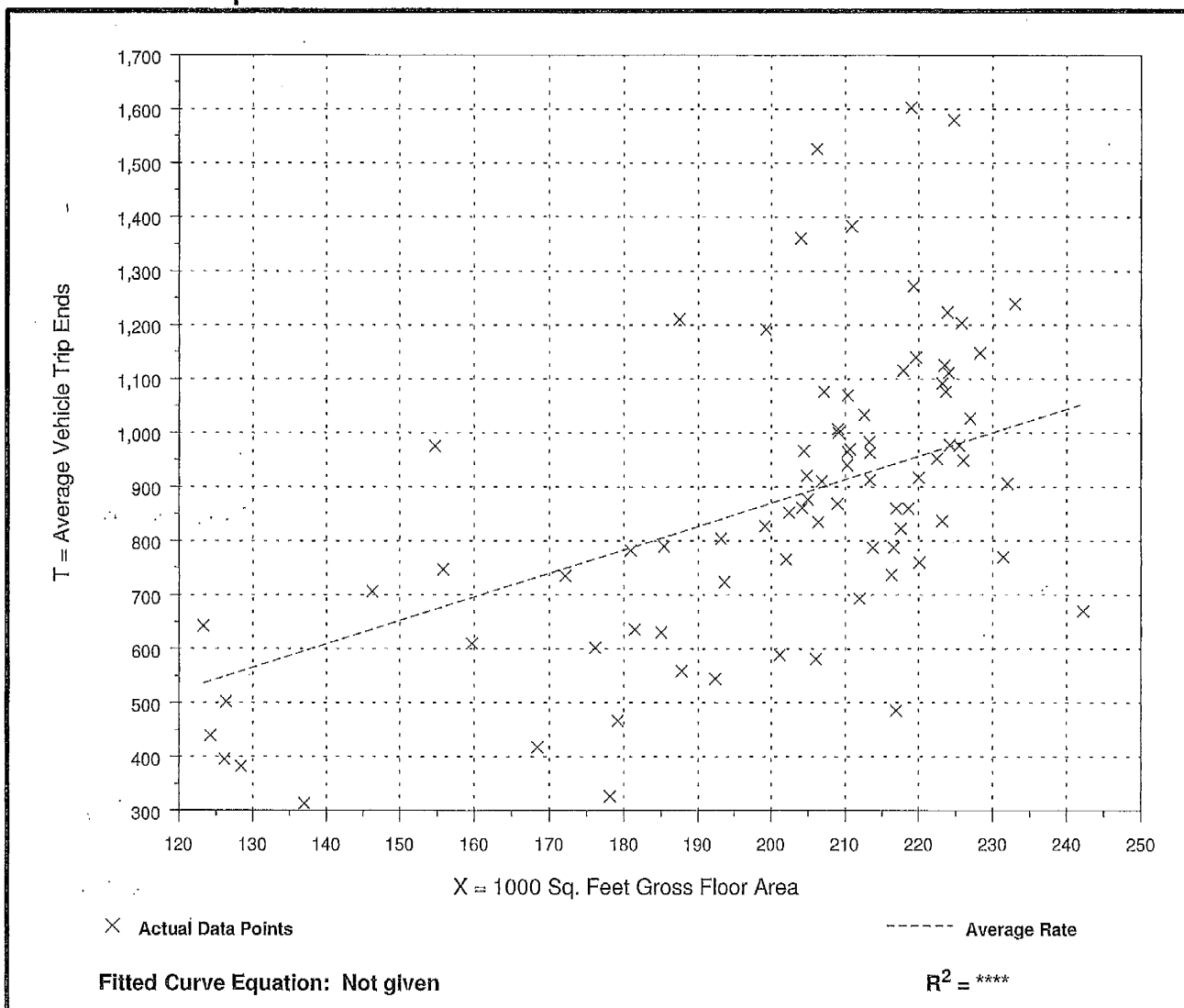


Table 5.2
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period
Land Use 813—Free-Standing Discount Superstore

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

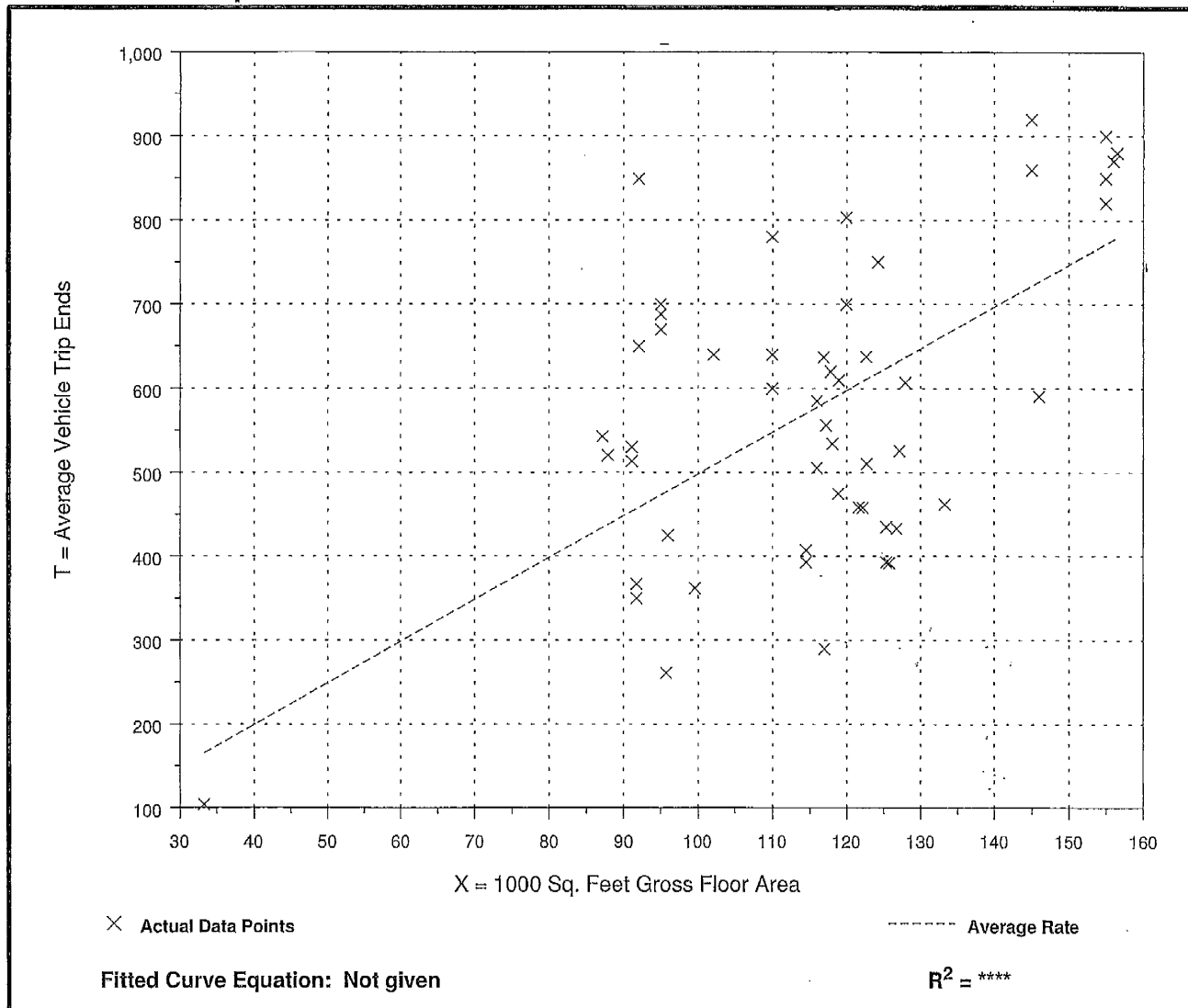


Table 5.3
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period
Land Use 815—Free-Standing Discount Store

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

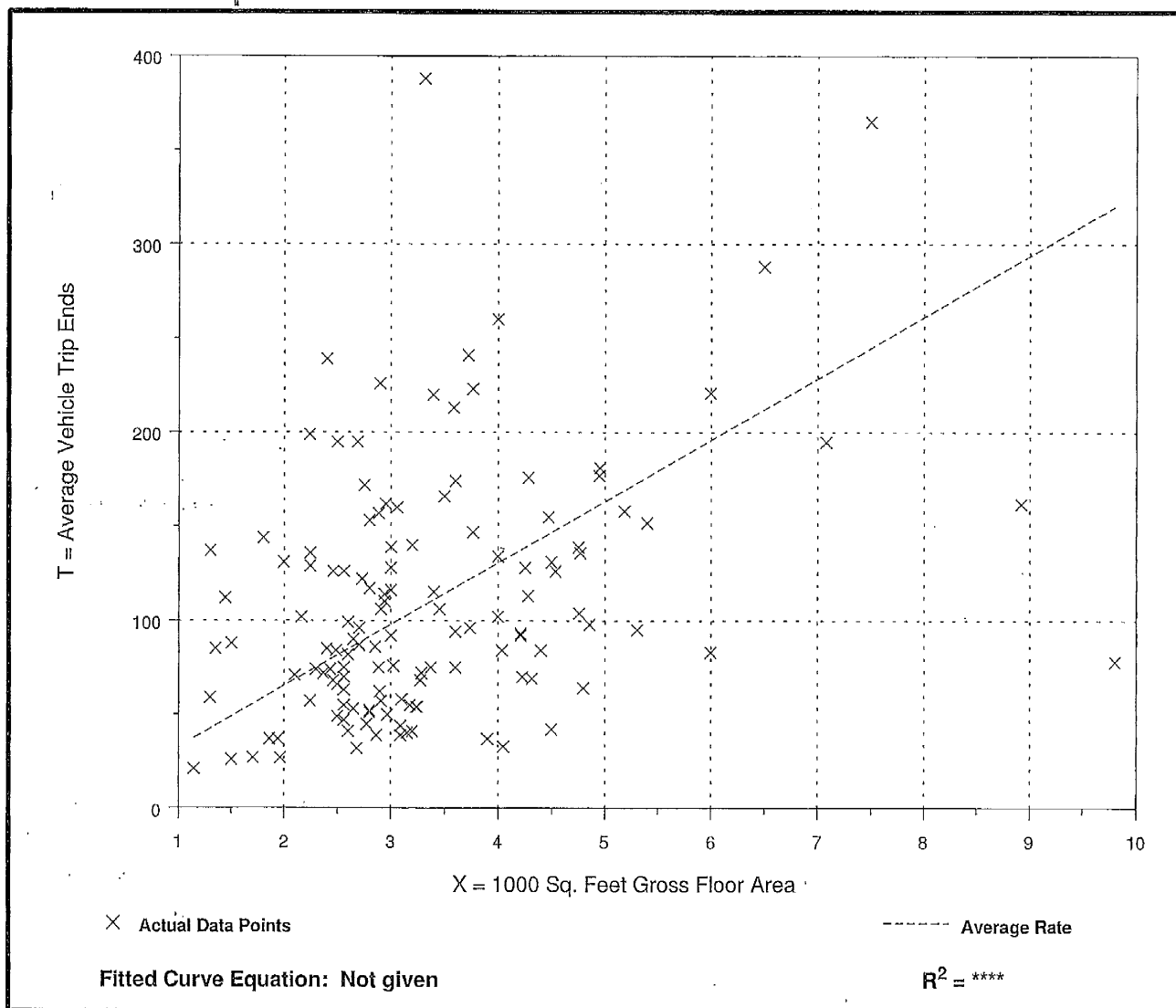


Table 5.24
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period

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)

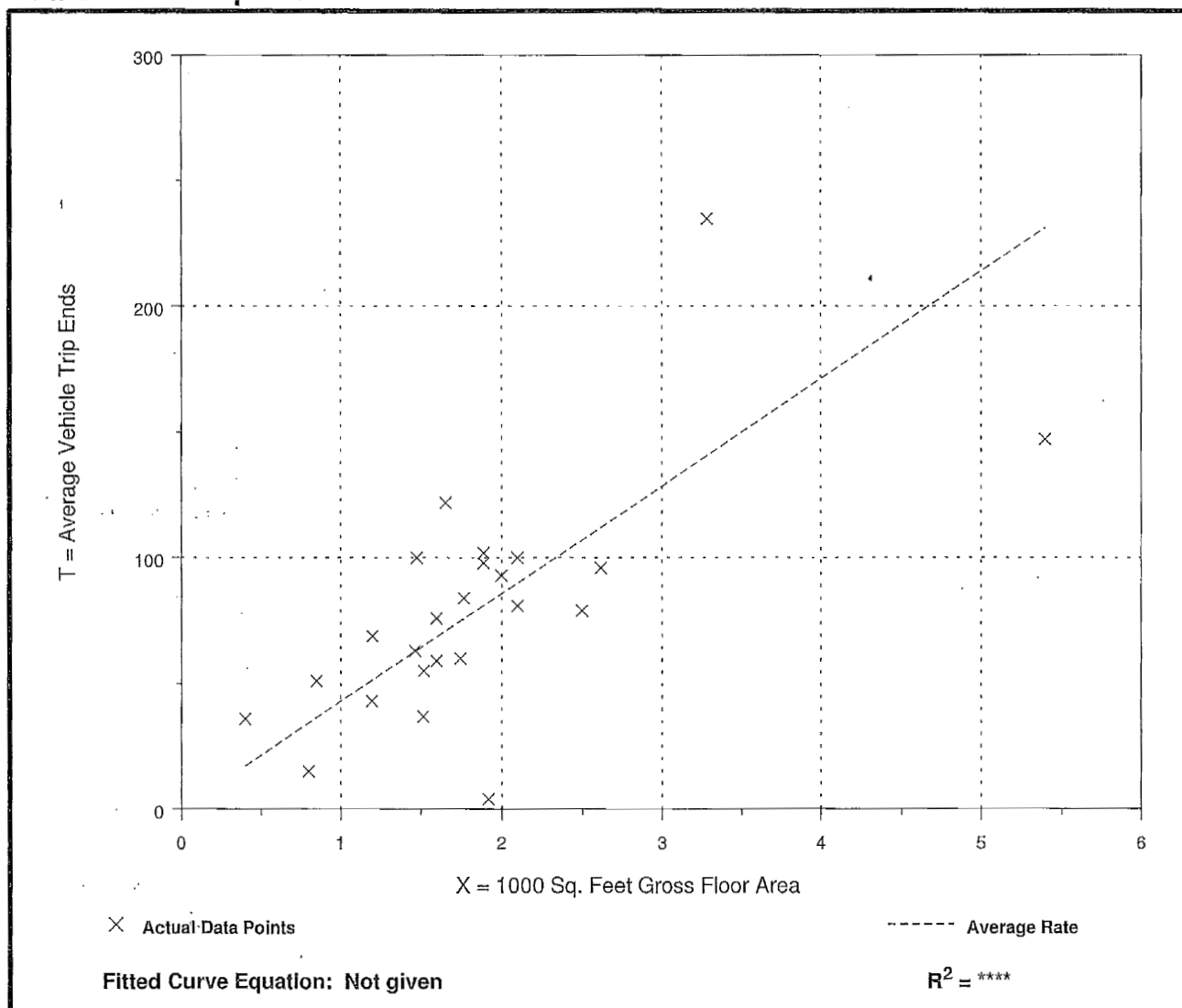
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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 AADT = 15,783

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	*	*	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 Peak			07:00	07:00	11:00	07:00	11:00	07:00							11:00	07:00
Vol.			353	955	379	978	396	926							375	953
PM Peak			17:00	13:00	17:00	13:00	17:00	13:00							17:00	13:00
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
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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

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

I = 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

STREET	LOCATION	Station #	M A P	Daily Traffic Volume (AADT)										S	Area
				2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
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

STREET	LOCATION	Station #	M A P	Daily Traffic Volume (AADT)										2013	2014	Area
				2004	2005	2006	2007	2008	2009	2010	2011	2012	2013			
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			
CHIQUEITA 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)										2014	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

Daily Traffic Volume (AADT)															
STREET	LOCATION	Station #	M A P	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Area
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)										CS #	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 UNINIVERSITY 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
SUNRISE BLVD	N OF MATTHEWS RD	74											18100		
	S OF COLONIAL BLVD	411	B	25400	23600	23800	23100	20600	16700	16800				14	3
	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)										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

				Daily Traffic Volume (AADT)													
STREET	LOCATION	Station #	M A P	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Area		
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
BOYSCOUT RD	SUMMERLIN RD	CLAYTON CT	1	0.3	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
CYPRESS LAKE DR	ALICO RD	COUNTY LINE	3	10.4	2LN	140	380	630	840	1,060	280	750	1,240	1,650	2,080
	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
ESTERO PKWY	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
	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	LELAND HEIGHTS	3	5.6	2LN	140	350	580	790	990	270	680	1,120	1,520	1,910
	LELAND 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
	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
JOEL BLVD	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
	16TH ST	SR 80	3	3.1	2LN	140	350	580	790	990	270	680	1,120	1,520	1,910
LEE BLVD	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	LELAND HEIGHTS	3	1.3	2LN	0	190	860	1,060	1,060	0	320	1,440	1,780	1,780
LELAND 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
SUNSHINE BLVD	BOY SCOUT	COLONIAL BLVD	1	1.1	4LD	0	0	0	1,170	1,760	0	0	0	1,890	2,850
	SR 82	LEE BLVD	3	3.6	2LN	170	360	600	820	1,030	290	600	1,000	1,370	1,720
THREE OAKS PKWY	LEE BLVD	W 12TH ST	3	3.2	2LN	170	360	600	820	1,030	290	600	1,000	1,370	1,720
	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
TREELINE AVE	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
	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
US 41	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
	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
Note: the service volumes for I-75 (freeway) should be from FDOT's most current version of LOS Handbook.						

* WILLIAMS ROAD

* COCONUT ROAD

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 75 residential units with an unrestricted commercial Floor Area Ratio (FAR). The proposed change to Intensive Development, would allow a maximum 576 residential units if the entire site were developed as residential. To assess any water and sewer infrastructure impacts, the maximum demand under the existing FLUC will be compared to the maximum demand under the proposed FLUC. Because the allowed number of residential units under the existing FLUC is relatively low and the commercial density is unrestricted, a non-residential use would yield the maximum water and sewer demands. Under the proposed FLUC, the demand based on the maximum residential density exceeds that of the non-residential scenario; therefore the residential scenario is utilized. The scenario analysis is attached; the maximum demands are summarized below:

Existing Water Demands (Scenario: Non-Residential)					
Units	Summary	Average Daily Flow per Unit (GPD)	Average Daily Flow (GPD)	Peak Factor	Peak Flow (GPM)
467,943 SF	Commercial (FLUC: Urban Community/General Interchange/Wetland)	.15	70,191	2.50	122
Maximum Demand (Existing)					122
Proposed Water Demands (Scenario: Maximum Residential)					
Units	Summary	Average Daily Flow per Unit (GPD)	Average Daily Flow (GPD)	Peak Factor	Peak Flow (GPM)
576	Multi-Family (FLUC: Intensive Development)	250	144,187	2.50	250
Maximum Demand (Proposed)					250

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' is 144,187 GPD (0.14 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 is 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. Based on the requested change, a net increase residential use, up to 501 units, could be realized. A Letter of Availability from the School District of Lee County showing adequate seats to support the proposed project is enclosed (Exhibit B.3). Note that while the FLUC change would allow for a net increase of up to 501 residential units, this project is the subject of a concurrent zoning application for a lower residential intensity. The School District has provided a letter of availability which supports the number of units requested in the concurrent zoning application.

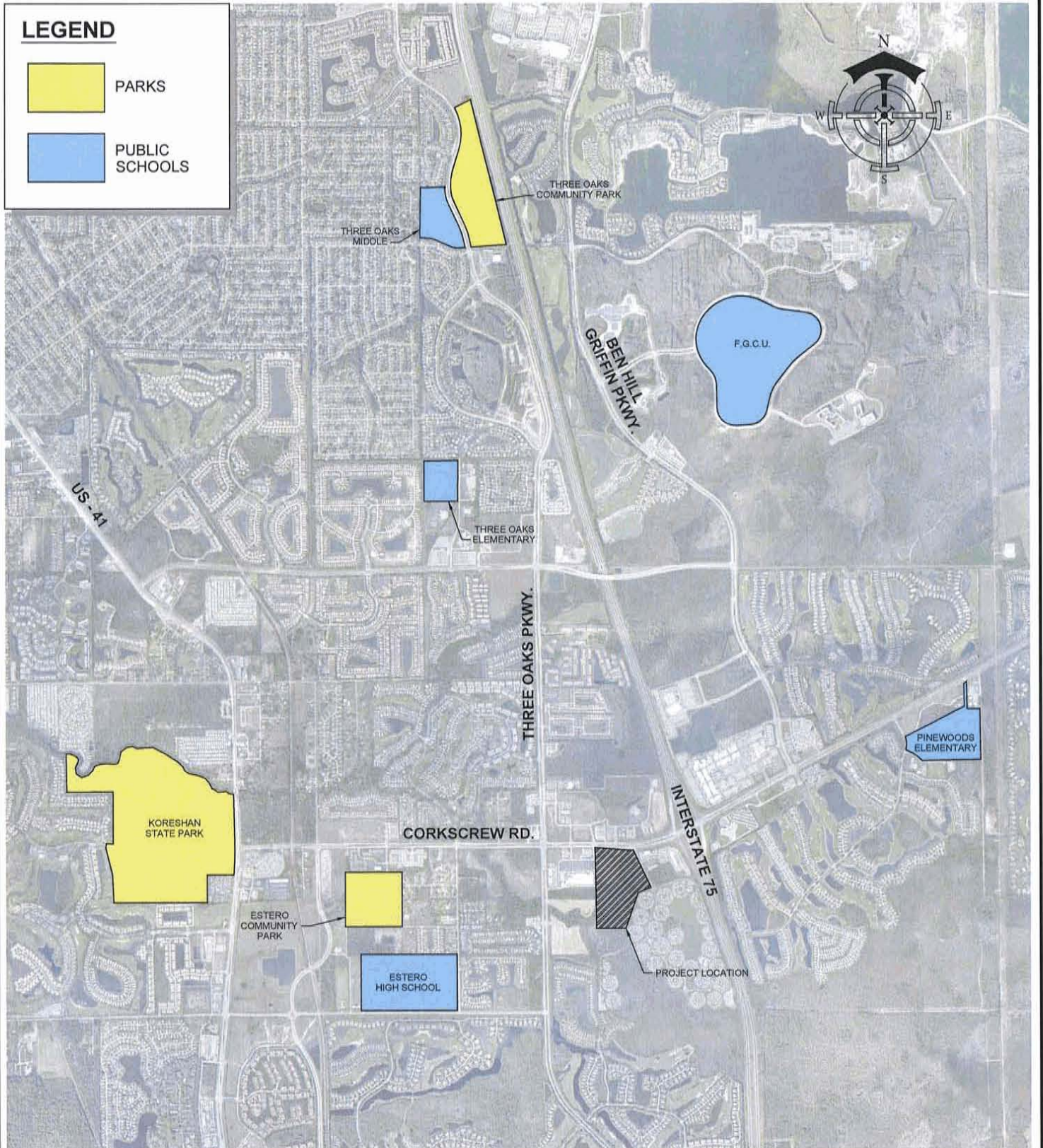
LEGEND



PARKS



PUBLIC
SCHOOLS



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

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

EXISTING FUTURE LAND USE (RESIDENTIAL SCENARIO)		WATER & SEWER DEMANDS	
FLUC	UNITS	W/S USAGE (GPD/UNIT)	W/S DEMAND (GPD)
URBAN COMMUNITY	75.4	250	18,855
GENERAL INTERCHANGE	0.0	250	-
WETLAND	0.2	250	40
TOTAL	75	TOTAL	18,895

EXISTING FUTURE LAND USE (NON-RESIDENTIAL SCENARIO)		WATER & SEWER DEMANDS	
FLUC	INTENSITY (SF)	W/S USAGE (GPD/SF)	W/S DEMAND (GPD)
URBAN COMMUNITY	136,887	0.15	20,533
GENERAL INTERCHANGE	296,099	0.15	44,415
WETLAND	34,957	0.15	5,244
TOTAL (NON-RESIDENTIAL)	467,943	TOTAL	70,191

PROPOSED FUTURE LAND USE (MAXIMUM RESIDENTIAL SCENARIO)		WATER & SEWER DEMANDS	
FLUC	UNITS	W/S USAGE (GPD/UNIT)	W/S DEMAND (GPD)
INTENSIVE-UPLAND	556.6	250	139,160
INTENSIVE-IMPACTED WETLAND	0.1	250	22
INTENSIVE-PRESERVED WETLAND	20.0	250	5,005
TOTAL	576	TOTAL	144,187

PROPOSED FUTURE LAND USE (MIXED USE SCENARIO)		WATER & SEWER DEMANDS	
RESIDENTIAL			
FLUC	UNITS	W/S USAGE (GPD/UNIT)	W/S DEMAND (GPD)
INTENSIVE-UPLAND	450.9	250	112,735
INTENSIVE-IMPACTED WETLAND	0.1	250	21
INTENSIVE-PRESERVED WETLAND	20.0	250	5,005
TOTAL (RESIDENTIAL)	471.0	SUB-TOTAL	117,760
NON-RESIDENTIAL			
FLUC	INTENSITY (SF)	W/S USAGE (GPD/SF)	W/S DEMAND (GPD)
INTENSIVE-UPLAND	82,220	0.15	12,333
INTENSIVE-IMPACTED WETLAND	1,198	0.15	180
INTENSIVE-PRESERVED WETLAND	-	0.15	-
TOTAL (NON-RESIDENTIAL)	83,417	SUB-TOTAL	12,512
		TOTAL	130,272

PROPOSED FUTURE LAND USE (NON-RESIDENTIAL SCENARIO)		WATER & SEWER DEMANDS	
FLUC	INTENSITY (SF)	W/S USAGE (GPD/SF)	W/S DEMAND (GPD)
INTENSIVE-UPLAND	432,986	0.15	64,948
INTENSIVE-IMPACTED WETLAND	19,384	0.15	2,908
INTENSIVE-PRESERVED WETLAND	15,573	0.15	2,336
TOTAL (NON-RESIDENTIAL)	467,943	TOTAL	70,191

NET INCREASE IN WATER AND SEWER DEMAND (GPD) =	73,996
---	---------------

Exhibit B.3

Letters of Availability

DELISI FITZGERALD, INC.

Planning – Engineering – Project Management



John E. Manning
District One

November 17, 2014

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

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

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.

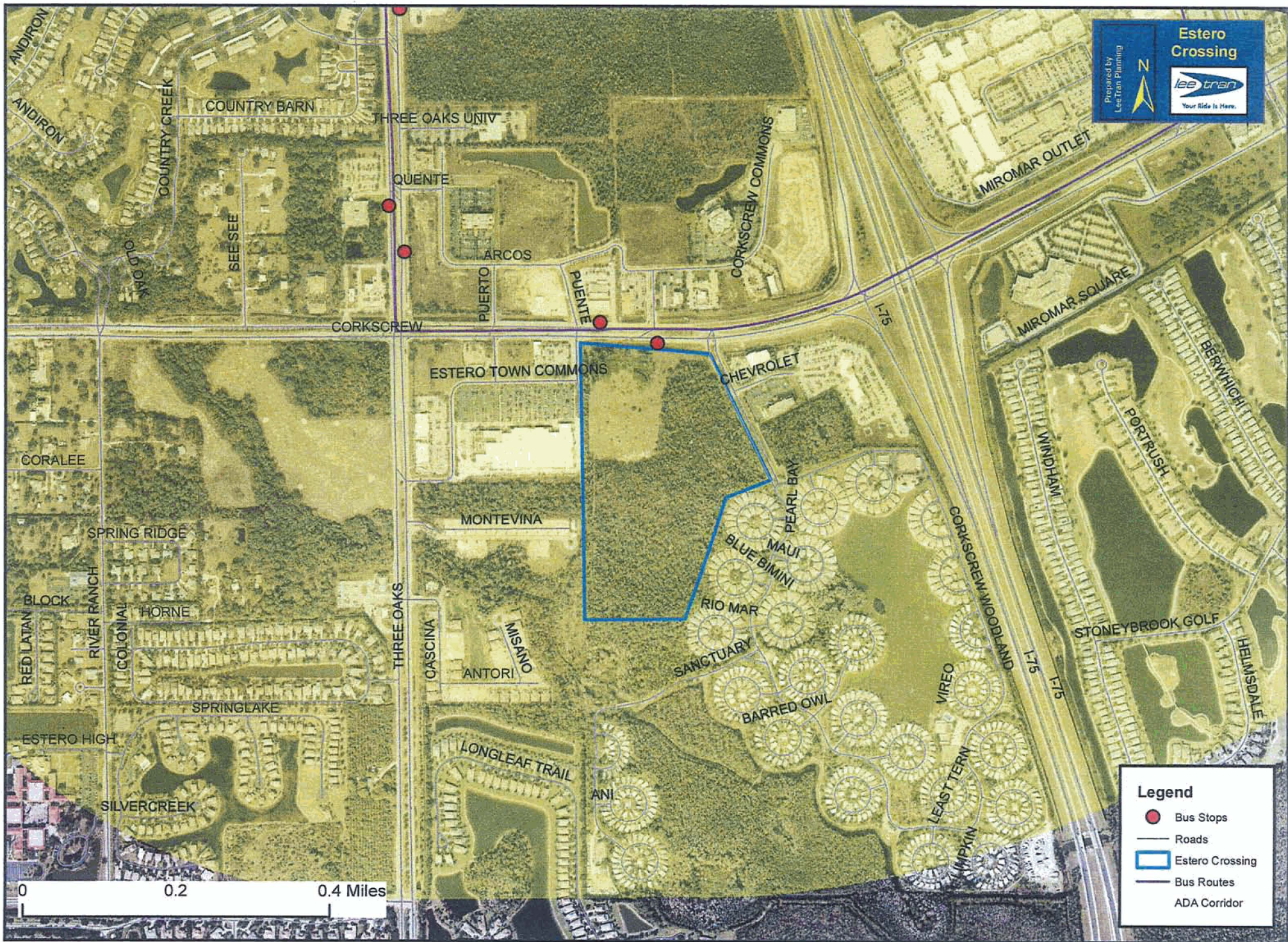
If you have any questions or require further information, please feel free to contact me at (239) 533-0319 or at ABielawska@leegov.com.

Sincerely,



Anna Bielawska
Planner
Lee County Transit

CC: Copy to File



**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



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

November 19, 2014

Cecil L. Pendergrass
District Two

Ms. Kristina Johnson, P.E.

Larry Kiker
District Three

DeLisi Fitzgerald, Inc.

Brian Hamman
District Four

1605 Hendry Street

Frank Mann
District Five

Fort Myers, FL 33901

Roger Desjarlais
County Manager

SUBJECT: Estero Crossing – Letter of Availability

Richard Wm. Wesch
County Attorney

Dear Ms. Johnson:

Donna Marie Collins
Hearing Examiner

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

January 27, 2015

Brandon Dunn, Senior Planner
Lee County Division of Planning
1500 Monroe Street
Fort Myers, Florida 33902-0398

RE: Estero Crossing MPD
CPA2015-00002

Dear Mr. Dunn;

This letter is in response to your request dated January 21, 2015 for the Estero Crossing MPD 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 455 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 41 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacities for elementary and middle seats are not an issue within the Concurrency Service Area (CSA). For high school, the development adds to the projected deficit within the CSA, however, there are sufficient seats available to serve the need within the contiguous CSA.

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 MPD/CPA2015-00002
OWNER/AGENT JTAD Estero LLC
ITEM DESCRIPTION various amendments; all impacts in South CSA, sub area S3

LOCATION South of Corkscrew Rd, West of I75
ACRES 43 acres
CURRENT FLU General Interchange (GI) & Urban Community (UC)
CURRENT ZONING Commercial Planned Development (CPD)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	455	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.046		20.93
Middle School	0.022		10.01
High School	0.023		10.47

Source: Lee County School District, January 27, 2015 letter

CSA SCHOOL NAME 2018/19

	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
South CSA, Elementary	12,413	10,768	1,645	21	1624	87%	
South CSA, Middle	5,621	5,325	296	10	286	95%	
South CSA, High	7,070	7,550	-480	10	-490	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

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,

Kathryn Rairden,
Major, Patrol Bureau



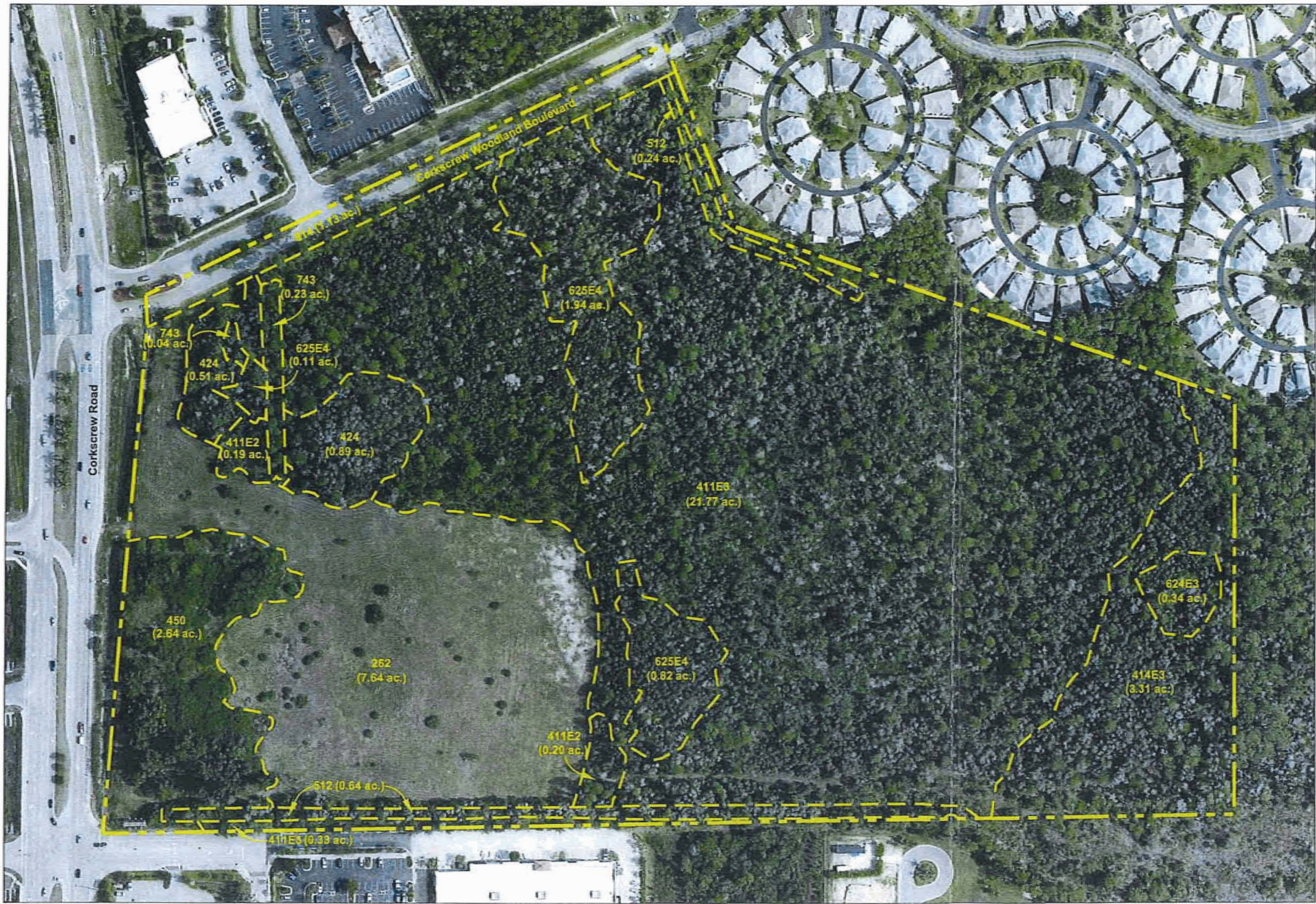
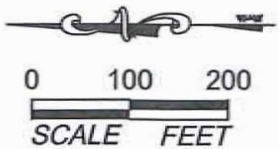
Exhibit C

Environmental Impacts

DELISI FITZGERALD, INC.

Planning – Engineering – Project Management

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.

PERMIT USE ONLY, NOT FOR CONSTRUCTION
December 02, 2014 3:29:48 p.m.
Drawing: STOCK12PLAN_WMD.DWG

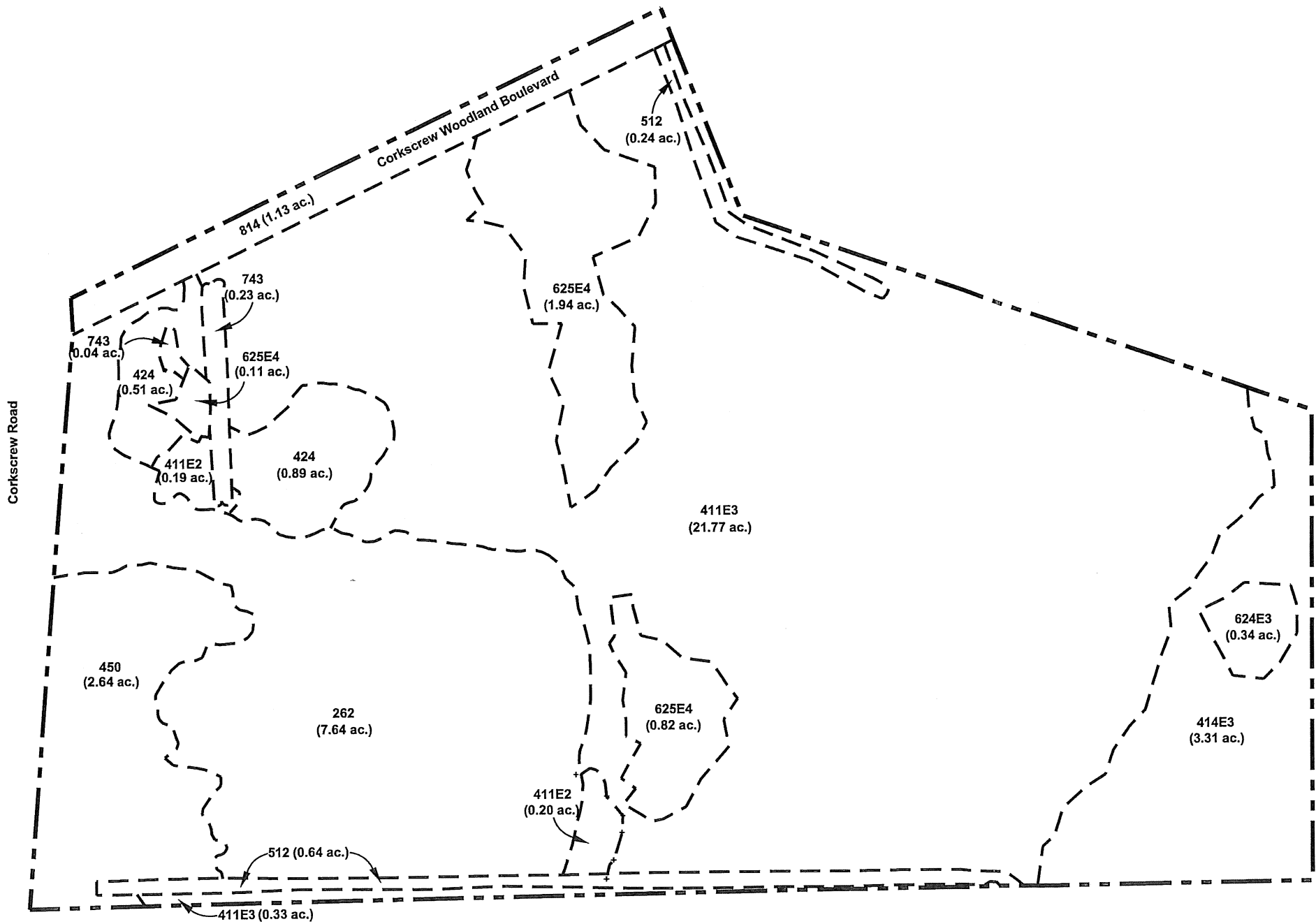
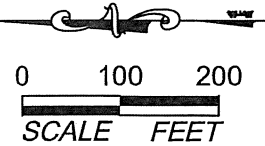
Vegetation Map

Estero Crossing

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



SECTION: 35
TOWNSHIP: 46 S
RANGE: 25 E



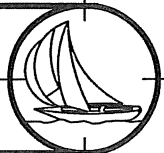
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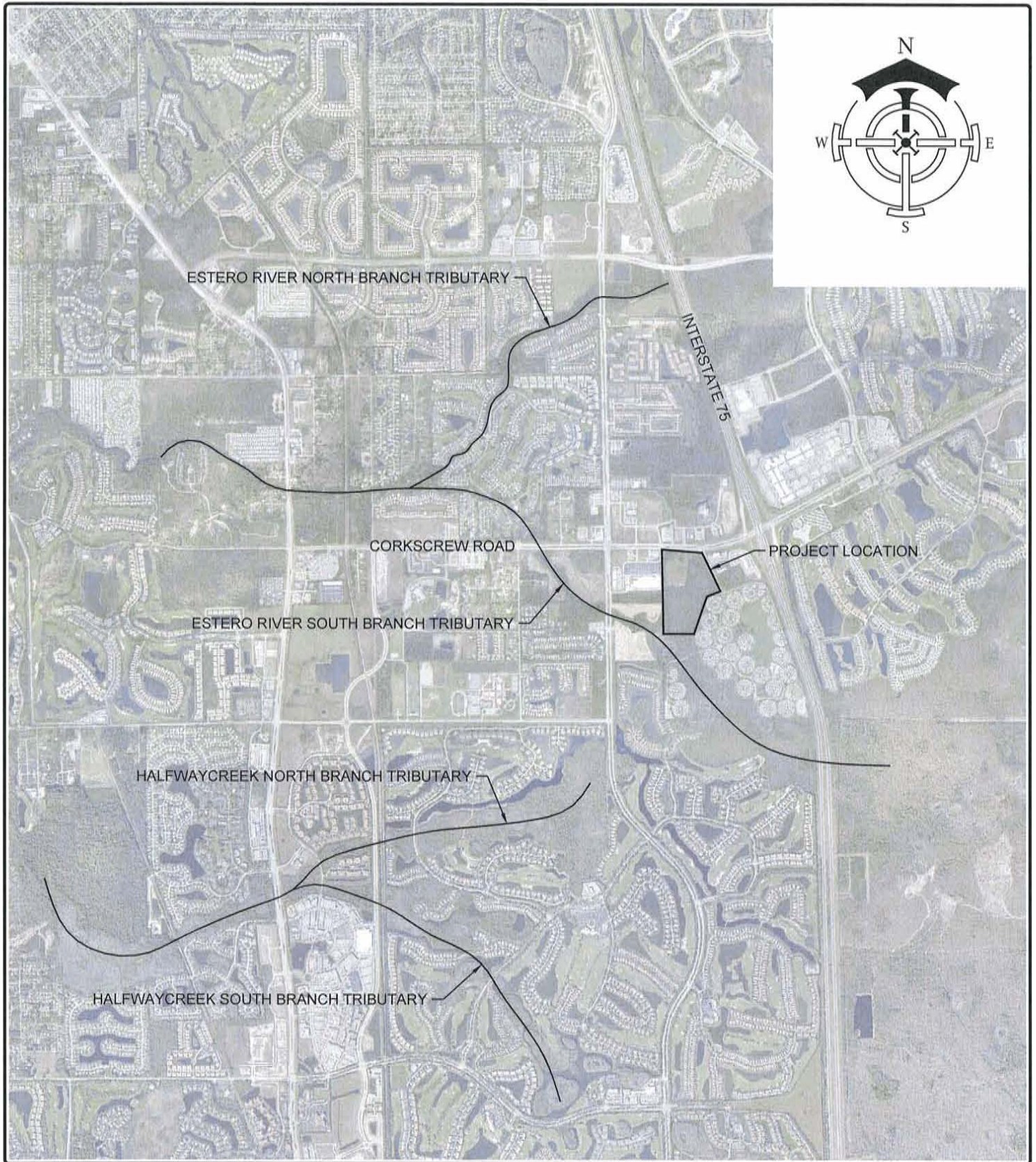
Note: No rare and unique upland habitats as defined by the Lee Plan, Objective 104.1 occur onsite.

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

PERMIT USE ONLY, NOT FOR CONSTRUCTION

December 02, 2014 3:33:59 p.m.
Drawing: STOCK12PLAN_WMD.DWG





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

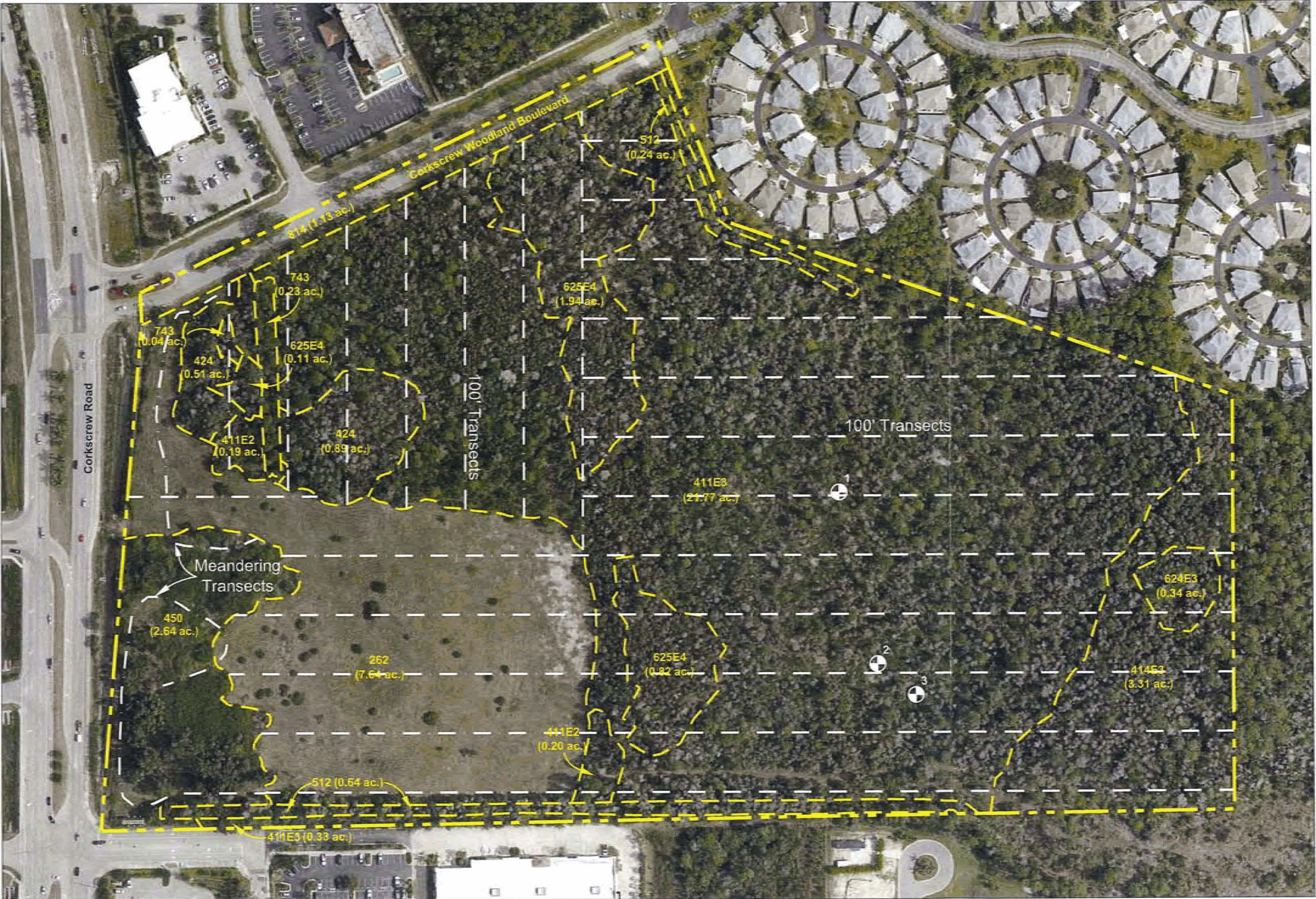
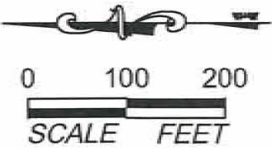
The predominant upland and wetland vegetation associations were mapped in the field on 2014 digital color 1" = 200' scale aerial photography. The property boundary was obtained from DeLisi Fitzgerald, Inc. and inserted into the digital aerial. Eleven vegetation associations were identified using the 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.
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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.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

December 02, 2014 3:29:48 p.m.
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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 elliotii*) 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

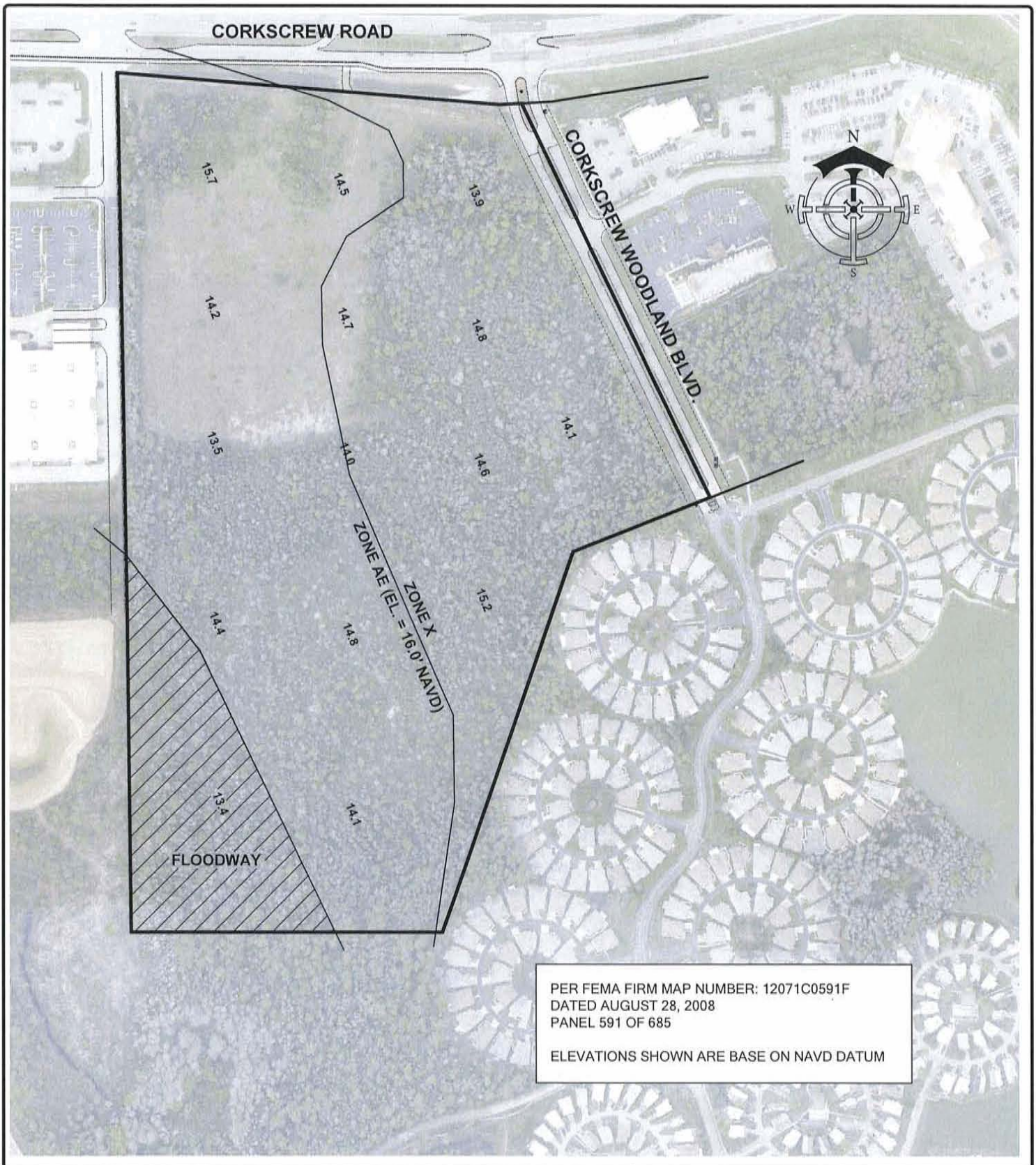
Gopher Tortoise

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

TOPO MAP EXHIBITS C.3 & C.4

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

Sheet Number:

1

Exhibit D

Historical Resources

DELISI FITZGERALD, INC.

Planning – Engineering – Project Management

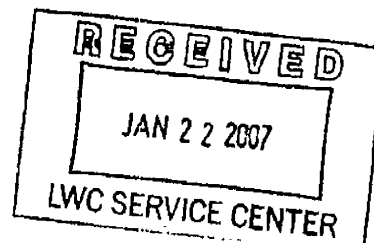


FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

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

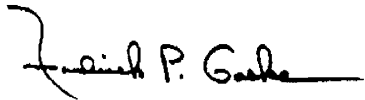
☐ Tampa Regional Office
(813) 272-3843 • FAX: 272-2340

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,



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

Xc: John R. Musser



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

October 30, 2014

Guy Sapen

DELISI FITZGERALD, INC.

Planning - Engineering - Project Management

1605 Hendry Street

Fort Myers, FL 33901

P: (239) 418-0691; F: (239) 418-0692

E-mail: guys@delisifitzgerald.com



In response to your inquiry of October 30, 2014 the Florida Master Site File lists no archeological sites and no other cultural resources found in the following parcel of Lee County:

Township 46S Range 25E Section 35 based on the project area submitted with search request.

When interpreting the results of this search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi

Historical Data Analyst

Florida Master Site File

EMVovsi@DOS.MyFlorida.com

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

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. While the requested change to the Intensive Development FLUC would allow a net increase of 501 residential units, 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, if developed all as residential, the Land Use Category change could increase the net demand for the property. However, when more realistic use mixes are evaluated, the net increase in demand is marginal. Furthermore, an extremely high FAR (1.0 or higher) non-residential use, allowed with or without the requested change, would have much higher infrastructure demands than the net increase in residential uses.

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

ESTERO COMMUNITY PLANNING PANEL
Minutes of Public Meeting #168 – January 26, 2015
Estero Community Park, Estero, Florida

CALL TO ORDER:

The Meeting was called to order at 5:00 p.m. by ECPP Chairman Lienesch.

Panel Members present: Jack Lienesch, Chairman; Estero Community Association, Roger Strelow, ECCL; John Goodrich, ECCL; Ned Dewhirst, Estero Development Community; Paul Roberts, Estero Development Community, Neal Noethlich, Emeritus Chairman, Jeff Maas, Estero Chamber of Commerce, Greg Toth, Founding member; Bev MacNellis, Treasurer and Howard Levitan, Secretary. There were no members of the Panel absent for tonight's meeting.

Also present were Nick Batos, Chairman of the ECCL, various representatives of Stock Development and their agents, and over 100 members of the Corkscrew Woodlands and Island Club communities. Finally, Chip Block and Sharon Jenkins-Owen from the Lee County DCD Planning Staff were also present at this meeting.

Public Notice: Secretary Levitan reported that the meeting notice was posted on the ECPP website. The Agenda has been posted for over a week on the website. He noted that a quorum of the ECPP was present for this meeting.

Minutes of the Prior Meetings. Chairman Lienesch reported that the minutes of the November 17, 2014 Meeting of the Panel were prepared by the Secretary, had been vetted by the Panel, and had been posted on our ECPP website. A motion was made, seconded and unanimously passed to accept the November minutes as posted on the website. There was no meeting in December.

Treasurer's Report: Treasurer MacNellis gave her Treasurer's Report. \$666.44 is the balance in the bank. ECPP has paid the liability insurance. Motion made, seconded and passed to unanimously with respect to the Treasurers Report.

PRESENTATIONS:

1. Estero Crossing MPD Comp. Plan Amendment and MPD Zoning Application:

Materials presented for review: Application for MPD-Zoning dated 1-19-15, including MPD **MCPs**, MPD Plant Palette, MPD Buffer Concepts, and Comp. Plan Amendment documents all dated 1-19-15.

Presentation by the Developer: Neale Montgomery, Esq. of the Pavese Law Firm and John Wojdak from Delisi Fitzgerald represented the developer, Stock Development. Ms. Montgomery advised that there is a meeting for the communities to be held at the Island Club Community Center tomorrow, January 17th at 7:00 p.m. She described the location of the property and the fact that it is currently located mostly in the General Interchange Land Use Category and partly in the Urban Community Land Use Category (southern portion of property) as shown on the Lee

County Future Land Use Map (“FLUM”). They will be seeking a Comprehensive Plan Amendment to change the land use designation to Intensive Development. The existing zoning allows 300,000 s.f. for commercial development (see Zoning Resolution Z-06-031 approved 8/21/2006). They are applying to revise the zoning approvals to include residential uses as well as commercial, and will be planning an access or reverse frontage road to allow travel from Corkscrew Woodlands Blvd. to the access road at Ruby Tuesdays within the Estero Town Center CPD (Lowes). This road would allow better vehicular circulation for Corkscrew Road, the proposed project and the existing developments using Corkscrew Woodlands Blvd. by having access to an ultimate traffic signal. The CPD mentioned above located to the west, has a Development Order which requires the owners to participate in signaling the intersection at Ruby Tuesdays.

The applications presented are to change the zoning and Comp. Plan to allow residential uses within the current General Interchange area. John Wojdak and his landscape architect were present to discuss the new plans. The existing zoning would allow a larger scale 160,000 big box store on the southern half of the property. The revised plans are to create a lake (water retention site) in the middle of the 42 + acre parcel surrounded by multi-family residential buildings. They also plan to keep the preserve and detention area continuous on the east and south of the property. They understand that they have to participate in the signalization to the west across Corkscrew Road. The access road is described as a reverse frontage road in the rear of 65,000 s.f. for commercial space in 4 parcels along Corkscrew Road.

They are requesting multiple deviations from the Land Development Code. They have grouped them into various categories:

- a. Overhead Power Lines. The existing overhead lines located on Corkscrew are mostly located in a 10-foot ROW along Corkscrew Road and are subject to an easement to FPL. The issue is the requirement to put these underground which would be difficult.
- b. Reverse Frontage Road and Interconnects. They are requesting a deviation for the fact that the Reverse Frontage Road is planned to be the interconnect, rather than having each of the four separate lots interconnect internally.
- c. Wall Fence. Plantings are required on the exterior of the wall/fence around the multi-family residential area. They are asking for a deviation to allow them to eliminate the requirement for such landscape on the sides which border the preserve areas.
- d. Signage. They are requesting several deviations in order to give the residential components of the project more visibility on Corkscrew Road. These deviations deal with of-site directional sign area and location, a request for a second monument sign, and deviations for sign setbacks.
- e. Parking Ratio. The current multi-family parking ratio under the LDC is 2 per unit with 10% for guest parking. They are requesting relief to make the parking ratio approximately 1.7 parking spaces per unit.

f. Package Store Separation. The rules require a separation of 500 feet from residential uses to any package store, and they are asking for a zero foot separation from the proposed multi-family residential units.

g. Gas Station Separation. They want relief from the 500-foot separation rule since there are several gas stations on the north side of Corkscrew Road within that distance.

h. Parking Setback from Corkscrew Road. The LDC requires a 75-foot setback in the Corkscrew Overlay District from the road to the parking. They want one drive isle of parking between the landscaping buffer and the commercial buildings proposed for along Corkscrew Road. The ROW for Corkscrew Road is transitioning at this point from the County management to the State FDOT for the Interchange area. They want more visibility for people coming off the Interchange and along Corkscrew Road. This is another requested deviation from the Corkscrew Overlay requirements.

i. Building Setback. In addition, they are asking for relief from the main requirement of the Corkscrew Overlay District, which requires that the buildings along that road be no further than 25 feet from Corkscrew Road ROW. They feel that this project should not have to meet the requirements of the Corkscrew Overlay District since this part of Corkscrew Road is more of a transition area to the Interchange. They point out that the rules of the Corkscrew Overlay District are more applicable to the area from Sandy Lane to Three Oaks. They are proposing conceptually to have two fronts to these commercial buildings both on Corkscrew Road and the Reverse Frontage Road.

j. Sod Requirement. They are requesting a deviation from the requirement that no more than 10% of the internal landscape area as it relates to the vehicular use area may be planted with sod. They want to allow a maximum of 75% of the internal landscape areas to be planted with sod.

Comments and Questions from the Public.

Bill Savage from the Island Club is concerned with the traffic that will be generated by the construction. If the project were built, he suggests that the reverse frontage road should be built first. They also want to do the signal first. Neale Montgomery stated that this is not possible since the signal will depend on a traffic study and LDOT requirements. From a construction standpoint, the reverse access road would be built at the beginning to let their construction crews into the site, but not likely open to the public.

Jim Johnson from Island Club asked about the type of residential units that are planned. They responded that they are requesting a variety of residential types including single and multi-family units, but are not far enough along in the planning process to state how many of each type would be built. Neale Montgomery stated that the County does not differentiate between ownership units and rentals. She stated they are likely to be condominiums, but this is not definitive.

Jim Boesch from Stoneybrook stated that an issue in Estero is excess amount of zoned retail space, which likely will not be developed. He does not want another gas station here in this area.

Dwight Woodman from Corkscrew Woodlands stated that he has been involved in municipal government for years. His concerns are traffic, uses like gas stations, and the fact that there would not be interconnects which would place all of the commercial area traffic onto the reverse frontage road. He asked how many units, and the answer given was a maximum of 485, but more likely about 455. He stated that there are about 1,000 units in Island Club and Corkscrew Woodlands, and this would increase the traffic by one half in this area. He feels that this is a real safety concern. Neale Montgomery stated that this is already an approved CPD, and the trip generation traffic counts are likely to be lower for residential uses than the counts for the commercial buildings, which are now permitted.

Larry Lebair from Island Club spoke next and stated that he is the HOA President for this community. He asked about the perimeter berm, which is shown on the plans to contain the water on the site from a runoff basis. John Wojdak stated that this berm will be placed on the area around behind the indigenous preserve, and is shown as a green line on the Master Concept Buffer Concept Plan.

Bruce Fisher from Corkscrew Woodlands stated that his concerns are the safety and ease of access. He did a rough study of the traffic counts coming into their developments (150 cars coming in and out during a 1 hour period from 4:30 to 5:30 p.m. on a random day). He estimates that this development would have 1.5 to 2 times the vehicle traffic from their two communities. He sees significant safety problems in this area, and the proposed development will cause problems in the Lowes area, which will need immediate signalization. Neale Montgomery suggested that these two communities start to talk to LDOT and lobby for the signalization to occur, even before they complete the traffic study warrants.

Nancy Buckley from Island Club wanted to know what the term CPD meant (Commercial Plan Development vs. Mixed Use Development). Theresa Danko from Corkscrew Woodlands asked about what happens to the water in the canal from their properties? Wojdak stated that they are not allowed to impact the drainage from another parcel, so the canal cannot be affected. They cannot increase the flow in that canal, although they could route it around their development. He went on to state that it is likely that all of the drainage water from both sites eventually goes into the South Branch of the Estero River, which is located on the adjacent Neal Properties land.

Don Gillum from Corkscrew Woodlands wanted to know what the water supply would be and whether it is the same main as feeds their communities. The answer from Wojdak is that this project is required to have two main connections, which are looped, and likely will come off of the Corkscrew Road mains. The loop allows them to increase the capacity and prevent any area getting stagnant at the end of a long run. It is also safer from a fire hydrant basis and increases the pressure.

Doug Kune of Corkscrew Woodlands stated that he is concerned that the water connections will lower the pressure to their communities. Neale Montgomery stated that they have to maintain the pressure.

Mary Milberstad asked about unit density. Wodjac stated that the maximum density is 455 units (not 485) which could be built, but it could be less. She wants to know how they get to a greater density than 10 units/acre? Neale Montgomery stated that they are only in the application process and a lot of people will have input into the ultimate density allowed. She stated that it will also depend on what the Estero Council will approve. She says that the need for multi-family dwellings was well documented in the Estero Community Repositioning Study.

Jane Neihaus from Corkscrew Woodlands asked about who makes the decision regarding amending the Comp. Plan and the Zoning to allow for residential uses in this location. Neale Montgomery replied that this decision will definitely be made by the Village Council since the planned development needs deviations and a Comp. Plan Amendment. Ms. Neihaus also asked the question of whether there will be ownership or rental units. Neale Montgomery repeated that the residential use is only regulated, not the form of ownership. The questioner went on to request an answer to this question from the developer, but none was forthcoming. Wojdak said that they are not there yet in their planning process. Neihaus went on to talk about the parking ratios which she felt were inappropriate and should not be granted a deviation.

Barb Kune from Corkscrew Woodlands asked about the reverse frontage road and specifically about how they would get access to the west.

Lon Bolen stated that he is the current HOA President at Corkscrew Woodlands. He wanted to know if this development would be gated. Wojdak stated that they are not sure yet due to the setback requirements with respect to gates. Kune is concerned that this should be gated so that there would be no people coming from the development into either of the two adjacent communities. He went on to ask about the pond shown on the MPD. Specifically he asked whether it will be fenced for safety purposes. Wojdak replied that they do not know yet, and that their plans are not at this level of detail. Both of the ponds are for water management. The real question for Bolen was what type of wall will separate the development from Corkscrew Woodlands. Again no definitive answer was given, and they are not there yet with the design.

Joy Stellar from Corkscrew Woodlands wanted to know whether there are sidewalks on the reverse frontage road? The answer was one side would have a sidewalk.

An unknown resident asked about the height of the buildings, and the answer was 55 feet height was allowed in the Intensive Use category. Another unnamed individual asked about gopher tortoise habitat studies and noted that this may be a problem. Neale Montgomery said that they have done a site study doing soil borings, and have had an environmental study to identify the species and fauna on the site.

Corrie Gessler from Corkscrew Woodlands asked what was the reference to big box commercial? Neale Montgomery replied that this was allowed in the present zoning. Gessler also asked about visibility along Corkscrew Road. She is concerned about the fact that the people traveling east will see the commercial locations as they pass, and then turn into Corkscrew Woodlands Boulevard, increasing the traffic on this already poor access road.

Another unnamed person asked about sewerage and the adjacent communities' existing lift station. Wojdak's response was that they had to handle the sewerage for only their property and pump out to Corkscrew separately. They will need a pretty large flow, and would likely have to connect separately.

Comments from the Panel.

Jeff Maas. He agrees with moving the commercial buildings closer to the reverse frontage road as long as there are sidewalks.

Paul Roberts. Questioned the 55 feet height, since it is zoned currently for 45 feet total height. He suggested that they need to provide site lines from the homes of the adjacent communities. Other than the visual impact, he does not have a problem with this development.

John Goodrich. He asked a question about the gas station use. In the original zoning this use was limited to 12 pumps and they are now asking for 18 pumps. He is not in favor of another gas station in this area. He believes that the deviations from the Corkscrew Overlay District with respect to parking and building setback are appropriate in this area. However, he wants it to be clear that this deviation would allow a 55-foot height on both the residential and commercial. He would not favor such a height limit for commercial buildings on this site. Neale Montgomery replied that with respect to the gas station deviation, we might like a WAWA better than a Race Trac station.

Roger Strelow. First, his fundamental concern is the stretch between Three Oaks and I75 is a really unsafe vehicular area. He feels that this is a very important issue, and that they will need a professionally done traffic impact study. Montgomery reiterated that there would be no greater traffic impacts than what was originally approved. Strelow suggested that they do the traffic study as soon as possible to alleviate the concerns of the residents. His next issue is the gas station deviation, which he feels are reasonable in this area, but there are already sufficient gas stations to meet the needs of the public. He suggests that the Panel approach LDOT about early installation of the signals on the Lowes site. Finally, he shares the skepticism of the parking ratio, particularly the number of cars per bedroom, and does not favor that deviation. He thought it was a constructive presentation.

Chairman Lienesch asked about the status of the gas station proposal on the corner of Three Oaks and Corkscrew, which has the same problems of the 500-foot separation and the number of pumps. He also has no concerns about the deviations to the Corkscrew Overlay, especially the distance of the buildings and the parking in the commercial lots. He stated that the 75% sod deviation was not likely to pass muster with the EDRC. He also stated that the building of the reverse access road first was essential to be done as soon as possible.

Lienesch then asked Chip Block from the Lee County DCD to give us his thoughts on this project. Block gave some idea about the process. He stated that he has been assigned this case, and took notes as to the comments of the public today. Two separate applications are in review by DCD for both the Comp. Plan Amendment and Zoning Amendment. The Comp. Plan will first go through the process for transmittal to the State. Then the Zoning case can move forward

to the Village of Estero for public hearing. Then both will meet up once again at the Village Council together for approval of both applications.

Greg Toth. Toth stated that he was involved in the presentation of the Chevrolet Dealership to these communities. He has a lot of problems with this current development as planned. The reverse frontage road was important to the original CPD Zoning. With four out parcels and no interconnects, all of them will drive traffic onto the reverse frontage road. He says this whole thing is dependent on going to the Intensive Development category, but not just from Interchange Category since the rear of the property is currently in the Urban Communities category. This latter category allows much more limited density. He does not like this plan since it includes too much multi-family intensity too close to the adjacent communities, including the Neal Properties development to the south. There will be tremendous traffic on the reverse frontage road. He also does not like the gas station and the package store as uses.

Ned Dewhirst. He posed several questions first. The site plan with the yellow buildings has an unspecified number of units, but he now assumes 455 or close thereto. He asked what are the dotted lines on the plan? Wojdak said they are walkways internal to the development and amenity areas. Dewhirst stated that he is unclear about the interconnects, especially the emergency exit, which is required. There may be a need to two access and exits to the reverse frontage road for the residential parcel. He likes the reverse frontage road and the buffer plans which encourages a pedestrian scale feel, but questioned how to make this design required; suggested including the exhibits and a condition in the zoning. Dewhirst also wanted to know if there is going to be a common architectural theme, especially since it is a mixed-use project. He then asked about the arrows on the reverse frontage road, and whether a proposed gas station as an example would have to tie into the reverse frontage road.

Dewhirst also wanted to talk about the 55-foot height limitation, where Estero limits it to 45 feet except for the General Interchange Category. Since they are seeking to change to the Intensive Development category, don't they need a deviation for the 55 feet height. Neale Montgomery stated that this is likely the case, so that they would need to add a deviation. Currently the existing zoning had the commercial at 45-feet.

Dewhirst then went to his comments. He feels that the parking deviation is hard to justify at this time and should be revisited when they know exactly what they are doing with the multi-family units. He does not favor the sod deviation. He went on to state that it would be nice to have a condition that at the time of the Development Order they need to do the warrant study as to signal and require that it be planned and built as a condition prior to getting their CC for their project infrastructure. With respect to traffic, he stated that the current zoning likely has more traffic approved than the proposed uses, but that they need to have a comprehensive traffic study done. He does feel that this proposal is likely to help the area residents get to the point that the signal would be required. As to the height, he feels that the height increase to 55-feet will be a challenge to them especially by virtue of the proximity to the Neal Properties single-family development to the south. He thinks they should leave this development at 45-feet, but as a minimum reduce the key perimeter bldgs. closest to existing residential uses and provide line-of-sight exhibits for project as a whole.

As to the commercial uses, Dewhirst does not mind the proposed uses. Since it currently is in the General Interchange area, this is the correct place to put interstate type uses such as a gas station. He also stated that this could be an acceptable place for more student housing for the University, as long as the project was appropriately buffered from the neighboring residential uses. However, since this is a Comp. Plan amendment, he feels that they need to show much more detail and have sufficient answers to the questions that were asked tonight, especially since they are asking for the highest density allowed. He went on to disclose the private informational meetings at his office concerning this property, which were held with several members of the Panel and the Estero Community. In summary, he conceptually likes this mixed development, but urges the developer to provide much more detail in the applications.

Howard Levitan stated that since he will be elected to the Village Council on March 3rd and this project will likely come before the Council, he will not be making any public comments.

Chairman Lienesch decided not to summarize these discussions. We will capture the concerns of the public and the communities in the minutes, which will go to the DCD Staff and the Village Council. He reminded the public of the meeting with the communities tomorrow night at 7:00 p.m at the Island Club.

2. Autumn Leaves ALF on US 41. Bill Prysi asked for a walk-on discussion on behalf of the developer of this ALF project. The handrails for the new bus stop on US 41 block the location of the proposed monument sign. He wants to change it to bookend signage with two signs. This requires a deviation, and he wanted some feedback from the Panel as to how to proceed. Bev MacNellis added a point of information since Marsh Landing now wants an acceleration lane on their right out onto US 41. This might affect the bus stop. They may have to coordinate the signage with Marsh Landing. They need to do an administrative amendment to the Development Order to get this through as a deviation. The Panel did not seem to have an issue with this request, although it was unclear when or whether the Village would be entertaining administrative amendments.

3. Tattoo Parlor. John and Jessica Rissolo. They own the Fallen Angels Tattoo Parlor at the Rusty's Shopping Center. They are competitors to the new one located at Broadway Shoppes, and questioned why it was allowed to open since tattoo parlors are now disallowed in Estero. They also stated that their store was grandfathered as having been opened before this requirement. Chip Block told them if they had questions to talk to the Code Enforcement Department concerning this issue.

ECPP ISSUES:

1. Update on LDC Revision Document. Bill Prysi updated the Panel on the status of the LDC Revision project. The Steering Committee is working on some further revisions to make several sections stand-alone documents. He called this the all-inclusion version. He wants the Panel's feedback on this before we go to workshop on the LDC Revisions. He presented his summary of the LDC Revisions, which is now all-inclusive and now has all of the features of the Lee County LDC with respect to the subjects like lighting, architecture and landscaping along with all of the Estero provisions in one place. It is unclear what will ultimately become the

process to get approval of these provisions by the Village Council. Ned Dewhirst feels that the coverage of multi-family residential architecture and the need for improvements to the mixed use provisions may be priorities that need to be done now rather than go forward with the entire document. Therefore, he feels that we should first focus on the multi-family requirement. The mixed-use revisions will be important, but will take some more time. Pysi wants to know whether we should move forward with the all-inclusive version or the original version that had been vetted by the Steering Committee. The Panel suggested that he go forward and use the previous shorter version. Pysi will plan to hold a public workshop with ECCL, ECPP and EDRC on this version.

2. ECPP Procedures Post Incorporation. The issue is what happens after the election? Does the Panel sunset? What would the Council want to do about this? At this point, the Panel will proceed in the normal course of business unless and until the Council directs otherwise. In other words, the ECPP will continue to facilitate the public information hearings required by the LDC.

3. Member Issues: None

4. Public Comments: None

Next Meeting is February 16, 2015

Meeting was adjourned at 7:40 p.m.

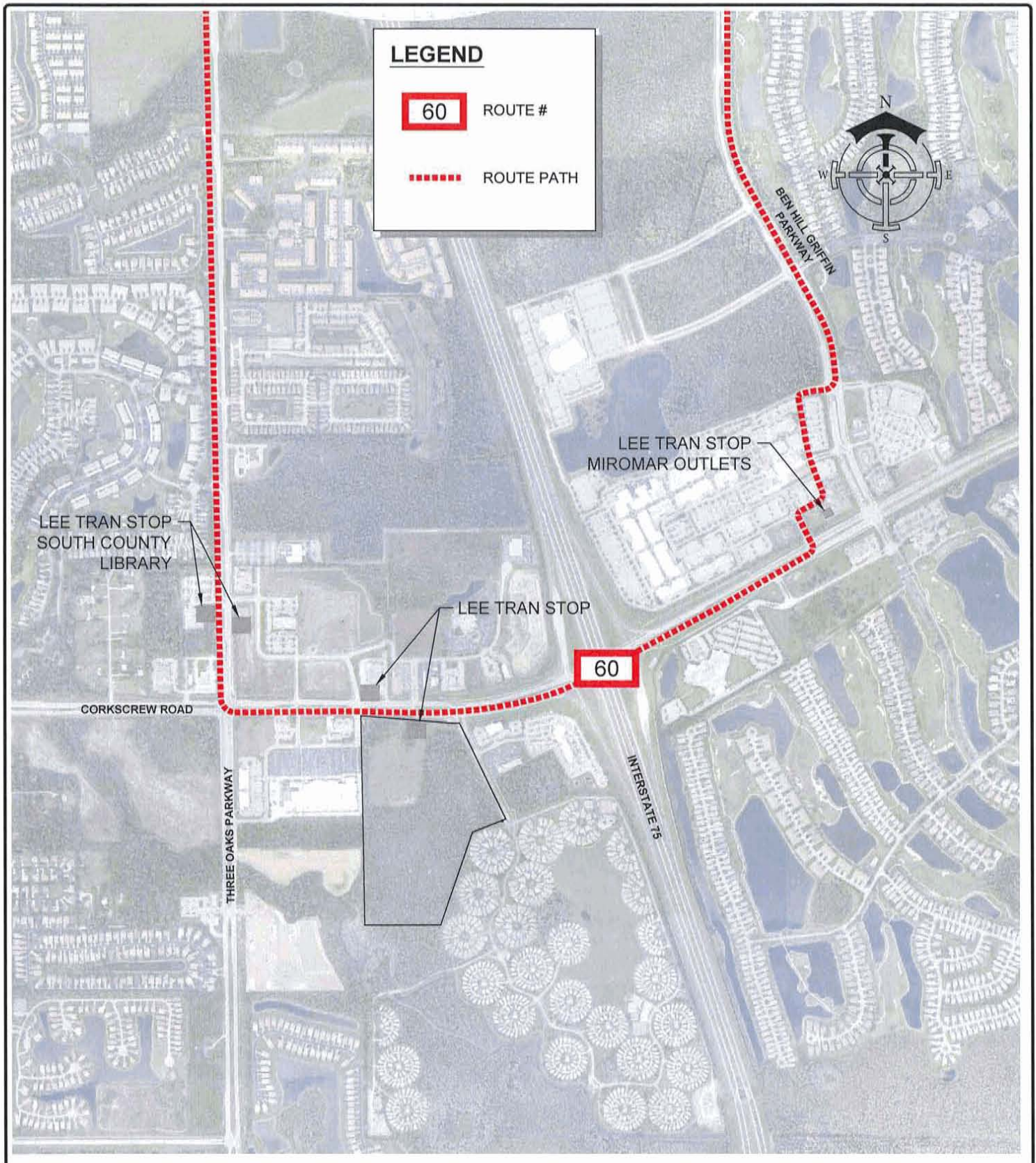
Respectfully Submitted,

Howard Levitan, Secretary

Additional Information

DELISI FITZGERALD, INC.

Planning – Engineering – Project Management



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

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

EXISTING FUTURE LAND USE (RESIDENTIAL SCENARIO)			
FLUC	AREA (AC)	DENSITY (DU/AC)	UNITS
URBAN COMMUNITY	12.57	6	75.4
GENERAL INTERCHANGE	27.19	0	0.0
WETLAND	3.21	0.05	0.2
TOTAL	42.97		75

EXISTING FUTURE LAND USE (NON-RESIDENTIAL SCENARIO)			
FLUC	AREA (AC)	FLOOR AREA RATIO	INTENSITY (SF)
URBAN COMMUNITY	12.57	0.25	136,887
GENERAL INTERCHANGE	27.19	0.25	296,099
WETLAND	3.21	0.25	34,957
TOTAL (NON-RESIDENTIAL)	42.97		467,943

PROPOSED FUTURE LAND USE (MAXIMUM RESIDENTIAL SCENARIO)			
FLUC	AREA (AC)	DENSITY (DU/AC)	UNITS
INTENSIVE-UPLAND	39.76	14	556.6
INTENSIVE-IMPACTED WETLAND	1.78	0.05	0.1
INTENSIVE-PRESERVED WETLAND	1.43	14	20.0
TOTAL	42.97		576

PROPOSED FUTURE LAND USE (MIXED USE SCENARIO)			
RESIDENTIAL			
FLUC	AREA (AC)	DENSITY (DU/AC)	UNITS
INTENSIVE-UPLAND	32.21	14	450.9
INTENSIVE-IMPACTED WETLAND	1.67	0.05	0.1
INTENSIVE-PRESERVED WETLAND	1.43	14	20.0
TOTAL (RESIDENTIAL)	35.31		471.0
NON-RESIDENTIAL			
FLUC	AREA (AC)	FLOOR AREA RATIO	INTENSITY (SF)
INTENSIVE-UPLAND	7.55	0.25	82,220
INTENSIVE-IMPACTED WETLAND	0.11	0.25	1,198
INTENSIVE-PRESERVED WETLAND	0	0.25	-
TOTAL (NON-RESIDENTIAL)	7.66		83,417

PROPOSED FUTURE LAND USE (NON-RESIDENTIAL SCENARIO)			
FLUC	AREA (AC)	FLOOR AREA RATIO	INTENSITY (SF)
INTENSIVE-UPLAND	39.76	0.25	432,986
INTENSIVE-IMPACTED WETLAND	1.78	0.25	19,384
INTENSIVE-PRESERVED WETLAND	1.43	0.25	15,573
TOTAL (NON-RESIDENTIAL)	42.97		467,943



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT NO. 36-07807-P
DATE ISSUED: JULY 2, 2012**

PERMITTEE: J T A D ESTERO, L L C
(ESTERO CROSSING)
THE PRUDENTIAL TOWER, 800 BOYLSTON STREET, STE 1300
BOSTON, MA 02199

PROJECT DESCRIPTION: CONSTRUCTION AND OPERATION OF A SURFACE WATER MANAGEMENT SYSTEM SERVING 42.97 ACRES OF RETAIL/COMMERCIAL DEVELOPMENT KNOWN AS ESTERO CROSSING WITH DISCHARGE INTO THE ESTERO RIVER VIA EXISTING CONVEYANCE SYSTEMS.

PROJECT LOCATION: LEE COUNTY, SECTION 35 TWP 46S RGE 25E

PERMIT DURATION: See Special Condition No:1. Pursuant to Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Permit Application No. 060724-11, dated July 24, 2006. This action is taken pursuant to the provisions of Chapter 373, Part IV, Florida Statutes (F.S.), and the Operating Agreement Concerning Regulation Under Part IV, Chapter 373 F.S., between South Florida Water Management District and the Department of Environmental Protection.

Based on the information provided, District rules have been adhered to and an Environmental Resource Permit is in effect for this project subject to:

1. Not receiving a filed request for an administrative hearing pursuant to Section 120.57 and Section 120.569, or request a judicial review pursuant Section 120.68, Florida Statutes.
2. The attached 19 General Conditions.
3. The attached 28 Special Conditions.
4. The attached 3 Exhibits.

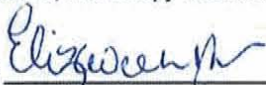
Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Should you wish to object to the proposed agency action or file a petition, please provide written objections, petitions and/or waivers to:

Elizabeth Veguilla, Deputy Clerk, MSC2440
South Florida Water Management District
Post Office Box 24680
West Palm Beach, FL 33416-4680

Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

CERTIFICATION OF SERVICE

I HEREBY CERTIFY that the Staff Report, Conditions and Notice of Rights have been mailed to the Permittee (and the persons listed on the attached staff report distribution list) no later than 5:00 p.m. on this 5th day of July, 2012, in accordance with Section 120.60(3), Florida Statutes, and a copy has been filed and acknowledged with the Deputy District Clerk.

By 
DEPUTY CLERK
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Attachments

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on July 2, 2017.
2. Operation of the surface water management system shall be the responsibility of the permittee. Single ownership of the project is proposed as part of this application. Please see Special Condition No. 27.
3. Discharge Facilities:
 - Basin 1, Structure: CS-1A
1-5" W X 3" H RECTANGULAR ORIFICE with invert at elev. 14.5' NGVD 29.
Receiving body : Lake 1
Control elev : 14.5 feet NGVD 29. /14.5 FEET NGVD 29 DRY SEASON.
 - Basin 1, Structure: CS-1B
1-5" W X 3" H RECTANGULAR ORIFICE with invert at elev. 14.5' NGVD 29.
Receiving body : Onsite Preserve
Control elev : 14.5 feet NGVD 29. /14.5 FEET NGVD 29 DRY SEASON.
 - Basin 1, Structure: CS-1C
1-11" W X 3" H RECTANGULAR ORIFICE weir with crest at elev. 14.5' NGVD 29.
Receiving body : Estero River via existing conveyance system
Control elev : 14.5 feet NGVD 29. /14.5 FEET NGVD 29 DRY SEASON.
 - Basin 2, Structure: CS-2A
1-3" dia. CIRCULAR ORIFICE with invert at elev. 15.5' NGVD 29.
Receiving body : Onsite Preserve
Control elev : 15.5 feet NGVD 29. /15.5 FEET NGVD 29 DRY SEASON.
 - Basin 2, Structure: CS-2B
1-3" W X 3" H RECTANGULAR ORIFICE weir with crest at elev. 15.5' NGVD 29.
Receiving body : Estero River via existing conveyance system
Control elev : 15.5 feet NGVD 29. /15.5 FEET NGVD 29 DRY SEASON.
4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to

properly maintain the system may result in adverse flooding conditions.

11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.
12. Minimum building floor elevation: Basin 1 - 19.80 feet NGVD 29. Basin 2 - 20.00 feet NGVD 29.
13. Minimum road crown elevation: Basin 1 - 18.50 feet NGVD 29. Basin 2 - 18.25 feet NGVD 29.
14. Minimum parking lot elevation: Basin 1 - 18.50 feet NGVD 29. Basin 2 - 18.25 feet NGVD 29.
15. All contractors must be provided with a copy of the staff report and permit conditions prior to the commencement of construction. The permittee is responsible for ensuring that all contractors adhere to the project construction details and methods indicated on the attached permit Exhibits and described herein.
16. A mitigation program for Estero Crossing shall be implemented in accordance with Exhibit No. 3.2. The permittee shall preserve and enhance 0.89 acres of wetlands and enhance 3.82 acres of uplands.
17. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.
18. A maintenance program shall be implemented in accordance with Exhibit No. 3.2 for the 1.04 acres of wetland preserve (including 0.14 acres of secondarily impacted wetlands) and 3.82 acres of upland preserve areas on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are maintained free from Category 1 and 2 exotic vegetation (as defined by the Florida Exotic Pest Plant Council) immediately following a maintenance activity. Maintenance in perpetuity shall also insure that conservation areas, including buffers, maintain the species and coverage of native, desirable vegetation specified in the permit. Coverage of exotic and nuisance plant species shall not exceed 5% of total cover between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.
19. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing, including type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, phasing of construction, methods of vegetation clearing, construction dewatering if required, coordination with other entities on adjacent construction projects, and wetland/buffer protection methods with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Lower West Coast Service Center at 239-338-2929 to schedule the pre-construction meeting.
20. Prior to the commencement of construction, the perimeter of conservation areas shall be staked/roped/fenced to prevent encroachment into the protected areas. Using Global Positioning System (GPS) technology, the perimeter of the preserve area(s) shall be identified for future reference. The data shall be differentially corrected and accurate to less than a meter (+/- one meter or better). Electronic copies of the GPS data shall be provided to the District's Environmental Resource Compliance staff in accordance with Exhibits 3.7 and 3.8. The permittee shall notify the District's Environmental Resource Compliance staff in writing upon completion of staking/roping/fencing and schedule an inspection of this work. The staking/roping/fencing shall be subject to District staff approval. The permittee shall modify the staking/roping/fencing if District staff determines that it is insufficient or is not in conformance with the intent of this permit. Staking/roping/fencing shall remain in place until all adjacent construction activities are complete.

21. A monitoring program shall be implemented in accordance with Exhibit No. 3.2. Monitoring shall begin two years after permit issuance or at the time of construction, if construction activities will take place within the first two years after permit issuance. The monitoring program shall extend for a period of 5 years with annual reports submitted to District staff. At the end of the first monitoring period the mitigation area shall contain an 80% survival of planted vegetation. The 80% survival rate shall be maintained throughout the remainder of the monitoring program, with replanting as necessary. If native wetland, transitional, and upland species do not achieve an 80% coverage within the initial two years of the monitoring program, native species shall be planted in accordance with the maintenance program. At the end of the 5 year monitoring program the entire mitigation area shall contain an 80% survival of planted vegetation and an 80% coverage of desirable obligate and facultative wetland species.
22. Activities associated with the implementation of the mitigation, monitoring and maintenance plan(s) shall be completed in accordance with the work schedule attached as Exhibit No. 3.7. Any deviation from these time frames will require prior approval from the District's Environmental Resource Compliance staff. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.
23. Prior to commencement of construction and in accordance with the work schedule in Exhibit 3.7, the permittee shall submit an electronic or hard copy version of the certified copy of the recorded conservation easement for the mitigation area(s) and associated buffer(s). The electronic version of the recorded conservation easement, and associated GIS information described below, shall be submitted via the District's ePermitting/eCompliance website. The GIS data shall be supplied in a digital ESRI Geodatabase (mdb), ESRI Shapefile (shp) or AutoCAD Drawing Interchange (dxf) file format using Florida State Plane coordinate system, East Zone (3601), Datum NAD83, HARN with the map units in feet. A map depicting the Conservation Easement over the best available satellite or aerial imagery shall also be provided. If the information is provided via hard copy the GIS data shall reside on CD disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted.

The recorded easement shall utilize the form attached as Exhibit 3.8. Any proposed modification to the approved form must receive prior written consent from the District. The easement must be free of encumbrances or interests in the easement which the District determines are contrary to the intent of the easement. In the event it is later determined that there are encumbrances or interests in the easement which the District determines are contrary to the intent of the easement, the permittee shall be required to provide release or subordination of such encumbrances or interests.
24. The permittee shall utilize the criteria contained in the Construction Pollution Prevention Plan (Exhibit No. 2.1) and on the applicable approved construction drawings for the duration of the project's construction activities.
25. The Urban Stormwater Management Plan shall be implemented in accordance with Exhibit No. 2.2.
26. Prior to starting construction at the site, the permittee must provide, to the compliance staff in the Lower West Coast Service Center, a copy of the effective FIRM showing that the regulatory floodway designation has been removed from the site. If FEMA does not revise the FIRM to remove the regulatory floodway from the site, a permit modification will be required to remove the placement of fill from within the floodway boundary.
27. Prior to the sale of any portion of the land, a modification to the Environmental Resource Permit shall be obtained to include a "Property Owners Association" clearly establishing the entity responsible for the maintenance of the master surface water management system, including the on-site preserve areas.
28. The permittee shall retain the services of a professional archaeologist and perform an archeological survey as requested in the January 18, 2007 letter from the Department of State, Division of Historical Resources (Exhibit 3.9). If historical/archaeological artifacts are discovered, site alteration activities shall be postponed until such time as the Florida Department of State, Division of Historical Resources grants authorization to commence work.

GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved

responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.

18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

**FINAL APPROVED BY
EXECUTIVE DIRECTOR
JULY 2, 2012**

Last Date For Agency Action: July 31, 2012

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Estero Crossing

Permit No.: 36-07807-P

Application No.: 060724-11

Associated File: 080917-13 WU Concurrent
080917-14 WU Concurrent

Application Type: Environmental Resource (New Construction/Operation)

Location: Lee County, S35/T46S/R25E

Permittee : J T A D Estero, L L C

Operating Entity : Permittee

Project Area: 42.97 acres

Project Land Use: Commercial

Drainage Basin: ESTERO BAY

Sub Basin: ESTERO RIVER

Receiving Body: Estero River via existing conveyance systems

Class: CLASS III
OFW

Special Drainage District: NA

Total Acres Wetland Onsite: 3.21

Total Acres Wetland Preserved Onsite: .89

Total Acres Impacted Onsite : 2.18

Total Acres Presv/Mit Compensation Onsite: 4.71

Conservation Easement To District : Yes

Sovereign Submerged Lands: No

PROJECT PURPOSE:

This application is a request for an Environmental Resource Permit authorizing construction and operation of a surface water management system serving 42.97 acres of retail/commercial development known as Estero Crossing with discharge into the Estero River via existing conveyance systems.

PROJECT EVALUATION:**PROJECT SITE DESCRIPTION:**

The 42.97 acre site is located west of Interstate 75, east of Three Oaks Parkway, on the south side of Corkscrew Road, in Estero, Lee County, Florida. The project site is just north of the Estero River, which is designated an Outstanding Florida Water (OFW). A location map is attached as Exhibit No. 1.0.

There are no permitted surface water management facilities within the project area. The site has been disturbed by past agricultural activities and contains 1.1 acres of existing stormwater ditches, 3.21 acres of wetlands, and 39.76 acres of uplands. A description of the on-site habitat types and acreages can be found on the Wetland Impact Map attached as Exhibit No. 3.1.

PROPOSED PROJECT:

The proposed project consists of the construction of approximately 310,000 square feet of commercial buildings, associated parking and a surface water management system that is divided into two basins. For Basin 1, extending over 33.11 acres, stormwater runoff associated with this basin sheetflows directly or through catch basins and culverts into a dry detention pond prior to discharging into a 2.0 acre lake. Stormwater runoff from the wet detention lake will discharge into an on-site preserve area prior to discharging offsite.

For Basin 2, extending over 7.52 acres, stormwater runoff associated with this basin sheetflows directly or through catch basins and culverts into a dry detention pond prior to discharging into an on-site preserve area prior to discharging offsite. Stormwater runoff from the on-site preserve area will outfall into a proposed ditch, located between the project's perimeter berm and the existing Corkscrew Woodlands development, that will convey flows to the south property boundary.

A combined wet and dry detention volume of 6.26 acre-feet is provided to meet the water quality volume requirements. For Basin 1, the water quality treatment volume is based on 2.5" times the percentage of impervious cover over the 33.11 acres of the controlled basin area, plus 50% of additional water quality treatment volume above the volume required per Section 5.2 of the Basis of Review. For Basin 2, the water quality treatment volume is based on 1" over the 7.52 acres of the controlled basin area, plus 50% of additional water quality treatment volume above the volume required per Section 5.2 of the Basis of Review. The construction drawings consisting of the details, cross sections and site plans are included as Exhibit No. 2.0.

A portion of the site is designated as a regulatory floodway in the currently effective FEMA Flood Insurance Rate Map (FIRM). The applicant has submitted site specific data to FEMA and, pursuant to FEMA's response dated December 2, 2011, the proposed revisions to the map will be required to be performed through FEMA's Physical Map Revision review process. The proposed revisions will revise the limits of the regulatory floodway to remove the floodway boundary from the project site. Prior to starting construction at the site, the permittee must provide, to the compliance staff at the Lower West Coast Service Center, a copy of the effective FIRM showing that the regulatory floodway designation has been removed from the site. Please see Special Condition No. 26.

LAND USE:

The 2.59 acre area reported under the category of "OTHER" represents 1.11 acres of Corkscrew Woodlands Road easement area and 1.23 acres of spreader and conveyance swale area. These areas are owned by the applicant and are not part of the controlled basin area. The remaining 0.25 acre area consists of a decorative pond within Basin 1, that is not used as part of the surface water management system.

Construction**Project:****This Phase**

Building Coverage	7.12	acres
Dry Detention Areas	1.45	acres
Lake	2.00	acres
Other	2.59	acres
Pavement	16.85	acres
Pervious	8.10	acres
Preserved	4.86	acres
Total:	42.97	

WATER QUANTITY :**Discharge Rate :**

The project has been designed to provide attenuation under post development conditions. For Basin 1, the anticipated post-development peak discharge during the 25 year, 3 day storm event is 2.17 cfs, which is below the allowable discharge of 2.19 cfs, equivalent to 0.06 cfs/acre, times 33.11 acres within Basin 1.

For Basin 2, the anticipated post-development peak discharge during the 25 year, 3 day storm event is 0.50 cfs, which is equivalent to the allowable discharge of 0.06 cfs/acre, times 7.62 acres within Basin 2. Both of these allowable discharge rates comply with the flow rates established by the Lee County Stormwater Master Plan.

Discharge Storm Frequency : 25 YEAR-3 DAY

Design Rainfall : 11.55 inches

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage (ft, NGVD 29)
Basin 1	2.19	Conveyance Limitation	2.17	18.41
Basin 2	.5	Conveyance Limitation	.5	18.4

Finished Floors :

Building Storm Frequency : 100 YEAR-3 DAY

Design Rainfall : 14 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Finished Floors (ft, NGVD 29)	FEMA Elevation (ft, NGVD 29)
Basin 1	19.09	19.8	17.2
Basin 2	19.19	20	17.2

Road Design :

Road Storm Frequency : 10 YEAR-1 DAY

Design Rainfall: 6.7 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Road Crown (ft, NGVD 29)
Basin 1	18.2	18.5
Basin 2	17.82	18.25

Parking Lot Design :

Parking Lot Storm Frequency : 10 YEAR-1 DAY

Design Rainfall :6.7 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min.Parking Elev. (ft, NGVD 29)
Basin 1	18.2	18.5
Basin 2	17.82	18.25

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD 29)	WSWT Ctrl Elev (ft, NGVD 29)	Method Of Determination
Basin 1	33.11	14.5/14.5	14.50	Wetland Indicator Elevation
Basin 2	7.52	15.5/15.5	15.50	Wetland Indicator Elevation

Receiving Body :

Basin	Str.#	Receiving Body
Basin 1	CS-1A	Lake 1
Basin 1	CS-1B	Onsite Preserve
Basin 1	CS-1C	Estero River via existing conveyance system
Basin 2	CS-2A	Onsite Preserve
Basin 2	CS-2B	Estero River via existing conveyance system

Discharge Structures: Note: The units for all the elevation values of structures are (ft, NGVD 29)**Weirs:**

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
Basin 1	CS-1C	1	Rectangular Orifice	11"	3"			14.5 (crest)
Basin 2	CS-2B	1	Rectangular Orifice	3"	3"			15.5 (crest)

Water Quality Structures: Note: The units for all the elevation values of structures are (ft, NGVD 29)**Bleeders:**

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
Basin 1	CS-1A	1	Rectangular Orifice	5"	3"				14.5
Basin 1	CS-1B	1	Rectangular Orifice	5"	3"				14.5
Basin 2	CS-2A	1	Circular Orifice				3"		15.5

WATER QUALITY :

The combined wet and dry detention system provides 6.26 acre-feet of water quality treatment volume. For Basin 1, the provided water quality treatment volume is based on 2.5" times the percentage of impervious cover over the 33.11 acres of the controlled basin area plus 50% of additional water quality treatment volume above the volume required per Section 5.2 of the Basis of Review. For Basin 2, the water quality treatment volume is based on 1" over the 7.52 acres of the controlled basin area plus an 50% of additional water quality treatment volume above the volume required per Section 5.2 of the Basis

of Review. The additional water quality treatment volume is provided to provide reasonable assurances that the proposed project will not contribute to impairments of downstream receiving bodies. The project is located within the Estero River watershed (FDEP WBID 3258D); the Estero River is considered impaired for Fecal Coliform and Dissolved Oxygen.

In addition to the required water quality treatment volume, the applicant has provided an analysis demonstrating that the post-development nutrient loadings are less than the pre-development nutrient loadings. A Construction Pollution Prevention Plan and Urban Stormwater Management Program specifications and guidelines are part of the required water quality. Construction and daily operation of the project shall be conducted in accordance with Special Conditions Nos. 24 and 25. No adverse water quality impacts are anticipated as a result of the proposed project.

WETLANDS:

The on-site wetlands total 3.21 acres and consist of four isolated wetland areas. Wetland 1 (W-1) is 0.11 acres and is located in the northeastern portion of the site. The 0.11 acres consists of cypress/pine/cabbage palm habitat. Wetland 2 (W-2) is 0.82 acres, is located in the west-central portion of the site and consists of cypress/pine/cabbage palm habitat with greater than 75% exotic coverage. Wetland 3 (W-3) is 1.94 acres, is located in the east-central portion of the site, and consists of cypress/pine/cabbage palm habitat with greater than 75% exotic coverage. Wetland 4 (W-4) is 0.34 acres, is located in the southern portion of the site, and consists of cypress/pine/cabbage palm habitat. Two control elevations were established for the site using biological indicators that clearly depicted the wet season water table on existing cypress trees. The control elevation for Basin 1 is 14.50 feet NGVD and the control elevation for Basin 2 is 15.50 feet NGVD.

The site also contains 1.1 acres of stormwater ditches (other surface waters (OSW)). A Wetland Identification Map is attached as Exhibit 3.0 and the OSWs are identified on the Impact Map attached as Exhibit 3.1.

Wetland Impacts:

The applicant proposes to directly impact 1.84 acres of wetlands greater than 0.5 acres. These impacts include all 0.82 acres of W-2 and 1.02 acres of W-3 (FLUCCS Codes 624-E4). The majority of the wetland impacts (1.83 acres) will result from filling activities, while 0.01 acres of impacts are due to the installation of stormwater management structures. The applicant will also impact a total of 0.34 acres of wetlands associated with the filling of 0.11 acres of W-1 and 0.23 acres of W-4. The 0.34 acres of wetland impacts are proposed in isolated wetlands smaller than 0.5 acres in size that do not provide critical habitat for listed species, and therefore mitigation is not required. A total of 0.14 acres of secondary impacts to W-3 in the north preserve are proposed due to the lack of upland buffers along its east and west sides. The applicant also proposes the filling of 1.1 acres of OSW ditches located along the western boundary of the site. A Wetland Impact Map is attached as Exhibit 3.0.

There will be impacts associated with the installation of stormwater management control structures within the wetland areas of the north preserve and the wetland and upland areas of the south preserve (please see Exhibit 3.3). Prior to and during construction, silt fence will be installed at the limits of construction. Upon completion of construction, the areas will be re-graded, if necessary, to their original grade and re-planted in accordance with the proposed plant material and installation specifications as detailed on the Stormwater Management Impact Map attached as Exhibit 3.5. The total number of plants to be installed will be determined as the construction phase progresses.

Mitigation Proposal:

To offset the proposed 1.84 acres of direct wetland impacts and 0.14 acres of secondary wetland impacts to the on-site wetlands, 0.89 acres of wetlands and 3.82 acres of uplands will be preserved on-site (totalling 4.71 acres). The direct and secondary wetland impacts were evaluated and, based on the functional assessment, the wetland impacts will be offset by the applicant placing the northern and southern preserves in conservation (please refer to Special Condition No. 23 for conservation easement recording requirements) and implementing a planting plan and monitoring/maintenance plan for the preserve areas. The functional loss and mitigation was determined via the Uniform Mitigation Assessment Method (UMAM). A Wetland Mitigation and Monitoring Plan is attached as Exhibit 3.2.

The 4.71 acres of mitigation are divided into two preserve areas (north and south); please see the Upland and Wetland Restoration Areas Map attached as Exhibit 3.3. The northern preserve consists of 0.78 acres of W-3, 0.14 acres of W-3 considered secondarily impacted, 0.01 acres associated with the installation of a surface water management structure, and 0.22 acres of associated upland buffers on the northern and southern boundary of this wetland, totalling 1.15 acres. Please note that the 0.14 acres of secondary impacts associated with W-3 and the 0.01 acres associated with the surface water management structure installation will be preserved, but no mitigation credit has been given in these areas to offset any wetland impacts. The northern wetland preserve is comprised of cypress/pine/cabbage palm habitat, while the northern upland buffer area is comprised of pine flatwoods with greater than 75% exotic coverage. The southern preserve consists of 0.11 acres of W-4 and 3.60 acres of surrounding uplands totalling 3.71 acres. The southern wetland preserve is comprised of cypress/pine/cabbage palm habitat, while the southern upland preserve area is pine/mesic oak habitat with between 50 and 75% and greater than 75% exotic coverage. Both the northern and southern preserves will be incorporated into the surface water management system to preserve and enhance wetland hydrology. Although the upland areas may function as transitional areas due to the stormwater management system design, the re-planting plans include species that are generally tolerant of dry to slightly hydric conditions.

Some of the uplands preserved on-site require restoration (planting). This includes all of the uplands contained within the northern preserve areas and 1.8 acres of the 3.60 acres of uplands preserved in the southern conservation area. The upland preserve restoration areas will be re-planted with native vegetation as needed, beginning one month after the exotic and nuisance vegetation removal activities are complete; it is anticipated that the wetland preserves and the northern 1.8 acres of upland within the southern preserve area will not need to be re-planted due to the potential for natural recruitment. The total number of plants to be installed in the upland restoration areas will be determined as the exotic removal phase progresses. However, Exhibit 3.4 depicts both the north and south upland preserve areas to be re-planted with the estimated number of plants identified for each area. The plant species listed on Exhibit 3.4 are appropriate for the soils and habitat found on-site. Beginning one month after completion of exotic and nuisance vegetation eradication, the upland preserves will be planted with supplemental vegetation to fill in areas devoid of vegetation in order to meet the 80% coverage criterion after two years.

The vegetative success criteria for the wetland and upland preserve areas include the requirement of 80% coverage of desirable native vegetation by the end of the second year, 0% coverage of exotic vegetation immediately following a maintenance activity, and exotic/nuisance vegetation limited to 5% or less between maintenance activities. After five years, the preserve areas will meet the vegetative success criteria of 80% coverage of desirable native vegetation, 0% coverage of exotic vegetation immediately following a maintenance activity, and exotic/nuisance vegetation limited to 5% or less between maintenance activities. If either of the wetland preserve areas do not meet the vegetative success criteria at the end of the two year monitoring period, supplemental planting with appropriate native species will be required. The percentage of exotic coverage will be affected by any exotic vegetation left standing after kill-in-place treatments. In order for the applicant to achieve success criteria, the exotic vegetation must be removed from the preserves. These same success criteria apply to

the areas temporarily impacted by the installation of surface water management control structures in the preserve areas.

The stormwater management system impact areas will be monitored along with the rest of the preserve areas. The vegetative success criteria for the restored impact areas include the requirement of 80% coverage of desirable native vegetation by the end of the second year, and area coverage of exotic vegetation at 0% immediately following a maintenance activity, and exotic/nuisance vegetation limited to 5% or less between maintenance activities. After five years, the re-planted impact areas will meet the vegetative success criteria of 80% coverage of desirable native vegetation and area coverage of exotic vegetation and nuisance vegetation limited to 5% or less.

Pursuant to Section 4.2.2.1 of the Basis of Review for Environmental Resource Permit Applications, mitigation is not required for the 0.34 acres of impacts to isolated wetlands smaller than 0.5 acres in size and the proposed 1.10 acres of OSW impacts.

Cumulative Impact Assessment:

Pursuant to Section 4.2.8 of the Basis of Review, the proposed project has been evaluated for potential cumulative impacts to wetlands and other surface waters. The applicant has offset the 1.84 acres of direct wetland impacts and 0.14 acres of secondary wetland impacts with on-site mitigation totalling 0.89 acres of freshwater wetland enhancement, 0.22 acres of upland preservation, and 3.60 acres of upland enhancement which will provide 0.76 UMAM units. The functional loss is 0.75 UMAM units.

The mitigation provided on-site adequately offsets the proposed wetland impacts. Therefore, no unacceptable cumulative impacts to the wetland functions of the Estero Bay Drainage Basin are anticipated as a result of this project.

Monitoring/Maintenance:

A maintenance program will be implemented for the 4.86 acres of on-site preserves associated with this application. The 4.86 acres of on-site preserves include the 4.71 acres associated with mitigation for the wetland impacts on-site as well as the 0.14 acres of secondary impacts associated with W-3 and the 0.01 acres associated with the surface water management structure installation. The intent of the maintenance/monitoring plan is to ensure that the total coverage of exotic and nuisance plant species does not comprise more than 5% total vegetative coverage. Additionally, any areas that have not achieved the 80% coverage requirement at the end of two years will be recommended for supplemental planting to meet this criterion. The success criteria are outlined in the Mitigation Section above. Maintenance of the preserve areas will be provided in perpetuity by the property owners association.

The monitoring plan includes transects established throughout the preserve areas. Data collection stations will be established along each transect in order to document vegetative coverage and hydrologic conditions. Additionally, a staff gauge will be installed in the north preserve wetland areas to document water levels. Vegetative coverage will be documented along the transect lines and data collection/photo stations as shown on Exhibit 3.6. This exhibit also shows the proposed locations of the preserve area signs. The vegetative coverage will be measured within areas of approximately 2,500 square feet at each monitoring station. The data from each quadrant observation will be combined to calculate the vegetative coverage. Photos will be collected from each of the established monitoring stations to provide documentation of vegetative coverage. In addition to vegetative coverage documentation, the water level and/or soil saturation at each station will be reported, as well as any observed wildlife utilization or indicators of wildlife (i.e. tracks, scat, etc.). Each report will include data on rainfall from the closest available rain gauge. Please see the Wetland Mitigation and Monitoring Plan attached as Exhibit 3.2.

The monitoring will be conducted on a semi-annual basis with data collection at or near the end of the

wet season and the dry season. Reports will be provided to the District on an annual basis during the first five years so that maintenance activity can be closely tracked. The reports provided at the end of two years and five years will include a discussion and conclusion regarding achievement of the mitigation success criteria. The work schedule for the mitigation, monitoring, and maintenance activities is attached as Exhibit 3.7.

Wetland Inventory:

No mitigation is required to offset the 0.11 acres of direct wetland impacts to W-1 and the 0.23 acres of direct wetland impacts to W-4 as these wetlands are isolated and less than 0.5 acres in size.

No mitigation is required to offset the 1.1 acres of OSW impacts.

Wetland Inventory :

CONSTRUCTION NEW -Estero Crossing

Site Id	Site Type	Pre-Development				Post-Development						
		Pre Fluc cs	AA Type	Acreage (Acres)	Current Wo Pres	With Project	Time Lag (Yrs)	Risk Factor	Pres. Adj. Factor	Post Fluc cs	Adj Delta	Functional Gain / Loss
OSW	ON	510	Direct	1.10							.000	.000
Secdary	ON	624	Secondary	.14	.50						-.500	-.070
Up 1	ON	411	Preservation	.22		.60		1.00	.50		.300	.066
Up 2	ON	414	Enhancement	3.60	.35	.60	6 - 10	1.25		414	.160	.576
W-1	ON	624	Direct	.11							.000	.000
W-2	ON	624	Direct	.82	.37						-.370	-.303
W-3	ON	624	Direct	1.02	.37						-.370	-.377
W-4	ON	624	Direct	.23							.000	.000
Wet Nort	ON	624	Enhancement	.78	.53	.67	2	1.00		624	.136	.106
Wet Sou	ON	624	Enhancement	.11	.53	.67	2	1.00		624	.136	.015
Total:				8.13								.01

Fluc cs Code	Description
411	Pine Flatwoods
411	Pine Flatwoods - Hydric
411	Pine Flatwoods - Upland
414	Pine - Mesic Oak
510	Streams And Waterways
624	Cypress - Pine - Cabbage Palm

Wildlife Issues:

The project site does contain preferred habitat for wetland-dependent endangered or threatened wildlife species or species of special concern. The proposed permit is not anticipated to adversely affect

wetland-dependent species, and the proposed mitigation activities should enhance wildlife value of the preserve areas. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

LEGAL ISSUES:

A total of 4.86 acres of preserve, consisting of two areas, will be placed under conservation easement. The first area, the north preserve, will have 0.93 acres of wetlands and 0.22 acres of uplands, totalling 1.15 acres. The second area, the south preserve, will have 0.11 acres of wetlands and 3.60 acres of uplands, totalling 3.71 acres. Please see the Conservation Easements attached as Exhibit 3.8.

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

RELATED CONCERNS:

Water Use Permit Status:

The applicant has indicated that groundwater will be used as a source for irrigation for the project. Water Use Application Number 080917-14 has been submitted and is being processed concurrently for this project.

The applicant has indicated that dewatering is required for construction of this project. Dewatering Application Number 080917-13 has been submitted and is being processed concurrently for this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Lee County Utilities

Waste Water System/Supplier:

Lee County Utilities

Right-Of-Way Permit Status:

A Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

On January 18, 2007, the District received a letter from the Florida Department of State, Division of Historical Resources requesting the applicant to perform a systematic, professional archaeological and historical survey. In accordance with Special Condition No. 28, the archaeological and historical survey must be completed prior to construction. This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

DEO/CZM Consistency Review:

The issuance of this permit constitutes a finding of consistency with the Florida Coastal Management Program.

Third Party Interest:

The District has received correspondence from the adjacent Island Club Home Owners' Association with concerns about the existing drainage conditions as a result of vegetation within an existing swale located on the project site. The existing swale receives flow from the rear yards of several residences within the

Island Club development. The proposed project design includes a 16 foot-wide swale between the project's perimeter berm and the existing residences; the proposed swale will be maintained and kept free of vegetation by the permittee. The proposed swale will convey runoff from one of the project's outfalls and from the existing residences to the southern property boundary where the runoff will flow overland to the south to a tributary of the the Estero River. On July 2, 2012 District staff coordinated with the member of the Island Club HOA Board that provided comments on the application and also with the property manager. No adverse impacts to adjacent properties are anticipated as a result of the proposed project.

Enforcement:

There has been no enforcement activity associated with this application.

STAFF RECOMMENDATION TO EXECUTIVE DIRECTOR:

The Staff recommends that the following be issued :

Construction and operation of a surface water management system serving 42.97 acres of retail/commercial development known as Estero Crossing with discharge into the Estero River via existing conveyance systems.

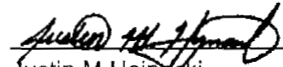
Based on the information provided, District rules have been adhered to.

Staff recommendation is for approval subject to the attached
General and Special Conditions.

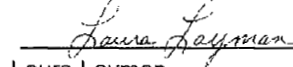
STAFF REVIEW:

NATURAL RESOURCE MANAGEMENT APPROVAL

ENVIRONMENTAL EVALUATION

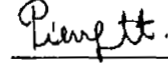

Justin M. Hojnacki

SUPERVISOR


Laura Layman

SURFACE WATER MANAGEMENT APPROVAL

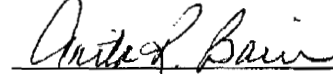
ENGINEERING EVALUATION


Pierre Fortunat

SUPERVISOR

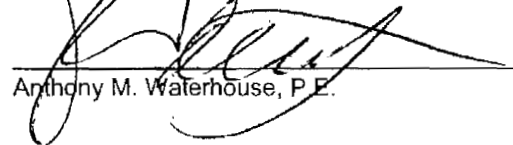

Daniel F. Waters, P.E.

ENVIRONMENTAL RESOURCE PERMITTING BUREAU CHIEF :


Anita R. Bain

DATE: 6/29/12

REGULATION DIVISION ASSISTANT DIRECTOR :


Anthony M. Waterhouse, P.E.

DATE: 7/5/12

GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental

GENERAL CONDITIONS

Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No

GENERAL CONDITIONS

Notice" Rule.

14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on July 2, 2017.
2. Operation of the surface water management system shall be the responsibility of the permittee. Single ownership of the project is proposed as part of this application. Please see Special Condition No. 27.
3. Discharge Facilities:

Basin 1, Structure: CS-1A
1-5" W X 3" H RECTANGULAR ORIFICE with invert at elev. 14.5' NGVD 29.
Receiving body : Lake 1
Control elev : 14.5 feet NGVD 29. /14.5 FEET NGVD 29 DRY SEASON.

Basin 1, Structure: CS-1B
1-5" W X 3" H RECTANGULAR ORIFICE with invert at elev. 14.5' NGVD 29.
Receiving body : Onsite Preserve
Control elev : 14.5 feet NGVD 29. /14.5 FEET NGVD 29 DRY SEASON.

Basin 1, Structure: CS-1C
1-11" W X 3" H RECTANGULAR ORIFICE weir with crest at elev. 14.5' NGVD 29.
Receiving body : Estero River via existing conveyance system
Control elev : 14.5 feet NGVD 29. /14.5 FEET NGVD 29 DRY SEASON.

Basin 2, Structure: CS-2A
1-3" dia. CIRCULAR ORIFICE with invert at elev. 15.5' NGVD 29.
Receiving body : Onsite Preserve
Control elev : 15.5 feet NGVD 29. /15.5 FEET NGVD 29 DRY SEASON.

Basin 2, Structure: CS-2B
1-3" W X 3" H RECTANGULAR ORIFICE weir with crest at elev. 15.5' NGVD 29.
Receiving body : Estero River via existing conveyance system
Control elev : 15.5 feet NGVD 29. /15.5 FEET NGVD 29 DRY SEASON.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse

SPECIAL CONDITIONS

flooding conditions.

11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.
12. Minimum building floor elevation: Basin 1 - 19.80 feet NGVD 29. Basin 2 - 20.00 feet NGVD 29.
13. Minimum road crown elevation: Basin 1 - 18.50 feet NGVD 29. Basin 2 - 18.25 feet NGVD 29.
14. Minimum parking lot elevation: Basin 1 - 18.50 feet NGVD 29. Basin 2 - 18.25 feet NGVD 29.
15. All contractors must be provided with a copy of the staff report and permit conditions prior to the commencement of construction. The permittee is responsible for ensuring that all contractors adhere to the project construction details and methods indicated on the attached permit Exhibits and described herein.
16. A mitigation program for Estero Crossing shall be implemented in accordance with Exhibit No. 3.2. The permittee shall preserve and enhance 0.89 acres of wetlands and enhance 3.82 acres of uplands.
17. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.
18. A maintenance program shall be implemented in accordance with Exhibit No. 3.2 for the 1.04 acres of wetland preserve (including 0.14 acres of secondarily impacted wetlands) and 3.82 acres of upland preserve areas on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are maintained free from Category 1 and 2 exotic vegetation (as defined by the Florida Exotic Pest Plant Council) immediately following a maintenance activity. Maintenance in perpetuity shall also insure that conservation areas, including buffers, maintain the species and coverage of native, desirable vegetation specified in the permit. Coverage of exotic and nuisance plant species shall not exceed 5% of total cover between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.
19. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing, including type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, phasing of construction, methods of vegetation clearing, construction dewatering if required, coordination with other entities on adjacent construction projects, and wetland/buffer protection methods with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Lower West Coast Service Center at 239-338-2929 to schedule the pre-construction meeting.
20. Prior to the commencement of construction, the perimeter of conservation areas shall be staked/roped/fenced to prevent encroachment into the protected areas. Using Global Positioning System (GPS) technology, the perimeter of the preserve area(s) shall be identified for future reference. The data shall be differentially corrected and accurate to less than a meter (+/- one meter

SPECIAL CONDITIONS

or better). Electronic copies of the GPS data shall be provided to the District's Environmental Resource Compliance staff in accordance with Exhibits 3.7 and 3.8. The permittee shall notify the District's Environmental Resource Compliance staff in writing upon completion of staking/roping/fencing and schedule an inspection of this work. The staking/roping/fencing shall be subject to District staff approval. The permittee shall modify the staking/roping/fencing if District staff determines that it is insufficient or is not in conformance with the intent of this permit. Staking/roping/fencing shall remain in place until all adjacent construction activities are complete.

21. A monitoring program shall be implemented in accordance with Exhibit No. 3.2. Monitoring shall begin two years after permit issuance or at the time of construction, if construction activities will take place within the first two years after permit issuance. The monitoring program shall extend for a period of 5 years with annual reports submitted to District staff. At the end of the first monitoring period the mitigation area shall contain an 80% survival of planted vegetation. The 80% survival rate shall be maintained throughout the remainder of the monitoring program, with replanting as necessary. If native wetland, transitional, and upland species do not achieve an 80% coverage within the initial two years of the monitoring program, native species shall be planted in accordance with the maintenance program. At the end of the 5 year monitoring program the entire mitigation area shall contain an 80% survival of planted vegetation and an 80% coverage of desirable obligate and facultative wetland species.
22. Activities associated with the implementation of the mitigation, monitoring and maintenance plan(s) shall be completed in accordance with the work schedule attached as Exhibit No. 3.7. Any deviation from these time frames will require prior approval from the District's Environmental Resource Compliance staff. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.
23. Prior to commencement of construction and in accordance with the work schedule in Exhibit 3.7, the permittee shall submit an electronic or hard copy version of the certified copy of the recorded conservation easement for the mitigation area(s) and associated buffer(s). The electronic version of the recorded conservation easement, and associated GIS information described below, shall be submitted via the District's ePermitting/eCompliance website. The GIS data shall be supplied in a digital ESRI Geodatabase (mdb), ESRI Shapefile (shp) or AutoCAD Drawing Interchange (dxf) file format using Florida State Plane coordinate system, East Zone (3601), Datum NAD83, HARN with the map units in feet. A map depicting the Conservation Easement over the best available satellite or aerial imagery shall also be provided. If the information is provided via hard copy the GIS data shall reside on CD disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted.

The recorded easement shall utilize the form attached as Exhibit 3.8. Any proposed modification to the approved form must receive prior written consent from the District. The easement must be free of encumbrances or interests in the easement which the District determines are contrary to the intent of the easement. In the event it is later determined that there are encumbrances or interests in the easement which the District determines are contrary to the intent of the easement, the permittee shall be required to provide release or subordination of such encumbrances or interests.

24. The permittee shall utilize the criteria contained in the Construction Pollution Prevention Plan (Exhibit No. 2.1) and on the applicable approved construction drawings for the duration of the project's construction activities.
25. The Urban Stormwater Management Plan shall be implemented in accordance with Exhibit No. 2.2.
26. Prior to starting construction at the site, the permittee must provide, to the compliance staff in the

SPECIAL CONDITIONS

Lower West Coast Service Center, a copy of the effective FIRM showing that the regulatory floodway designation has been removed from the site. If FEMA does not revise the FIRM to remove the regulatory floodway from the site, a permit modification will be required to remove the placement of fill from within the floodway boundary.

27. Prior to the sale of any portion of the land, a modification to the Environmental Resource Permit shall be obtained to include a "Property Owners Association" clearly establishing the entity responsible for the maintenance of the master surface water management system, including the on-site preserve areas.
28. The permittee shall retain the services of a professional archaeologist and perform an archeological survey as requested in the January 18, 2007 letter from the Department of State, Division of Historical Resources (Exhibit 3.9). If historical/archaeological artifacts are discovered, site alteration activities shall be postponed until such time as the Florida Department of State, Division of Historical Resources grants authorization to commence work.

Exhibits Table of Contents

Estero Crossing

Exhibit 1.0 – Location Map

Exhibit 2.0 – Engineering Plans

Exhibit 2.1 – Stormwater Pollution Prevention Plan

Exhibit 2.2 – Urban Stormwater Management Program

Exhibit 3.0 – Wetland I.D. Map

Exhibit 3.1 – Wetland Impact Map

Exhibit 3.2 – Mitigation/Monitoring/Maintenance Plan

Exhibit 3.3 – Upland and Wetland Restoration Map

Exhibit 3.4 – North Preserve and South Preserve Plantings Map

Exhibit 3.5 – North and South Stormwater Impact Map

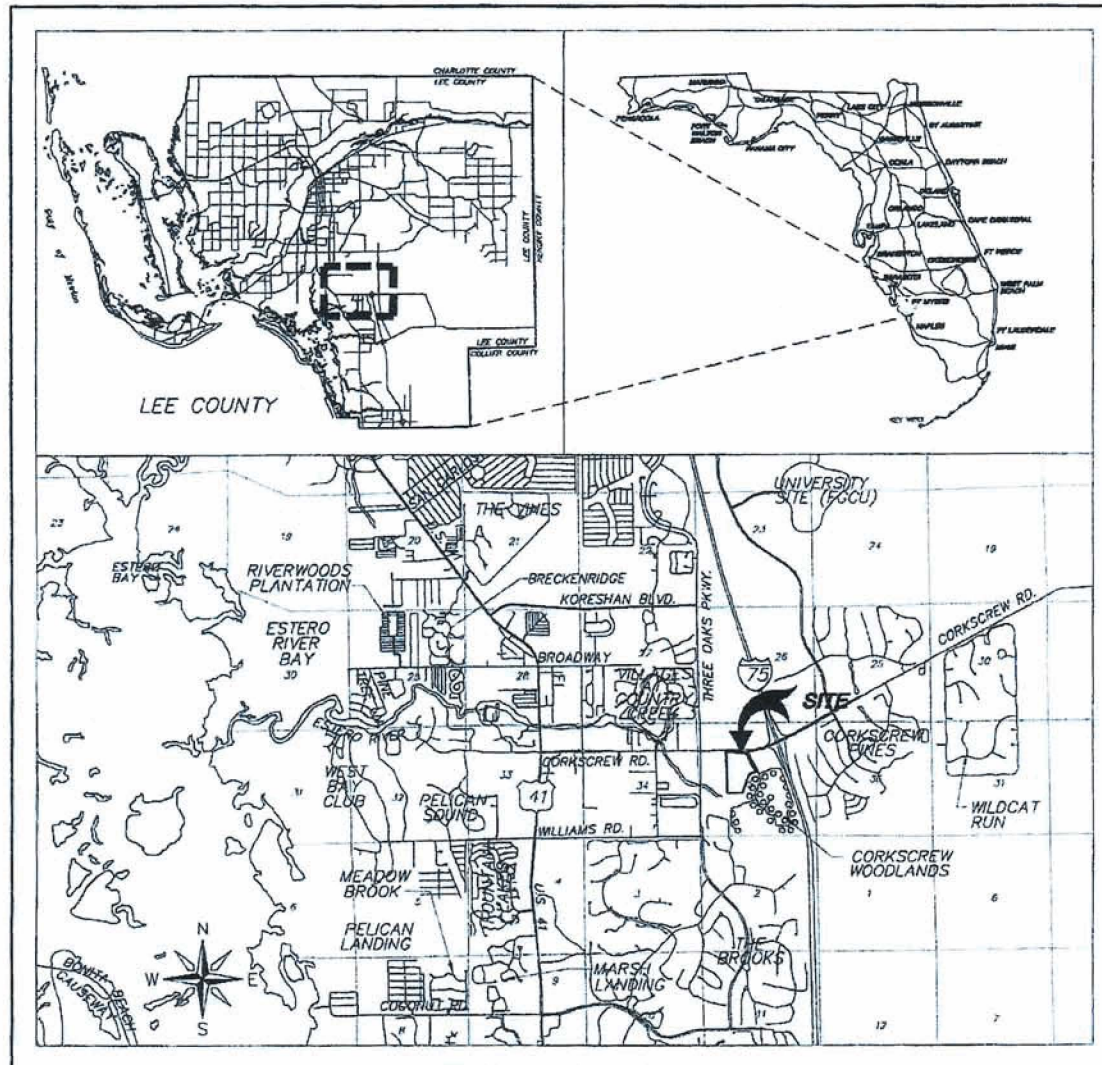
Exhibit 3.6 – Monitoring Map

Exhibit 3.7 – Work Schedule

Exhibit 3.8 – Conservation Easement

Exhibit 3.9 – Letter from Division of Historical Resources

SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LOCATION MAP

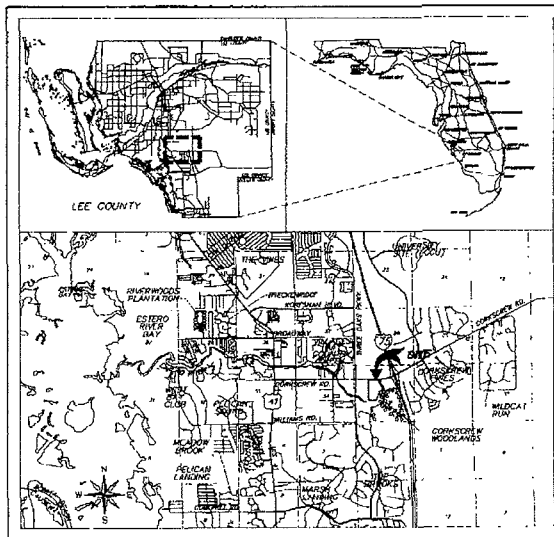
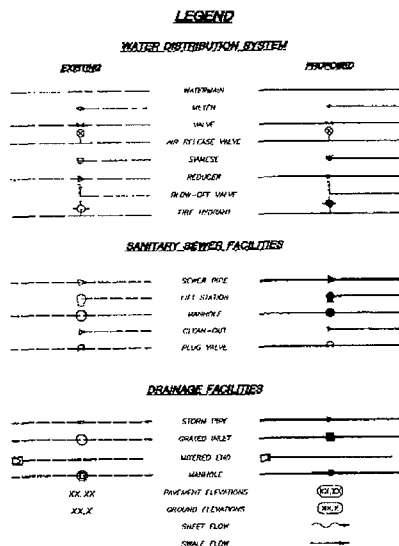
ENVIRONMENTAL RESOURCE PERMIT PLANS

Estero Crossing

SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



APPLICATION NUMBER
060724-11#



LOCATION MAP

A DEVELOPMENT BY:

The Wilder Companies, Ltd., Inc.

800 Boylston St., Suite 1300
Boston, Massachusetts 02199

PREPARED BY:

Weston & Sampson

12730 New Brittany Boulevard, Suite 600, Fort Myers, FL 33907
tel: (239) 437-4601 fax: (239) 437-4636
www.westonandsampson.com

CERTIFICATE OF AUTHORIZATION NO. 26190

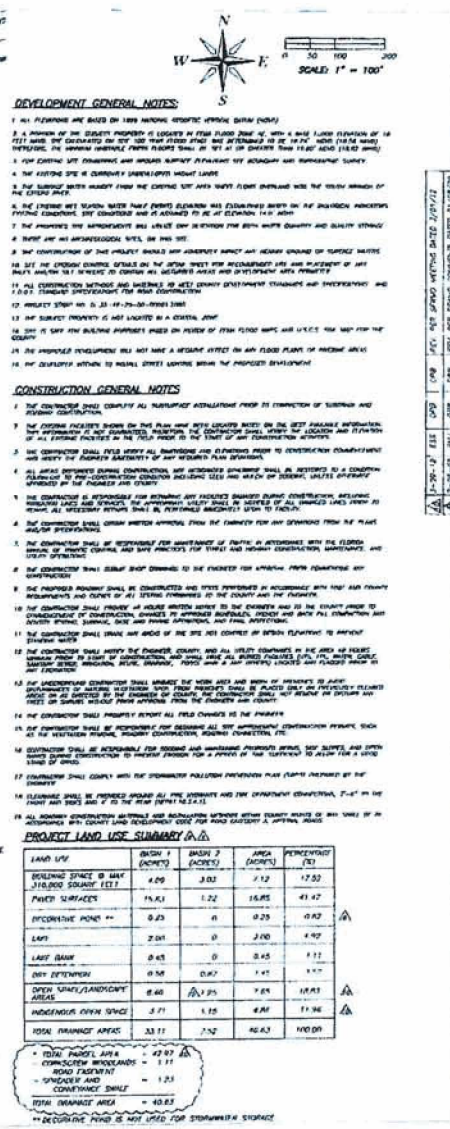
REVISIONS		
REV. #	DATE	DESCRIPTION
1	01-25-07	REVISED PER 3RD COMMENTS
2	04-26-07	REVISED PER 3RD COMMENTS DATED 2/23/07
3	06-17-07	REVISED PER 3RD COMMENTS DATED 5/18/07
4	11-14-07	REVISED PER 3RD COMMENTS DATED 5/18/07
5	02-06-08	REVISED PER 3RD COMMENTS DATED 12/21/07
6	06-26-08	REVISED PER 3RD COMMENTS DATED 03/12/08
7	07-28-08	REVISED PER 3RD COMMENTS DATED 07/16/08
8	12-03-08	REVISED PER 3RD COMMENTS
9	02-25-09	REVISED PER 3RD COMMENTS DATED 01/14/09
10	03-06-12	REVISED PER 3RD COMMENTS DATED 03/01/12

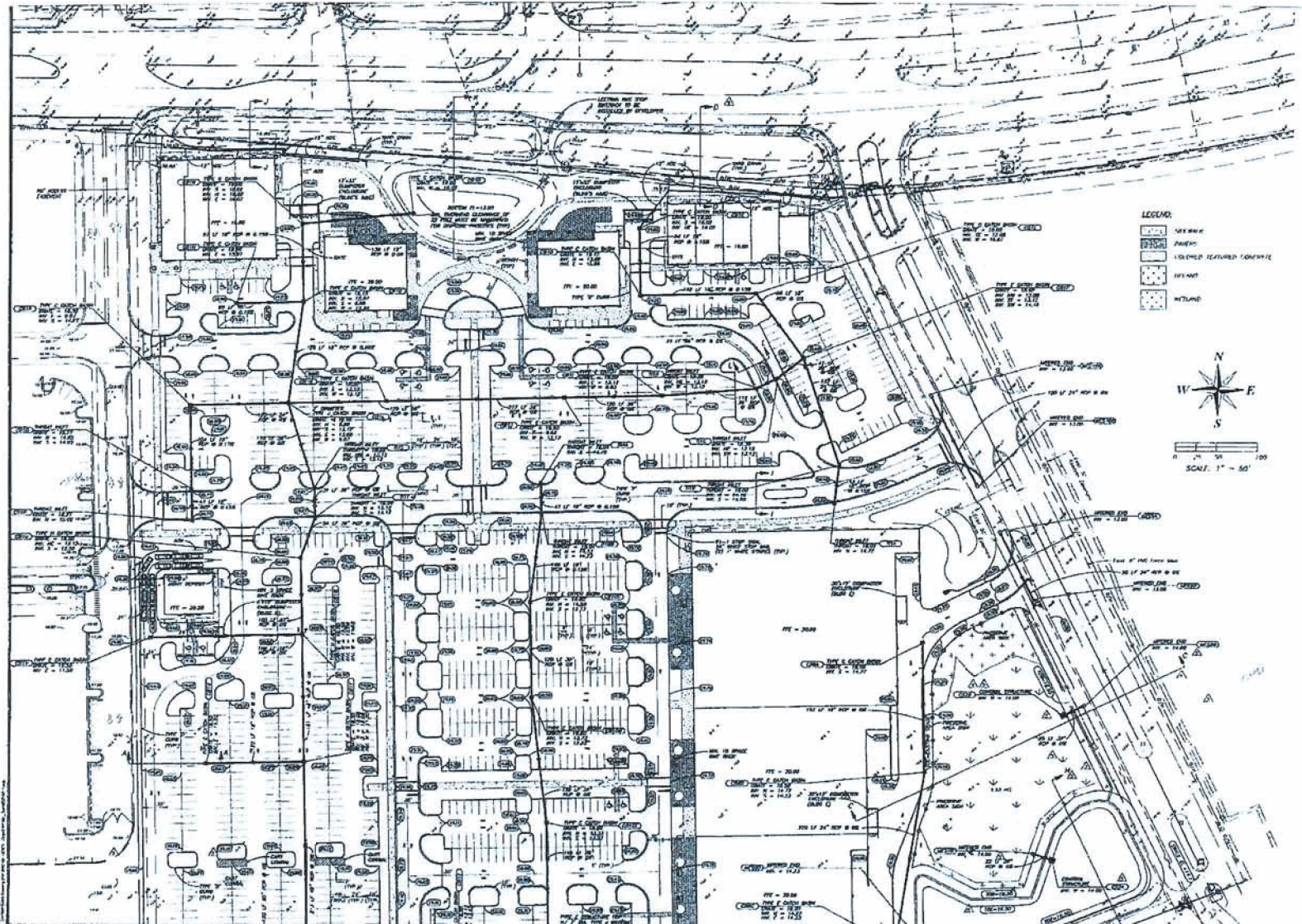
NOTE:	
The information shown on these plans is subject to change. It is the responsibility of the user to verify all information prior to construction of the project, including any other construction.	
BY: [Signature]	DATE: 6/1/12

SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	MASTER SITE PLAN
4-6	PAVING, GRADING & DRAINAGE PLANS
6-8	PAVING, GRADING & DRAINAGE DETAILS
9	EROSION CONTROL PLAN
10	AERIAL PHOTOGRAPH

Sheet No. **1 of 10**
Project # **2090573**
Date: **09-09-12**

Exhibit No. 2.0
Application No. 060724-11
Page 1 of 10

[illegible]



Weston & Simpson

THE FOLLOWING COMPANIES TO: AC

EXTENDING CIRCULAR

PAVING, GRADING & DRAINAGE PLAN - NORTH

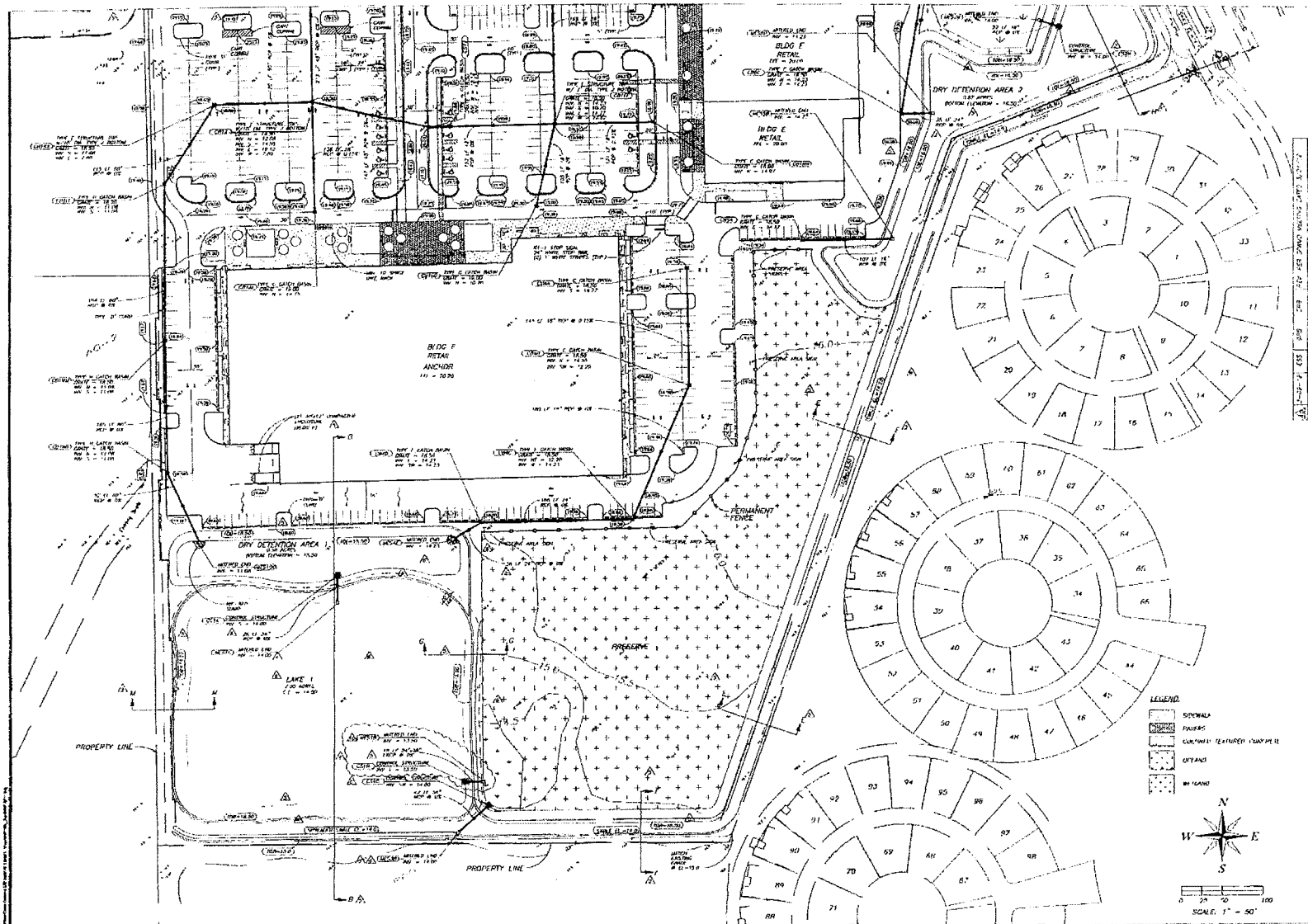
DATE: 12/1/12

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

SHEET 4 OF 10



Weston & Sampson

10000 WESTON & SAMPSON DRIVE, SUITE 100
DALLAS, TEXAS 75241-1000
TEL: 214-343-1000
FAX: 214-343-1001
WWW.WESTONANDSAMPSON.COM

DATE: 11/11/10
BY: JLS
CHECKED: JLS
APPROVED: JLS

THE WALSH COMPANY, INC.

SEWER CROSSING

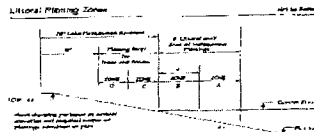
PAVING, GRADING & DRAINAGE PLAN - SOUTH

SCALE: 1" = 50'

SHEET 5 OF 10

LITTORAL PLANT REQUIREMENTS

Common Name	Distance/Notes	Specifications	Notes	Plant
Common Name	Distance/Notes	Specifications	Notes	Plant
Common Name	Distance/Notes	Specifications	Notes	Plant



TYPICAL LAKE SECTION
STRUCTURE ALTERNATIVE FOR INLET
TYPE C, D, AND E

LITTORAL PLANT LOCATIONS

1. Minimum required herbaceous plant area is 100 sq. ft. per 100 sq. ft. of littoral area.
2. Minimum required herbaceous plant area is 100 sq. ft. per 100 sq. ft. of littoral area.
3. Minimum required herbaceous plant area is 100 sq. ft. per 100 sq. ft. of littoral area.
4. Minimum required herbaceous plant area is 100 sq. ft. per 100 sq. ft. of littoral area.
5. Minimum required herbaceous plant area is 100 sq. ft. per 100 sq. ft. of littoral area.

NOTE: Locations are approximate and are subject to change per client's request.

ALT. B. STRUCTURE BOTTOM FOR
INLETS TYPE C, D & E

PIPE OPENING SCHEMATIC

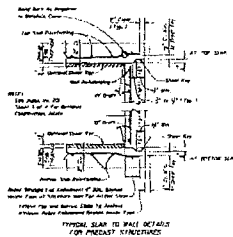
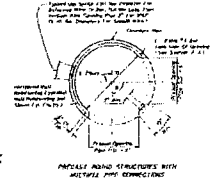


TABLE 3 - MINIMUM STRUCTURE SIZE FOR SINGLE PIPE CONNECTION TYPE C, D, & E			
PIPE SIZE (INCHES)	MIN. STRUCTURE WIDTH (INCHES)	MIN. STRUCTURE DEPTH (INCHES)	MIN. STRUCTURE LENGTH (INCHES)
12"	48"	48"	48"
18"	72"	72"	72"
24"	96"	96"	96"
30"	120"	120"	120"
36"	144"	144"	144"
42"	168"	168"	168"
48"	192"	192"	192"
54"	216"	216"	216"
60"	240"	240"	240"
66"	264"	264"	264"
72"	288"	288"	288"
78"	312"	312"	312"
84"	336"	336"	336"
90"	360"	360"	360"
96"	384"	384"	384"
102"	408"	408"	408"
108"	432"	432"	432"
114"	456"	456"	456"
120"	480"	480"	480"



STRUCTURE SIZES FOR PIPE CONNECTIONS

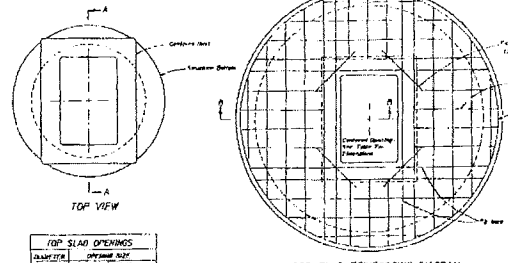
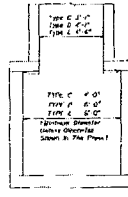


TABLE 4 - TOP SLAB REINFORCING			
PIPE SIZE (INCHES)	MIN. REINFORCING BAR SIZE (INCHES)	MIN. REINFORCING BAR SPACING (INCHES)	MIN. REINFORCING BAR LENGTH (INCHES)
12"	#4	12"	48"
18"	#5	12"	72"
24"	#6	12"	96"
30"	#7	12"	120"
36"	#8	12"	144"
42"	#9	12"	168"
48"	#10	12"	192"
54"	#11	12"	216"
60"	#12	12"	240"
66"	#13	12"	264"
72"	#14	12"	288"
78"	#15	12"	312"
84"	#16	12"	336"
90"	#17	12"	360"
96"	#18	12"	384"
102"	#19	12"	408"
108"	#20	12"	432"
114"	#21	12"	456"
120"	#22	12"	480"



ALT. A. STRUCTURE BOTTOM FOR INLETS TYPE C, D AND E

GENERAL NOTES

1. All structures shall be constructed of concrete with a minimum compressive strength of 4000 psi.
2. All structures shall be constructed of concrete with a minimum compressive strength of 4000 psi.
3. All structures shall be constructed of concrete with a minimum compressive strength of 4000 psi.
4. All structures shall be constructed of concrete with a minimum compressive strength of 4000 psi.
5. All structures shall be constructed of concrete with a minimum compressive strength of 4000 psi.
6. All structures shall be constructed of concrete with a minimum compressive strength of 4000 psi.
7. All structures shall be constructed of concrete with a minimum compressive strength of 4000 psi.
8. All structures shall be constructed of concrete with a minimum compressive strength of 4000 psi.
9. All structures shall be constructed of concrete with a minimum compressive strength of 4000 psi.
10. All structures shall be constructed of concrete with a minimum compressive strength of 4000 psi.

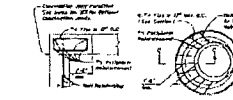
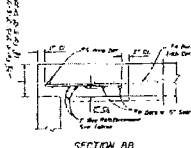


TABLE 5 - MINIMUM STRUCTURE NOTING (EXCEPT TYPE A) & REINFORCING			
PIPE SIZE (INCHES)	MIN. STRUCTURE WIDTH (INCHES)	MIN. STRUCTURE DEPTH (INCHES)	MIN. STRUCTURE LENGTH (INCHES)
12"	48"	48"	48"
18"	72"	72"	72"
24"	96"	96"	96"
30"	120"	120"	120"
36"	144"	144"	144"
42"	168"	168"	168"
48"	192"	192"	192"
54"	216"	216"	216"
60"	240"	240"	240"
66"	264"	264"	264"
72"	288"	288"	288"
78"	312"	312"	312"
84"	336"	336"	336"
90"	360"	360"	360"
96"	384"	384"	384"
102"	408"	408"	408"
108"	432"	432"	432"
114"	456"	456"	456"
120"	480"	480"	480"

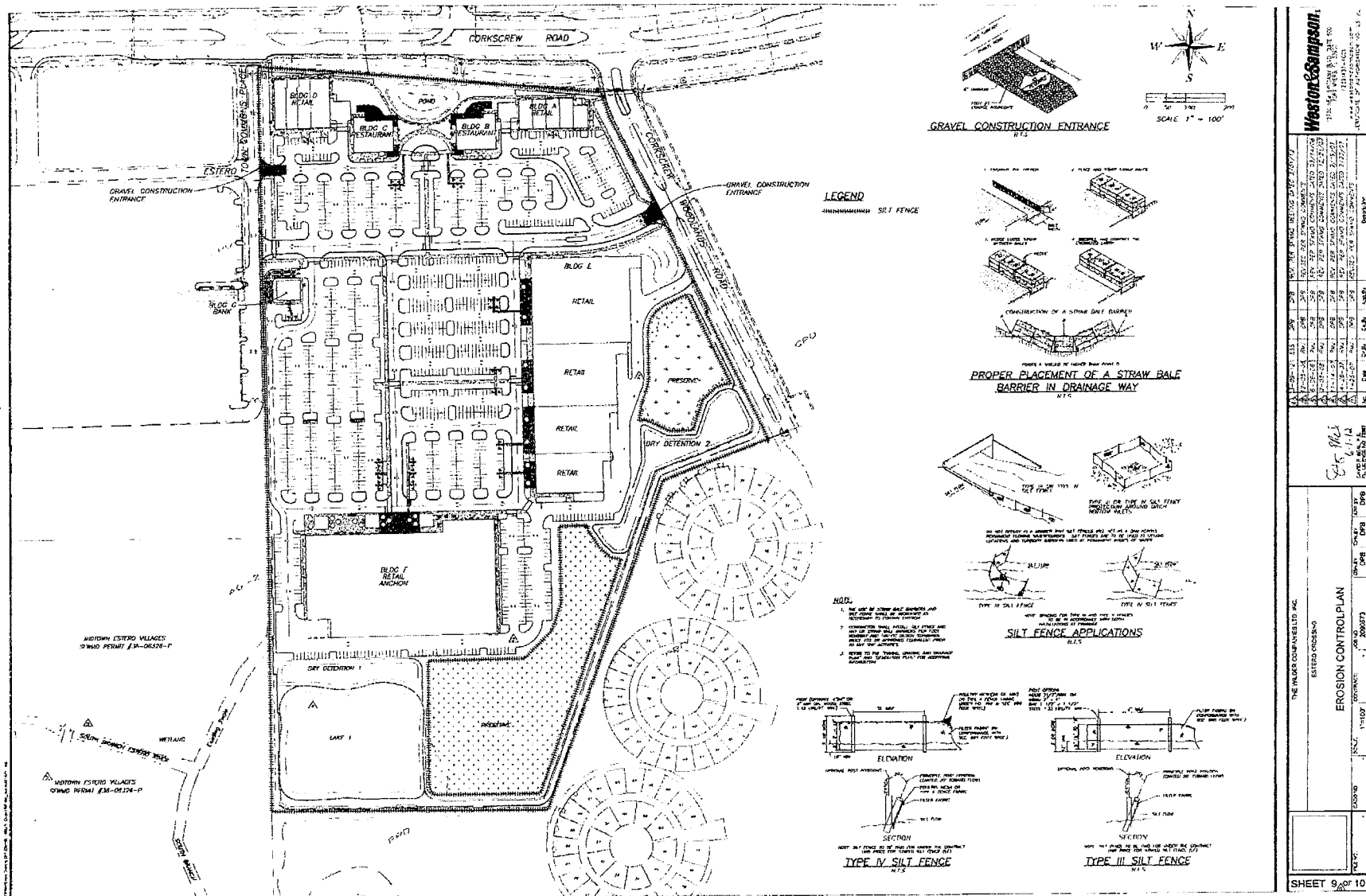
TABLE 6 - MINIMUM STRUCTURE NOTING (EXCEPT TYPE A) & REINFORCING			
PIPE SIZE (INCHES)	MIN. STRUCTURE WIDTH (INCHES)	MIN. STRUCTURE DEPTH (INCHES)	MIN. STRUCTURE LENGTH (INCHES)
12"	48"	48"	48"
18"	72"	72"	72"
24"	96"	96"	96"
30"	120"	120"	120"
36"	144"	144"	144"
42"	168"	168"	168"
48"	192"	192"	192"
54"	216"	216"	216"
60"	240"	240"	240"
66"	264"	264"	264"
72"	288"	288"	288"
78"	312"	312"	312"
84"	336"	336"	336"
90"	360"	360"	360"
96"	384"	384"	384"
102"	408"	408"	408"
108"	432"	432"	432"
114"	456"	456"	456"
120"	480"	480"	480"

TABLE 7 - TOP SLAB REINFORCING SCHEDULE			
PIPE SIZE (INCHES)	MIN. REINFORCING BAR SIZE (INCHES)	MIN. REINFORCING BAR SPACING (INCHES)	MIN. REINFORCING BAR LENGTH (INCHES)
12"	#4	12"	48"
18"	#5	12"	72"
24"	#6	12"	96"
30"	#7	12"	120"
36"	#8	12"	144"
42"	#9	12"	168"
48"	#10	12"	192"
54"	#11	12"	216"
60"	#12	12"	240"
66"	#13	12"	264"
72"	#14	12"	288"
78"	#15	12"	312"
84"	#16	12"	336"
90"	#17	12"	360"
96"	#18	12"	384"
102"	#19	12"	408"
108"	#20	12"	432"
114"	#21	12"	456"
120"	#22	12"	480"

TABLE 8 - TOP SLAB WITH CENTERED OPENING			
PIPE SIZE (INCHES)	MIN. STRUCTURE WIDTH (INCHES)	MIN. STRUCTURE DEPTH (INCHES)	MIN. STRUCTURE LENGTH (INCHES)
12"	48"	48"	48"
18"	72"	72"	72"
24"	96"	96"	96"
30"	120"	120"	120"
36"	144"	144"	144"
42"	168"	168"	168"
48"	192"	192"	192"
54"	216"	216"	216"
60"	240"	240"	240"
66"	264"	264"	264"
72"	288"	288"	288"
78"	312"	312"	312"
84"	336"	336"	336"
90"	360"	360"	360"
96"	384"	384"	384"
102"	408"	408"	408"
108"	432"	432"	432"
114"	456"	456"	456"
120"	480"	480"	480"



Weston & Sampson, Inc.
EST. 1960
PAVING, GRADING & DRAINAGE DETAILS
SHEET 18 OF 10



CONSTRUCTION POLLUTION PREVENTION PLAN for

SITE DESCRIPTION	
Estero Crossing 10500 Corkscrew Rd Estero, FL 33928	Owner Name and Address: JTAD Estero, LLC The Prudential Tower, 800 Boylston St., Suite 1300 Boston, MA 02199
Description: The proposed use of the 43± acre project is a retail commercial center.	
Construction in this project will generally consist of site clearing, lake excavation, and construction of roadways, utility infrastructure, golf course, and multi-use vertical construction. Soil disturbing activities will include: clearing and grubbing, installing a stabilized construction entrance, perimeter berming and other erosion and sediment controls; grading; excavation for the storm water management lake, storm sewer, utilities, and building foundations; construction of curb and gutter, road, and parking areas; and preparation for final planting, sodding, seeding and mulching.	
Runoff Coefficient: 82	
Site Area: 42 Acres	)
Sequence of Major Activities: The order of activities will be as follows:	
1. Installation of stabilized construction entrance. 2. Partial clearing and grubbing. 3. Install perimeter berm(s) or silt fences with straw bale barrier(s) adjacent to wetland areas. 4. Continue clearing and grading. 5. Construction storm water management areas 6. Stabilize denuded areas and stockpiles within 21 days of last construction activity in that area. 7. Install utilities, storm sewer, curb and gutter.	8. Complete grading, subgrade and base course construction. 9. Complete final paving. 10. Complete landscape grading and install permanent seeding and plantings. 11. When all construction activity is complete and the site is stabilized, remove temporary earth berms, straw bale barriers and filter fences and re-seed any areas disturbed by their removal.
Name of Receiving Waters: Estero River	
CONTROLS	
Erosion and Sediment Controls	
Stabilization Practices	
Temporary Stabilization: Top soil stock piles and disturbed portions of the site where construction activity temporarily cease for at least 21 days will be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in that area. The seed shall be Bahia, millet, rye, or other fast-growing grasses. Prior to seeding, fertilizer or agricultural limestone shall be applied to each area to be temporarily stabilized. After seeding, each area shall be mulched with the mulch disked into place. Areas of the site which will be paved will be temporarily stabilized by applying limerock subgrade until bituminous pavement can be applied. Permanent Stabilization: Disturbed portions of the site, where construction activities permanently cease, shall be stabilized with sod, seed and mulch, landscaping, and/or other equivalent stabilization measures (e.g., rip-rap, geotextiles) no later than 14 days after the date of the last construction activity. The sod shall typically be Floratam or Bahia sod. Prior to seeding, fertilizer or agricultural limestone shall be applied to each area to be temporarily stabilized. After seeding, each area shall be mulched with the mulch disked into place.	

CONTROLS (Continued)	
Structural Practices	
Silt Fence / Straw Bale Barrier - will be constructed along those areas of the project that border adjacent wetlands. At a minimum, the silt fence and/or straw bale barrier will be placed along all wetland buffers and all Corps of Engineers jurisdictional wetland boundaries. Straw Bale Drop Inlet Sediment Filter - will be placed around all constructed storm drain inlets immediately upon completion of construction and shall remain in-place until the contributing drainage area is stabilized. Alternatively, grate inlets can be covered with filter fabric material until stabilization.	
Storm Water Management	
The project will utilize a system of dry detention areas to provide the required water quality treatment and attenuation. Discharges from the water management system will be regulated by a water control structure. The control structure will be used to maintain water levels in the detention facilities that will maintain or restore the hydroperiod in the wetlands and flowways. The water control structure will also be used to restrict the discharges from the project as described above.	
DISCHARGE RATES = 2.75 cfs	
OTHER CONTROLS	
Waste disposal:	<u>Waste Materials:</u> All waste materials will be collected and stored in a trash dumpster which will meet all local and State solid waste management regulations. All trash and construction debris from the site will be deposited in this dumpster. The dumpster will be emptied as required due to use and/or State and local regulations, with the trash disposed of at the appropriate landfill operation. No construction waste materials will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted in the construction office trailer. <u>Hazardous Waste:</u> All hazardous waste materials will be disposed of in the manner specified by local or State regulation or by the manufacturer. Site personnel will be instructed in these practices. <u>Sanitary Waste:</u> All sanitary waste will be collected from the portable units by a local, licensed, City of Fort Myers sanitary waste management contractor, as required by local regulation.
Offsite Vehicle Tracking:	A stabilized construction entrance has been provided to help reduce vehicle tracking of sediments. As they are completed, paved streets will be swept as needed to remove any excess muck, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.
TIMING OF CONTROLS/MEASURES	
Installation of hay bail / silt fence barriers (around wetlands) and stabilized construction entrance will be constructed prior to extensive clearing or grading of any other portions of the site. Areas where construction activity temporarily ceases for more than 21 days will be stabilized with a temporary seed and mulch within 14 days of the last disturbance. Once construction activity ceases permanently in an area, that area will be stabilized with permanent sod, seed and mulch, landscaping, and/or other equivalent stabilization measures (e.g., rip-rap, geotextiles). After the entire site is stabilized, the silt fence / straw bale barriers can be removed.	
CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS	
The storm water pollution prevention plan reflects the United States Environmental Protection Agency and the South Florida Water Management District (SFWWD) requirements for storm water management and erosion and sediment control, as established in the Chapter 40E-4 FAC and Chapter 373 FS.	

MAINTENANCE/INSPECTION PROCEDURES

Erosion and Sediment Control Inspection and Maintenance Practices

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

- ♦ All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.
- ♦ All measures will be maintained in good working order; if a repair is necessary, it shall be corrected as soon as possible, but in no case later than 7 days after the inspection.
- ♦ Built up sediment will be removed from silt fence when it has reached one-half the height of the fence.
- ♦ Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- ♦ Temporary seeding and permanent sodding and planting will be inspected for bare spots, washouts, and healthy growth.
- ♦ A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector is attached.
- ♦ The Owner will appoint one individual who will be responsible for inspections, maintenance and repair activities, and for completing the inspection and maintenance reports.
- ♦ Personnel selected for inspection and maintenance responsibilities will receive training from the site superintendent. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

Non-Storm Water Discharge

It is expected that the following non-storm water discharges will occur from the site during the construction period:

- ♦ Water from water line flushings.
- ♦ Pavement wash waters (when no spills or leaks of toxic or hazardous materials have occurred).
- ♦ Uncontaminated groundwater (from dewatering excavation).
- ♦ All non-storm water discharges will be directed to the storm water management facilities prior to discharge.

INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present onsite during construction:

- | | |
|-----------------------------|----------------------------|
| ♦ Concrete | ♦ Fertilizers |
| ♦ Detergents | ♦ Petroleum Based Products |
| ♦ Paints (enamel and latex) | ♦ Cleaning Solvents |
| ♦ Metal Studs | ♦ Wood |
| ♦ Asphalt | ♦ Masonry Block |
| ♦ Roofing Shingles | ♦ Clay or concrete bricks |

SPILL PREVENTION

Material Management Practices

The following are the materials management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

Good Housekeeping:

The following good housekeeping practices will be followed onsite during the construction project:

- ♦ An effort will be made to store only enough product required to do the job.
- ♦ All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers, and if possible, under a roof or other enclosure.
- ♦ Products will be kept in their original containers with the original manufacturer's label.
- ♦ Substances will not be mixed with one another unless recommended by the manufacturer.
- ♦ Whenever possible, all of a product will be used up before disposing of the container.
- ♦ Manufacturers' recommendations for proper use and disposal will be followed.
- ♦ The site superintendent will inspect to ensure proper use and disposal of materials onsite.

Hazardous Products:

These practices are used to reduce the risks associated with hazardous materials:

- ♦ Products will be kept in original containers unless they are not resealable.
- ♦ Original labels and material safety data will be retained; they contain important product information.
- ♦ If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

Product Specific Practices

The following produce specific practices will be followed onsite:

Petroleum Products:

All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which will be clearly labeled. Any asphalt substances used onsite will be applied in accordance with the manufacturer's recommendations and standard construction practices.

Fertilizers:

Fertilizers will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturers' instructions and/or state and local regulations.

SPILL PREVENTION (Continued)

Spill Control Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup.

- ♦ Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- ♦ Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include--but not be limited to--rags, gloves, goggles, kitty litter, sand, and plastic and metal trash containers specifically for this purpose.
- ♦ All spills will be cleaned up as soon as possible after discovery.
- ♦ The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- ♦ Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.
- ♦ The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- ♦ The Contractor's site superintendent will be responsible for the day-to-day site operations and will be the spill prevention and cleanup coordinator. He will designate at least two other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

POLLUTION PREVENTION PLAN CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signed: _____

Print Name: _____

Title: _____

Date: _____

CONTRACTOR'S CERTIFICATION

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Signature	For	Responsible for

Date: _____		

Date: _____		

Date: _____		

Date: _____		

CONSTRUCTION POLLUTION PREVENTION PLAN
for

Inspection And Maintenance Report Form

(To be completed every 7 days and within 24 hours of a rainfall event of 0.5 inches or more)

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS:

Days since last rainfall: _____ Amount of last rainfall _____ inches

STABILIZATION MEASURES

Area	Date Since Last Disturbed	Date of Next Disturbance	Stabilized? (yes / no)	Stabilized With	Condition

Stabilized required:

To be performed by: _____ on or before: _____

Inspection And Maintenance Report Form

Structural Controls

SILT FENCE / STRAW BALE BARRIER

Maintenance required for silt fence / straw bale barrier:

Exhibit No. 2.1
Application No. 060724-11
Page 8 of 10

Inspection And Maintenance Report Form

Structural Controls

[illegible]

To be performed by: _____ on or before: _____

CONSTRUCTION POLLUTION PREVENTION PLAN
for

Inspection And Maintenance Report Form

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

REASONS FOR CHANGES:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature

Date

URBAN STORMWATER MANAGEMENT PROGRAM

1.0 Introduction

This document provides details of the Urban Stormwater Management Program for the Estero Crossing project in Estero, Florida. This Plan discusses non-structural controls, intended to improve the quality of stormwater runoff by reducing the generation and accumulation of potential stormwater runoff contaminants at or near the respective sources for each constituent, along with significant structural components of the primary stormwater treatment system. Although many of the methodologies and procedures outlined in this document are general Best Management Practices (BMP's) which can be useful in attenuating pollutants in many types of urbanized settings, the implementation of these practices has been optimized, to the maximum extent possible, to reflect the unique character of the Estero Crossing project and the surrounding hydrologic features.

Pollution prevention guidelines are provided for the areas of (1) nutrient and pesticide management; (2) street sweeping; (3) solid waste management; (4) operation and maintenance of the stormwater management and treatment system; and (5) construction activities. A discussion of each of these activities is given in the following sections.

2.0 Nutrient and Pesticide Management

Nutrient and pesticide management consists of a series of practices designed to manage the use of fertilizers and pesticides so as to minimize loss of these compounds into stormwater runoff and the resulting water quality impacts on adjacent waterbodies. Implementation of a management plan will also maximize the effectiveness of the nutrients and pesticides that are applied.

Each homeowner must commit themselves to the practice of responsible and careful landscape design and maintenance of each lot to prevent contamination of surface waters. The guidelines included in this section are intended to help homeowners make educated environmental choices regarding the maintenance of individual yards within the community. These maintenance and management guidelines are meant to promote an attractive neighborhood that preserves the health of adjacent waterways and environmental features.

2.1 General Requirements

A landscape plan must be developed for each residence. The plan must be comprehensive in nature and follow the landscape design guidelines established by the Homeowners Association and must promote revegetation of each lot as quickly as possible.

Commercial applicators of chemical lawn products must register with the Homeowners Association annually and provide a copy of their current occupational license, proof of business liability insurance, and proof of compliance with applicable education and licensing requirements. Individual employees working under the direction of a licensed commercial applicator are exempt from the educational requirements.

Only registered commercial applicators and individual lot owners are permitted to apply chemicals within the property on a private lot. All chemical products must be used in accordance with the manufacturer's recommendations. The application of any chemical product within five (5) feet of any surface water including but not limited to ponds, lakes, drainage ditches or canals, is prohibited. The use of any chemical product in a manner that will allow airborne or waterborne entry of such products into surface water is prohibited. This rule shall not apply to the use of chemical agents, by certified lake management specialists, for the control of algae and vegetation within the stormwater lakes or ponds.

2.2 Nutrient Management Program

Management and application of nutrients and fertilizers in the Estero Crossing project will adhere to the following guidelines:

- A. All fertilizers shall be stored in a dry storage area protected from rainfall and ponding.
- B. No fertilizer containing in excess of 2% phosphate/phosphorus (P_2O_5) per guaranteed analysis label (as defined by Chapter 576, Florida Statutes) shall be applied to turf grass unless justified by a soil test.
- C. Fertilizer containing in excess of 2% phosphate/phosphorus (P_2O_5) per guaranteed analysis label shall not be applied within 5 feet of the edge of water or within 5 feet of a drainage facility.
- D. All fertilizer shall be applied such that spreading of fertilizer on all impervious surfaces is minimized.
- E. Liquid fertilizers containing in excess of 2% phosphate/phosphorus (P_2O_5) per guaranteed analysis label shall not be applied through an irrigation system within 10 feet of the edge of water or within 10 feet of a drainage facility.
- F. Liquid fertilizers containing in excess of 2% phosphate/phosphorus (P_2O_5) per guaranteed analysis label shall not be applied through high or medium mist application or directed spray application within 10 feet of the edge of water or within 10 feet of a drainage facility.

2.3 Pest Management Program

Proper maintenance of plants and turf areas will minimize the ability of pests to successfully attack landscaping. Several general guidelines follow:

- A. Apply fertilizer and water only when needed and in moderate amounts. Excessive amounts of either can cause rapid growth that is attractive to insects and disease.
- B. Mow St. Augustine grass to a height of 3-4 inches. If cut shorter, the plants may become stressed and more vulnerable to pest infestation. Each mowing should remove no more than one-third of the leaf blade, and those cuttings should remain on the lawn to decompose.
- C. It is recommended that pesticides, fungicides, and herbicides be used only in response to a specific problem and in the manner and amount recommended by the manufacturer to address the specific problem. Broad application of pesticides, fungicides and herbicides as a preventative measure is strongly discouraged.

The use of pesticides, fungicides, or herbicides is limited to products that meet the following criteria:

- A. Must be consistent with the USDA-NRCS Soil Rating for Selecting Pesticides
- B. Must have the minimum potential for leaching into groundwater or loss from runoff
- C. Products must be EPA-approved
- D. The half-life of products used shall not exceed seventy (70) days

3.0 Street Sweeping

This practice involves sweeping and vacuuming the primary streets to remove dry weather accumulation of pollutants, especially particulate matter, before wash-off of these pollutants can occur during a storm event. This practice reduces the potential for pollution impacts on receiving waterbodies by removing particulate matter and associated chemical constituents. Although street cleaning operations are frequently conducted primarily for aesthetic purposes, the primary objective of the street sweeping program for the Estero Crossing project is to improve the quality of stormwater runoff generated from impervious traffic areas. Street sweeping activities can be particularly effective during periods of high leaf fall by removing solid leaf material and the associated nutrient loadings from roadside areas where they could easily become transported within stormwater flow.

Street sweeping operations will be performed in the Estero Crossing project at a minimum frequency of one event every other month. A licensed vendor using a vacuum-type sweeping device will perform all street sweeping activities. Sweeping activities during each event will include all primary street surfaces. Disposal of the collected solid residual will be the responsibility of the street sweeping vendor.

4.0 Solid Waste Management

In general, solid waste management involves issues related to the management and handling of urban refuse, litter and leaves that will minimize the impact of these constituents as water pollutants.

Maintenance of adequate sanitary facilities for temporarily storing refuse on private premises prior to collection is considered the responsibility of the individual homeowner. Local requirements for refuse collection will be brought to the attention of every homeowner at closing for the sale of the property. Information will be distributed as necessary stating specifications for containers, separation of waste by type, where to place containers prior to collection, and established collection schedules.

Fallen tree leaves and other vegetation, along with grass clippings, may become direct water pollutants when they are allowed to accumulate in swales and street gutters. All homeowners will receive periodic educational materials that address proper disposal of leaves and other vegetation to minimize water quality impacts.

5.0 Stormwater Management and Treatment System

The stormwater management system for the Estero Crossing project is designed to maximize the attenuation of stormwater generated pollutants prior to discharge to the off-site wetland systems. Operational details and maintenance requirements of the various system components are given in the following sections.

5.1 Wet Detention Lakes and Lake Interconnect Pipes

The basic element of the stormwater management system consists of a series of interconnected wet detention ponds that provide stormwater treatment through a variety of physical, biological, and chemical processes. A wet detention pond acts similar to a natural lake by temporarily detaining stormwater runoff, allowing opportunities for treatment processes to occur, prior to slow controlled discharge of the treated water through the outfall structure. Pollutant removal processes in wet detention systems occur during the quiescent period between storm events. Significant removal processes include gravity settling of particulate matter; biological uptake of nutrients and other ions by aquatic plants, algae and microorganisms; along with natural chemical flocculation and complexation processes.

Maintenance of the wet detention ponds will consist of an annual inspection. During each annual inspection, the following items will be reviewed and corrected as necessary:

- A. Inspect the outfall structure and orifices to ensure free-flowing conditions and overall engineering stability of the outfall system.
- B. Review the banks of the lakes and canals to ensure proper side slope stabilization and inspect for signs of excessive seepage that may indicate areas of excessive groundwater flow and possible subsurface channeling.
- C. Physically evaluate each of the lakes and canals for evidence of excessive sediment accumulation or erosion.
- D. Inspect the planted aquatic vegetation in the littoral zone to ensure that the desired vegetation species, percent coverage, and density are maintained.

At the completion of the inspections, a written inspection report will be prepared, listing any deficiencies that need to be addressed or corrected by the Homeowners Association.

5.2 Stormwater Inlets, Pipes and Culverts

The grates should be unobstructed and the bottom, inside the inlet, should be clean. Check for any accumulation of sediment, trash such as garbage bags, or debris in the culverts connecting these inlets. Flushing out with a high-pressure hose may clean some sediment. Any noted blockage (due to a possible obstruction, or broken pipe, etc.) should prompt further investigation. Crushed or corroded culverts should be replaced with new ones of the same size.

5.3 Swales and Grassed Water Storage Areas

These provide for conveyance and/or above-ground (or surface) storage of stormwater. With age, these areas usually fill in with vegetation and sediment. Swales may need to be regraded and/or revegetated. It is a good idea to compare the existing slope and dimensions of the swale with the permitted design plans prior to the removal of excess sediment or regrading. Areas that show erosion should be stabilized with appropriate material such as sod, planting, rock, sand bags, or other synthetic geotextile material.

Regular mowing of grass swales is essential. These areas also improve water quality by catching sediment and assimilating nutrients, and recharge the underground water table. Remove any undesirable exotic vegetation. Culverts underneath driveways should be checked for blockage, and, if necessary, flushed with a high-pressure hose. After a storm, swales may remain wet for an extended period of time. This is normal and the water will recede gradually.

5.4 Ditches or Canals

Fill material, yard waste, clippings and vegetation, sediment, trash, appliances, garbage bags, shopping carts, tires, cars, etc. should be completely removed. Also check to make sure there are no dead trees or any type of obstructions which could block the drainage flow way.

Maintenance cleaning/excavation must be limited to the same depth, width and side slope as approved in the current permit. Making a ditch deeper or wider may trigger a need for a permit modification. Provisions must also be made to prevent any downstream silting or turbidity (*Contact the SFWMD Resource Compliance staff if you are unsure or need clarification.*) Be sure to dispose of all removed material properly so it won't affect any other water storage or conveyance system, environmental area, or another owner's property.

5.5 Outfall Structure (also called the Discharged Control Structure or Weir)

The outfall structure should be routinely inspected to determine if any obstructions are present or repairs are needed. Trash or vegetation impeding water flow through the structure should be removed. The structure should have a "baffle" or trash collector to prevent flow blockage and also hold back any floating oils from moving downstream. Elevations and dimensions should be verified annually with all current permit information. Periodic inspections should then be regularly conducted to make sure these structures maintain the proper water levels and the ability to discharge.

5.6 Earthen Embankments (Dikes and Berms)

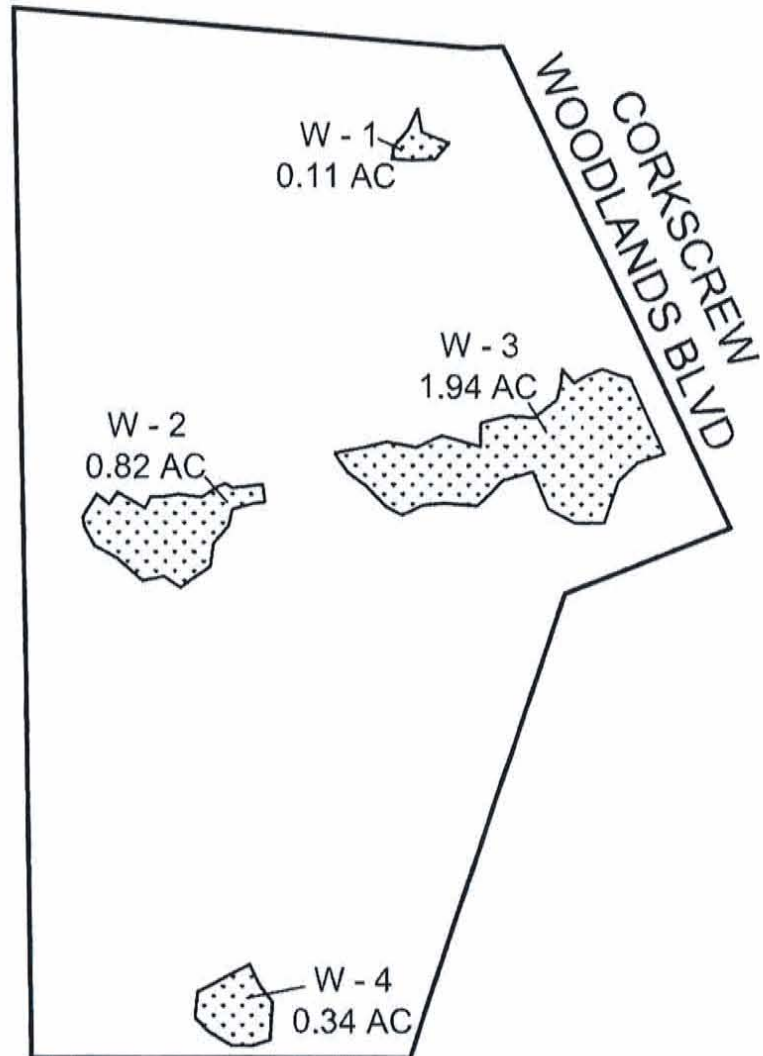
Check for proper elevations, width and stabilization. Worn down berms - especially if used by all-terrain vehicles or equestrian traffic - and rainfall - created washouts should be immediately repaired, compacted and re-vegetated.

6.0 Construction Activities

A Stormwater Pollution Prevention Plan (SWPPP) has been prepared for construction activities to minimize activities contamination that may be caused by erosion and sedimentation during the construction process. The plan includes provisions related to soil stabilization, structural erosion controls, waste collection disposal, offsite vehicle tracking, spill prevention and maintenance and inspection procedures. A copy of the SWPPP is attached hereto and made a part of hereof.

ESTERO_CROSSING.dwg WETLAND

CORKSCREW RD



LEGEND

WETLAND (3.21 AC)

ESTERO CROSSING

WETLAND MAP



EW CONSULTANTS, INC.

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BONITA SPRINGS, FLORIDA 34135
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JUNE 08

FIGURE

2

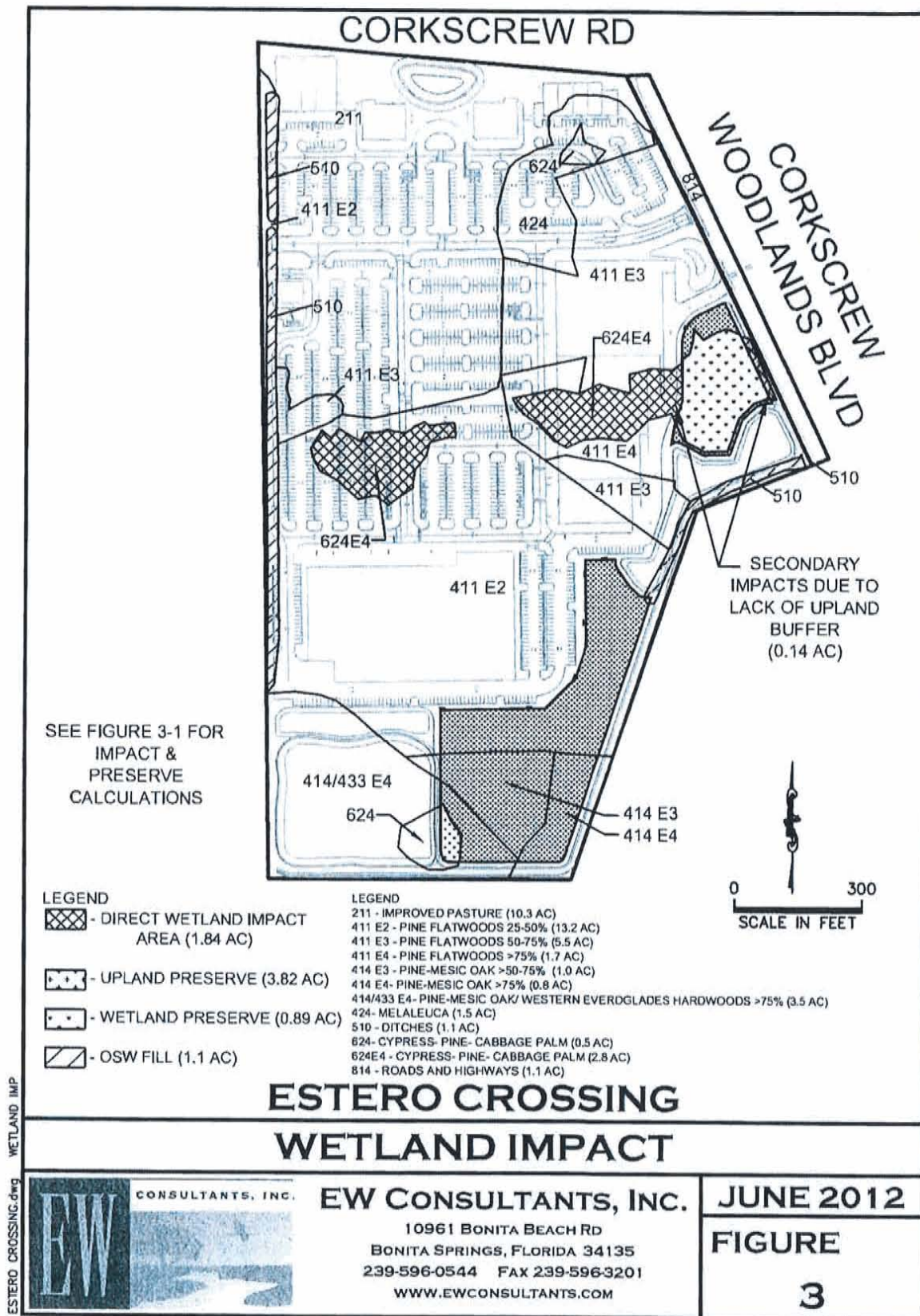


FIGURE 3-1 WETLAND IMPACT AND PRESERVE SITE DATA

TOTAL SITE AREA - 42.97 AC.

WETLAND IMPACT CALCULATIONS:

DIRECT WETLAND IMPACT FROM FILL -	1.83 AC. (FLUCCS CODE 624 E4)
DIRECT WETLAND IMPACT FROM STORMWATER STRUCTURES -	0.01 AC. (FLUCCS CODE 624 E4)
TOTAL DIRECT WETLAND IMPACTS -	1.84 AC.

SECONDARY WETLAND IMPACTS DUE TO LACK OF UPLAND BUFFER - 0.14 AC. (FLUCCS CODE 411 E3)

PRESERVE CALCULATIONS:

NORTH WETLAND PRESERVE -	0.93 AC. (FLUCCS CODE 624 E4)
SOUTH WETLAND PRESERVE -	0.11 AC. (FLUCCS CODE 624)

TOTAL WETLAND PRESERVE - 1.04 AC.

NORTH UPLAND PRESERVE -	0.22 AC. (FLUCCS CODE 411 E3)
SOUTH UPLAND PRESERVE -	3.60 AC. (FLUCCS CODE 414 E3/414 E4)

TOTAL UPLAND PRESERVE - 3.82 AC.

TOTAL PRESERVE - 4.86 AC. (4.71 ACRES ASSOCIATED WITH MITIGATION)

0.78 ACRES OF 624 PRESERVED IN W-3
+ 0.14 ACRES OF SECONDARY IMPACTS IN W-3
+ 0.01 ACRES ASSOCIATED WITH SWMS STRUCTURE
= 0.93 ACRES

PRESERVE AREA BREAKDOWN:

NORTH PRESERVE AREA - WETLAND -	0.93 AC. (FLUCCS CODE 624 E4)
UPLAND -	0.22 AC. (FLUCCS CODE 411 E3)

TOTAL AC WITHIN NORTH PRESERVE - 1.15 AC.

SOUTH PRESERVE AREA - WETLAND -	0.11 AC. (FLUCCS CODE 624)
UPLAND -	3.60 AC. (FLUCCS CODE 414 E3/414 E4)

TOTAL AC WITHIN SOUTH PRESERVE - 3.71 AC.

TOTAL PRESERVE - 4.86 AC.

**ESTERO CROSSING
WETLAND IMPACT &
PRESERVE SITE DATA**



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JUNE 2012

FIGURE

3-1

NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



ESTERO CROSSING

SFWMD APPLICATION No. 060724-11

WETLAND MITIGATION, MONITORING AND MAINTENANCE PLAN

PREPARED BY:

EW CONSULTANTS, INC.

©June 2012

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Exhibit 3.2
Application No. 060724-11
Page 1 of 5

INTRODUCTION

This report is in support of an Environmental Resource Permit Application No. 060724-11 for the Estero Crossing project in unincorporated Lee County (see Figure 1, Location Map). The site contains four jurisdictional wetlands totaling 3.21 acres, two of which (W-1 and W-4) are under 0.5 acres (see Figure 2, Wetland Map). On-site wetlands over 0.5 acres (W-2 and W-3) total 2.76 acres.

As part of the proposed project, 1.84 acres of direct impacts to wetlands greater than 0.5 acres and 0.14 acres of secondary impacts are proposed. As mitigation, 0.89 acres of wetland and 3.82 acres of native upland habitat will be preserved and enhanced. Please see the Wetland Impact Map (Figure 3) and Impact and Preserve Data (Figure 3-1) in the Appendix as well as the Impacts and Mitigation section that follows for more detail.

Post-development, there will be 1.04 acres of wetland which includes 0.89 acres of wetland mitigation (0.14 acres associated with secondary wetland impacts, and 0.01 acres associated with the installation of a surface water management system structure in W-3), and 3.82 acres of upland preserved on site, monitored for five years and maintained in perpetuity. Although the upland areas may function as transitional areas due to the stormwater system design, the re-planting plans include species that are generally tolerant of dry and slightly hydric conditions. Please see the Monitoring and Maintenance sections that follow and Figures 3 and 3-1 in the Appendix for more detail.

IMPACTS, MITIGATION AND COST ESTIMATE

IMPACTS

A total of 1.84 acres of direct impact to Wetlands 2 and 3 (FLUCCS Codes 624-E4) are proposed. The majority of impact (1.83 acres) will result from filling activities while 0.01 acres of impact are due to the installation of stormwater structures. No mitigation is required for impacts to W-1 and W-4 as they are under 0.50 acres and do not provide critical habitat for listed species. A total of 0.14 acres of secondary impact to Wetland 3 in the north preserve are proposed due to the elimination of the upland buffers along its east and west sides. Using Ch. 62-345, the Uniform Mitigation Assessment Method, these impacts result in a net loss of 0.74 functional units.

MITIGATION

As mitigation, 3.82 acres of upland and 0.89 acres of wetland are proposed to be preserved on site. These areas will be placed under a conservation easement, monitored for five years and maintained in their natural state in perpetuity. The wetland preserves will be incorporated into the surface water management system to preserve and enhance their hydrology. Using Ch. 62-345, the Uniform Mitigation Assessment Method, these preserves and restoration areas will generate 0.76 units of functional gain. Therefore, the proposed on-site mitigation adequately offsets the proposed impacts to wetlands.

COST ESTIMATE

There will be costs associated with the preservation and the restoration activities proposed as part of the mitigation on-site. Such activities and their associated costs include:

Activity	Cost
Upland restoration plantings	\$4,000.00
Wetland plantings	\$0.00
Monitoring (5 years)	\$5,000.00
Preserve Area Maintenance (5 years)	\$10,000.00
Total	\$19,000.00

MONITORING AND MAINTENANCE

SUPPLEMENTAL PLANTING

The upland preserve restoration areas will be re-planted with native vegetation as needed beginning one month after the exotic removal activities are complete; it is anticipated that the wetland preserves will not need to be re-planted. The total number of plants to be installed will be determined as the exotic removal phase progresses. However, Figures 4A through 4C show the north and south preserve areas to be re-planted as well as each restoration area in detail with the estimated number plants needed. The plant species listed in Figures 4B and 4C are appropriate for the soils and habitat found on site.

Beginning one month after completion of exotic eradication, the upland preserves will be planted with supplemental vegetation to fill in areas devoid of vegetation in order to meet the 80% coverage criterion after two years due to nuisance and exotic vegetation removal and previous impacts. The proposed plant material and installation specifications are on the Typical Upland Preserve Restoration graphic (Figures 4B and 4C) in the Appendix.

The vegetative success criteria for the wetland and upland preserve areas include the requirement for 80 percent coverage of desirable vegetation by the end of the second year, and area coverage of exotic vegetation at zero percent and nuisance vegetation limited to five percent or less. After five years, the preserve areas will meet the vegetative success criteria of 80 percent coverage of desirable vegetation and area coverage of exotic vegetation at zero percent and nuisance vegetation limited to 5 percent or less. If either of the wetland preserve areas do not meet the vegetative success criteria at the end of the two year monitoring period, supplemental planting with appropriate native species will be required.

IMPACTS FROM STORMWATER SYSTEM

There will be impacts associated with the installation of drainage control structures within the wetland areas of the north preserve, and the wetland and upland areas of the south preserve (see attached Figure 4A). Prior to and during construction, silt fence will be installed at the limits of construction. Upon completion of construction the areas will be re-graded, if necessary, to its original grade and replanted in accordance with the proposed plant material and installation specifications as detailed on Figures 4D and 4E. The total number of plants to be installed will be determined as the construction phase progresses.

The impact areas will be monitored along with the rest of the preserve areas. The vegetative success criteria for the restored impact areas include the requirement for 80 percent coverage of desirable vegetation by the end of the second year, and area coverage of exotic vegetation at zero percent and nuisance vegetation limited to five percent or less. After five years, the re-planted impact areas will meet the vegetative success criteria of 80 percent coverage of desirable vegetation and area coverage of exotic vegetation at zero percent and nuisance vegetation limited to 5 percent or less.

MONITORING

This monitoring plan includes transects established through the preserve areas. Data collection stations have been established along each transect in order to document vegetative coverage and hydrologic conditions. Additionally, a staff gauge will be installed in the north preserve area wetland to document water levels.

Vegetative coverage will be documented along the transect lines and data collection/photo stations shown on the Monitoring Map (Figure 5). This Figure also shows the proposed locations of the preserve area signs, and the typical preserve sign and verbiage.

The vegetative coverage will be measured as absolute coverage within an area of approximately 2,500 square feet at each monitoring station. The vegetation will be measured in percent coverage of the canopy/understory layer and ground cover. The total percent cover will not exceed 100 percent, and each species documented will be reported in both common and Latin names. The coverage will be measured by visual observation in each of four quadrants from the fixed monitoring point. Observations will extend approximately 50 feet from the observer in each direction thus covering approximately 2,500 square feet at each station. The data from each quadrant observation will be combined to calculate the vegetative coverage. Station locations will be permanently marked with PVC pipe to ensure consistency in data collection. Photos will be collected from each of the established monitoring stations to provide documentation of vegetative coverage. In addition to vegetative coverage documentation, the water level and/or soil

saturation at each station will be reported, as well as any observed wildlife utilization or indicators of wildlife (i.e. tracks, scat, etc.). Also, each report will include data on rainfall from the closest available rain gauge.

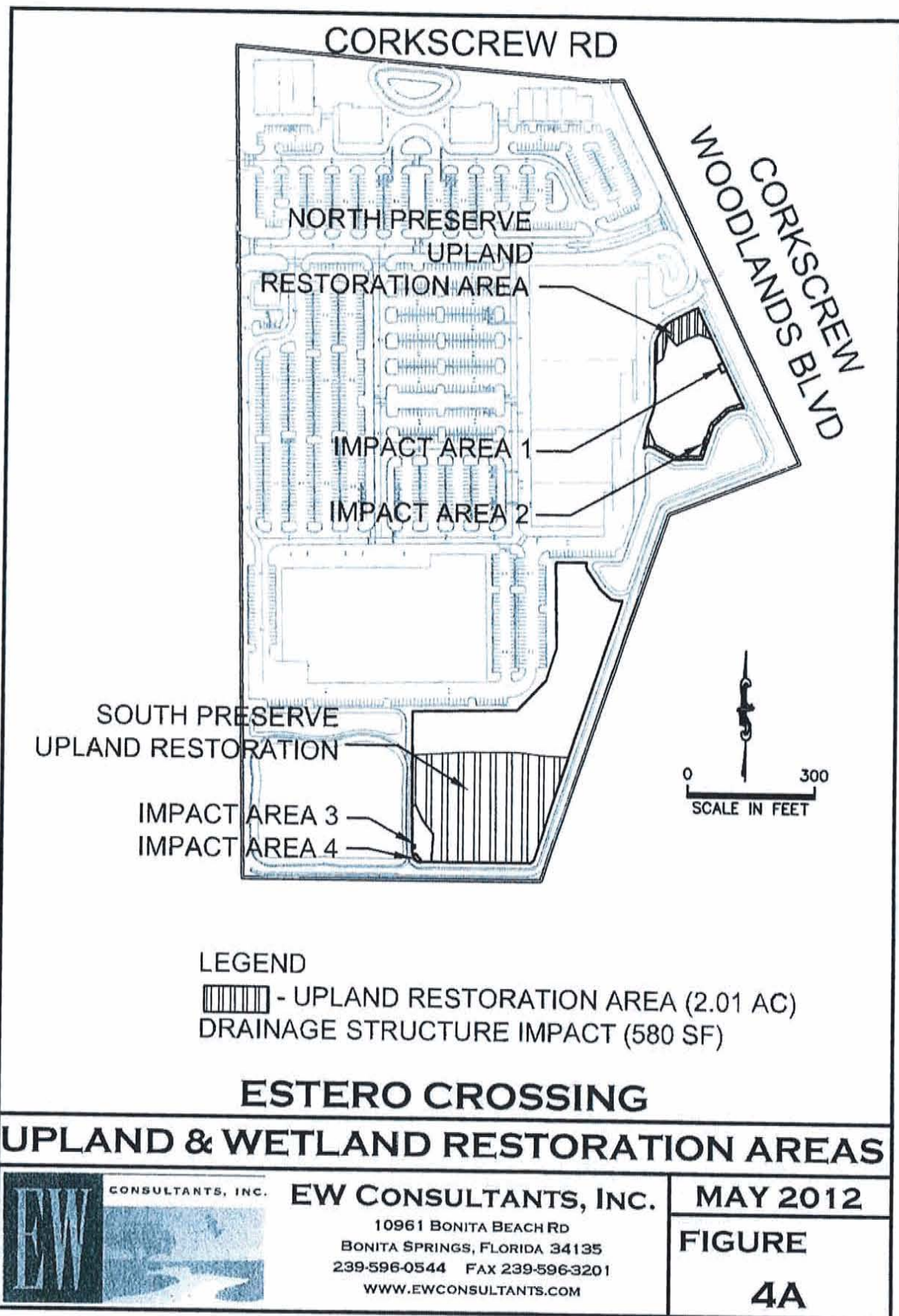
The monitoring will be conducted on a semi-annual basis with data collection at or near the end of the wet season and the dry season. Reports will be provided to SFWMD Compliance staff on an annual basis during the first five years so that maintenance activity can be closely tracked. The reports provided at the end of two years and five years will include a discussion and conclusion regarding achievement of the success criteria as per the permit. The following work schedule details the proposed time frames for the activities described previously:

Activity	Months after Permit Issuance
Conduct/Submit Baseline Monitoring	24 Months
Record Conservation Easement	24 Months
Initiate Exotic Eradication	24 Months
Complete Exotic Eradication	27 Months
Initiate Restoration Re-plantings	28 Months
Conduct/Submit Time Zero Monitoring	30 Months
Submit First Annual Monitoring Report	36 Months
Submit Second Annual Monitoring Report	48 Months
Submit Third Annual Monitoring Report	60 Months
Submit Fourth Annual Monitoring Report	72 Months
Submit Fifth Annual Monitoring Report	84 Months

MAINTENANCE

Each monitoring report will include recommendations for maintenance if necessary. The threshold for maintenance requirements will be any area that has five percent or more total vegetative coverage by nuisance or exotic vegetation at any time during the monitoring period. Additionally, any areas that have not achieved the 80 percent coverage requirement at the end of two years will be recommended for supplemental planting to meet this criterion. The vegetative success criteria for the preserve areas include the requirement for 80 percent coverage of desirable vegetation by the end of the second year through the fifth year, and area coverage of exotic vegetation at zero percent and nuisance vegetation limited to five percent or less. Maintenance of the preserve areas will be provided in perpetuity by the property owners association in accordance with permit requirements.

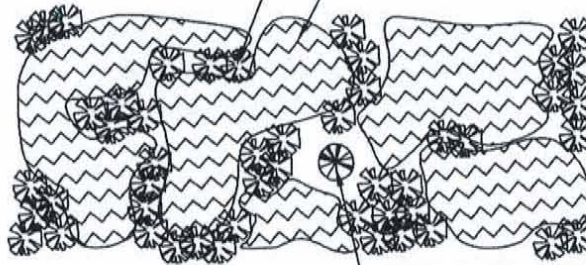
ESTERO CROSSING.dwg RESTORATION KEY



NORTH PRESERVE UPLAND RESTORATION AREA

UNDERSTORY- 3-4' SHRUBS, 3' O.C. 3 GAL
Chrysobalanus icaco - Coco Plum
Lyonia spp. - Fetterbush
Ilex glabra - Gallberry

GROUND COVER - 18" o.c., 1 quart
Spartina bakeri - Sand Cordgrass
Muhlenbergia capillaris - Muhly Grass
Tripsacum dactyloides - Fakahatchee Grass



PLAN VIEW - TYPICAL 1,000 SF

Referenced species may be substituted
with other appropriate native species
based on availability.

CANOPY - 10' O.C. MIN, 3 GAL
Sabal palmetto - Cabbage palm
Ilex casine - Dahoon Holly
Quercus laurifolia - Laurel Oak
Pinus elliotii - Slash Pine

PLANTING MATERIAL AND QUANTITIES

RESTORATION AREA

CANOPY - 10' O.C. MIN, 7 GAL	
<i>Sabal palmetto</i> - Cabbage palm	SUPPLEMENTAL
<i>Ilex casine</i> - Dahoon Holly	4
<i>Quercus laurifolia</i> - Laurel Oak	4
<i>Pinus elliotii</i> - Slash Pine	4
UNDERSTORY 3-4' HEIGHT - 3 GAL, 3' o.c.	
<i>Chrysobalanus icaco</i> - Coco Plum	117
<i>Lyonia spp.</i> - Fetterbush	118
<i>Ilex glabra</i> - Gallberry	118
GROUND COVER - QUARTS 18" o.c.	
<i>Aristida spp.</i> - Wire Grass	88
<i>Tripsacum dactyloides</i> - Fakahatchee Grass	88



LEGEND

▨ - UPLAND RESTORATION
(0.22 AC)

ESTERO CROSSING

NORTH PRESERVE UPLAND RESTORATION

ESTERO CROSSING.dwg NORTH UPLAND PRES REST



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EW CONSULTANTS, INC.

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 BONITA SPRINGS, FLORIDA 34135
 239-596-0544 FAX 239-596-3201
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JUNE 2012

FIGURE

4B

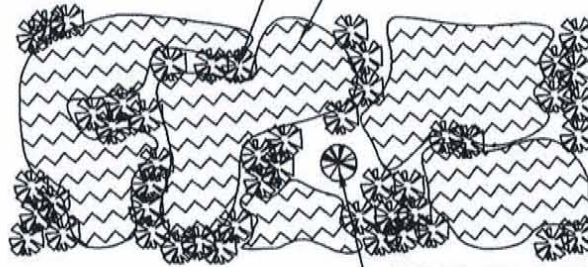
SOUTH PRESERVE UPLAND RESTORATION AREA

UNDERSTORY- 3-4' SHRUBS, 3' O.C. 3 GAL

Chrysobalanus icaco - Coco Plum
Lyonia spp. - Fetterbush
Ilex glabra - Gallberry

GROUND COVER - 18" o.c., 1 quart

Spartina bakeri - Sand Cordgrass
Muhlenbergia capillaris - Muhly Grass
Tripsacum dactyloides - Fakahatchee Grass



PLAN VIEW - TYPICAL 1,000 SF

Referenced species may be substituted
with other appropriate native species
based on availability.

CANOPY - 10' O.C. MIN, 3 GAL

Sabal palmetto - Cabbage palm
Ilex casine - Dahoon Holly
Quercus laurifolia - Laurel Oak
Pinus elliotii - Slash Pine

PLANTING MATERIAL AND QUANTITIES

RESTORATION AREA

CANOPY - 10' O.C. MIN, 7 GAL

Sabal palmetto - Cabbage palm
Ilex casine - Dahoon Holly
Quercus laurifolia - Laurel Oak
Pinus elliotii - Slash Pine

Supplemental
25
25
25

UNDERSTORY 3-4' HEIGHT - 3 GAL, 3' o.c.

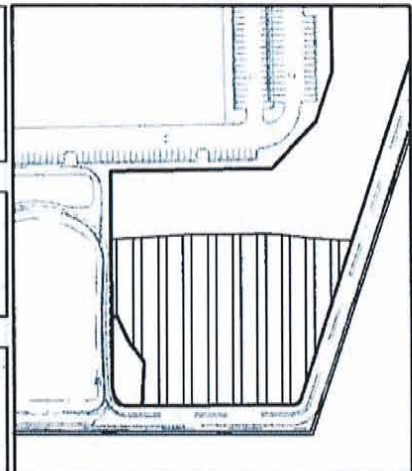
Chrysobalanus icaco - Coco Plum
Lyonia spp. - Fetterbush
Ilex glabra - Gallberry

694
694
694

GROUND COVER - QUARTS 18" o.c.

Aristida spp. - Wire Grass
Tripsacum dactyloides - Fakahatchee Grass
Spartina bakeri - Sand Cordgrass

2,082
2,082
2,082



LEGEND

||||| - UPLAND RESTORATION
(1.8 AC)

ESTERO CROSSING

SOUTH PRESERVE UPLAND RESTORATION



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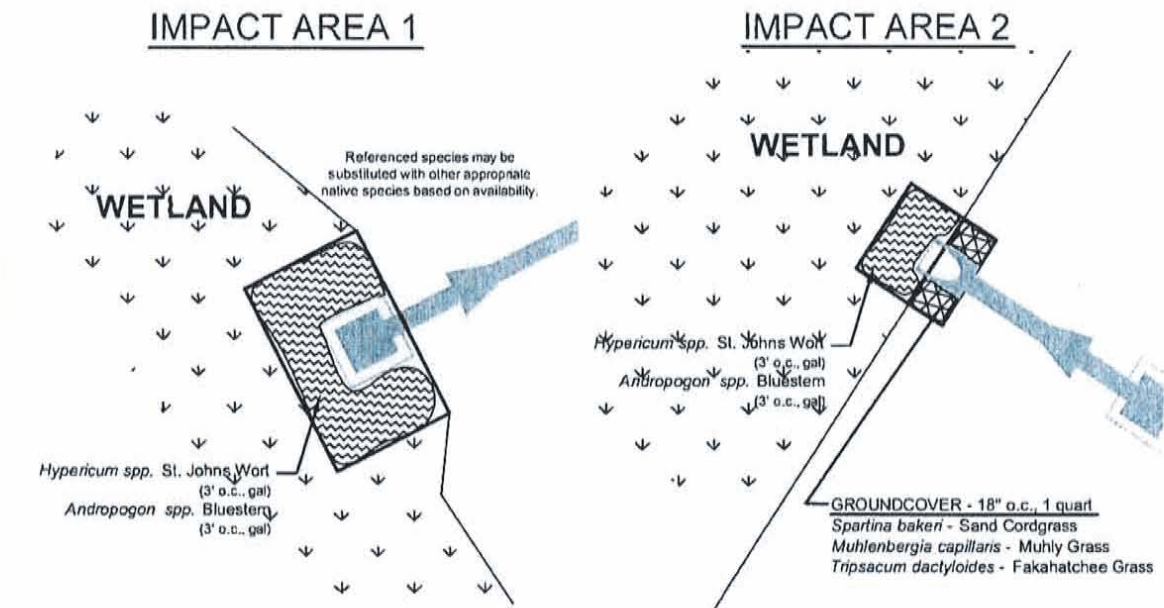
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MAY 2012

FIGURE

4C

NORTH PRESERVE UPLAND DRAINAGE IMPACTS



KEY MAP



LEGEND

-  - UPLAND IMPACT (40 SF)
-  - WETLAND IMPACT (310 SF)

PLANTING MATERIAL AND QUANTITIES

<i>Tripsacum dactyloides</i> - Fakahatchee Grass	6
<i>Spartina bakeri</i> - Sand Cordgrass	6
<i>Muhlenbergia capillaris</i> - Muhly Grass	6
<i>Andropogon spp.</i> - Bluestem - gal, 3' o.c.	17
<i>Hypericum spp.</i> St. Johns Wort - gal, 3' o.c.	17

ESTERO CROSSING

DRAINAGE IMPACT AREAS NORTH



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FIGURE

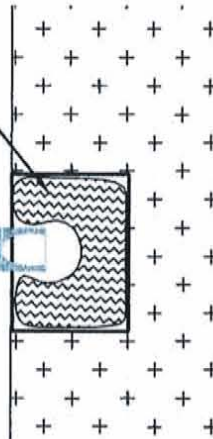
4D

SOUTH PRESERVE

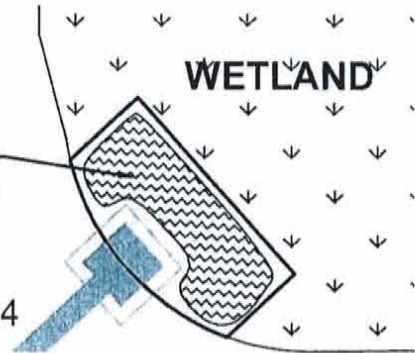
GROUNDCOVER - 3' o.c., gal
Hypericum spp. St. Johns Wort
Andropogon spp. Bluestem



IMPACT AREA 3

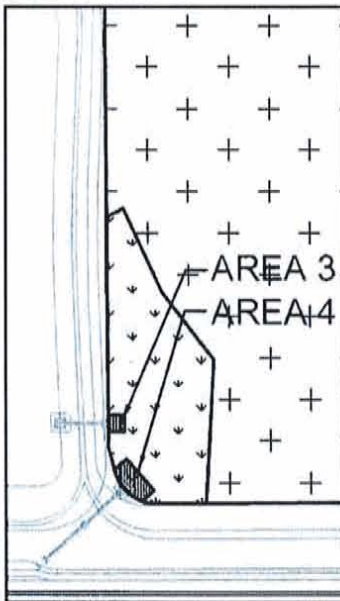


GROUNDCOVER - 3' o.c., gal
Hypericum spp. St. Johns Wort
Andropogon spp. Bluestem



IMPACT AREA 4

KEY MAP



LEGEND

 - WETLAND IMPACT (230 SF)

WETLAND RESTORATION PLANTING MATERIAL AND QUANTITIES

<i>Andropogon</i> spp. - Bluestem - gal, 3' o.c.	13
<i>Hypericum</i> spp. St. Johns Wort - gal, 3' o.c.	13

ESTERO CROSSING

DRAINAGE IMPACT AREAS SOUTH

ESTERO CROSSING.dwg IMP 2



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FIGURE

4E

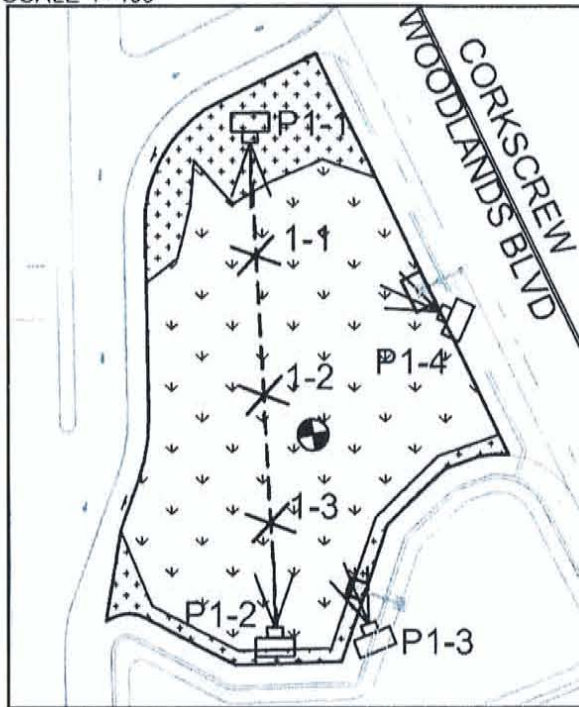
Exhibit 3.5

Application No. 060724-11

Page 2 of 2

NORTH PRESERVE AREA

SCALE 1"=100'

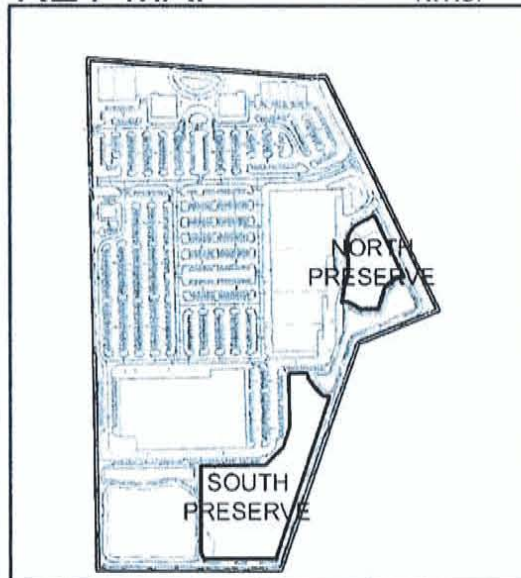


LEGEND

- * - * - 1-1 1-2 - MONITORING TRANSECT & STATION WITH NUMBER
- > P1-1 - PHOTO STATION WITH NUMBER
- [Symbol] - PRESERVE SIGN
- [Symbol] - STAFF GAUGE
- [Cross-hatch pattern] - UPLAND PRESERVE
- [Dotted pattern] - EXISTING WETLANDS TO BE PRESERVED

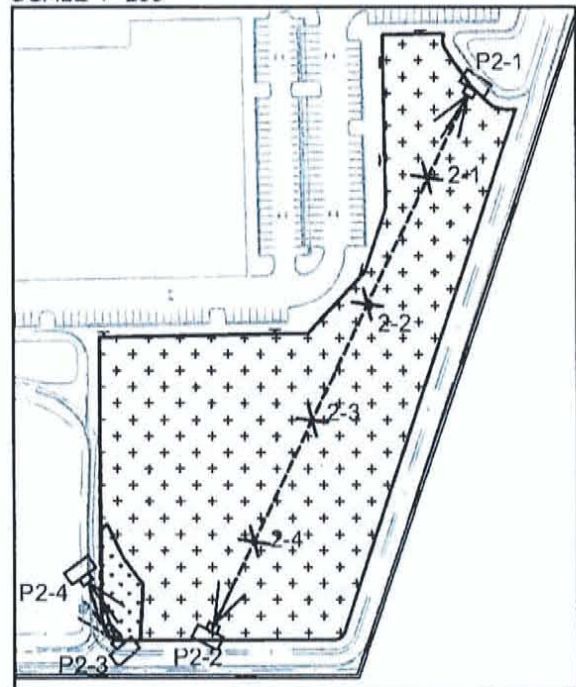
KEY MAP

N.T.S.



SOUTH PRESERVE AREA

SCALE 1"=200'



ESTERO CROSSING MONITORING MAP

ESTERO CROSSING.dwg MONITORING MAP



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MAY 2012

FIGURE

5

South Florida Water Management District
Work Schedule Requirements

Application No : 060724-11

Page 1 of 1

Mitigation Plan ID: ESTERO CROSSING
Activity

Due Date

SUBMIT BASELINE MONITORING REPORT	01-AUG-14
SUBMIT RECORDED CONSERVATION EASEMENT	01-AUG-14
SUBMIT GPS DISK OF BOUNDARIES OF CONSERVATION EASEMENT	01-AUG-14
SUBMIT SEALED BOUNDARY SURVEY OF CONSERVATION AREA	01-AUG-14
SUBMIT GIS DISK	01-AUG-14
SUBMIT PAPER MAP OF CONSERVATION EASEMENT OVER AERIAL IMAGERY	01-AUG-14
EXOTIC VEGETATION REMOVAL	01-NOV-14
COMPLETE PLANTING MITIGATION AREA	01-DEC-14
SUBMIT TIME ZERO MONITORING REPORT	01-FEB-15
SUBMIT FIRST MONITORING REPORT	01-FEB-16
SUBMIT SECOND MONITORING REPORT	01-FEB-17
SUBMIT THIRD MONITORING REPORT	01-FEB-18
SUBMIT FOURTH MONITORING REPORT	01-FEB-19
SUBMIT FIFTH MONITORING REPORT	01-FEB-20

ADD/REVISED SUBMITTAL

SEP - 5 2007

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DEED OF CONSERVATION EASEMENT

Return recorded document to:
South Florida Water Management District
3301 Gun Club Road, MSC 4210
West Palm Beach, FL 33406

SEP - 5 2007

LWC SERVICE CENTER

THIS DEED OF CONSERVATION EASEMENT is given this
14TH day of AUGUST, 20 07, by
JTAD ESTERO, LLC

whose mailing address ("Grantor") is
THE PRUDENTIAL TOWER, 800 BOYLSTON ST., STE 1300, BOSTON, MA 02199

to the South Florida Water Management District ("Grantee"). As used herein, the term
"Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all
subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall
include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in
LEE County, Florida, and more specifically
described in Exhibit "A" attached hereto and incorporated herein ("Property"); and

WHEREAS, the Grantor desires to construct
ESTERO CROSSING ("Project") at a site in
LEE County, which is subject to the regulatory
jurisdiction of South Florida Water Management District ("District"); and

WHEREAS, District Permit No. NO PERMIT # ASSIGNED YET ("Permit")
authorizes certain activities which affect waters in or of the State of Florida; and

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WHEREAS, this Permit requires that the Grantor preserve, enhance, restore and/or mitigate wetlands and/or uplands under the District's jurisdiction; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes, over the area described on Exhibit "B" ("Conservation Easement").

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the property described on Exhibit "B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. Purpose. It is the purpose of this Conservation Easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. Those wetland and/or upland areas included in this Conservation Easement which are to be enhanced or created pursuant to the Permit shall be retained and maintained in the enhanced or created conditions required by the Permit.

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry; and

b. To enjoin any activity on or use of the Property that is inconsistent with this Conservation Easement and to enforce the restoration of such areas or features of the Conservation Easement that may be damaged by any inconsistent activity or use.

3. Prohibited Uses. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, or other activities described herein that are permitted or required by the Permit, the following activities are prohibited in or on the Conservation Easement:

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- a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
- b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
- c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a District approved maintenance plan;
- d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;
- e. Surface use except for purposes that permit the land or water area to remain in its natural or enhanced condition;
- f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;
- g. Acts or uses detrimental to such aforementioned retention of land or water areas;
- h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and which are not inconsistent with any District rule, criteria, permit and the intent and purposes of this Conservation Easement.

5. No Dedication. No right of access by the general public to any portion of the Property is conveyed by this Conservation Easement.

6. Grantee's Liability. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Property.

7. Property Taxes. Grantor shall keep the payment of taxes and assessments on the Easement Parcel current and shall not allow any lien on the Easement Parcel superior to this Easement. In the event Grantor fails to extinguish or obtain a subordination of such lien, in addition to any other remedy, the Grantee may, but shall not be obligated to, elect to pay the lien on behalf of the Grantor and Grantor shall reimburse Grantee for the amount paid by the Grantee, together with Grantee's reasonable attorney's fees and costs, with interest at the maximum rate allowed by law, no later than thirty days after such payment. In the event the Grantor does not so reimburse the Grantee, the debt owed to Grantee shall constitute a lien against the Easement Parcel which shall automatically relate back to the recording date of this

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Easement. Grantee may foreclose this lien on the Easement Parcel in the manner provided for mortgages on real property.

8. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

9. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. Terms and Restrictions. Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

12. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in
LEE County.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; and all mortgages and liens on the Conservation Easement area, if any, have been subordinated to this Conservation Easement; and that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends the title to the Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

IN

WITNESS

WHEREOF,

(Grantor) has hereunto set its authorized hand this 28 day of AUGUST, 2007.

Massachusetts
a Florida corporation

By: [Signature]

(Signature)

Name: DAVID J. MALLON

(Print)

Title: member JTAD ESTERO, LLC

Signed, sealed and delivered in our presence as witnesses:

By: [Signature]

(Signature)

Name: LISA A. CAESAR

(Print)

By: [Signature]

(Signature)

Name: JANORA L. BUCKLAND

(Print)

STATE OF ~~FLORIDA~~ Massachusetts
) ss:
COUNTY OF Suffolk

On this 28 day of AUGUST, 2007 before me, the undersigned notary public, personally appeared David J. Mallon, the person who subscribed to the foregoing instrument, as the grantor (title), of JTAD ESTERO LLC (corporation), Massachusetts a Florida corporation, and acknowledged that he/she executed the same on behalf of said corporation and the he/she was duly authorized to do so. He/She is personally known to me or has produced a driver's license as identification. (state)

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF ~~FLORIDA~~ MASSACHUSETTS

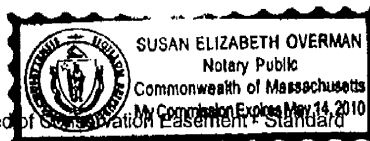
[Signature]

(Signature)

Name: Susan E. Overman

(Print)

My Commission Expires:



Form 1190 (01/2007)

Deed of Conservation Easement - Standard

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Page 5 of 8

MORTGAGEE JOINDER, CONSENT AND SUBORDINATION

For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged,

Wachovia Bank, National Association ~~JTAD ESTERO, LLC~~

the owner and holder of a mortgage dated August 19, 2005 and a mortgage dated August 20, 2006 in the original principal amount of \$7,600,000 and \$500,000, respectively, given by JTAD Estero, LLC

("Grantor") to WACHOVIA BANK, NATIONAL ASSOCIATION

("Mortgagee"), encumbering the real property described on Exhibit "A" attached hereto ("Property"), which is recorded in Official Records Book

4862, at Page 1163 and Instrument # 200600033609

(together with that certain Assignment of Leases and Rents recorded in Official Records Book 4862, at Page

1189 and Instrument # 200600033610 and those certain UCC-1 Financing Statement(s) recorded in Official Records Book 4862

at Page 1200 and Instrument No. 200600033611), all of the Public Records of Lee County, Florida (said

mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement, executed by

in favor of the South Florida Water Management District applicable to the Conservation Easement, as said Conservation Easement may be modified, amended and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee Joinder, Consent and Subordination is made this 23rd day of August, 2007

By: Filomena R. Cerqueira
(Signature)

(Mortgagee)

Name: Filomena R. Cerqueira
(Print)

Title: Vice President

WITNESSES:
By: Peter V. Chow
(Signature)

Name: Peter V. Chow
(Print)

By: Lein H. Tung
(Signature)

Name: Lein H. Tung
(Print)

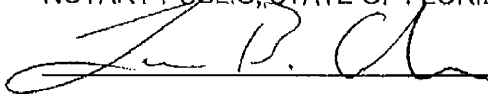
sfwmd.gov

MASSACHUSETTS
STATE OF ~~FLORIDA~~
COUNTY OF *Suffolk*

The foregoing instrument was acknowledged before me this *23rd*
day of *August*, 2007, by
Filomena R. Cerqueira (print name),
as *VICE President* (title)
of
(Grantor of Mortgage), on behalf of the
(Mortgagee,
Grantor of the Conservation Easement). He/She is personally known to me or has
produced a (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

MASSACHUSETTS
NOTARY PUBLIC, STATE OF ~~FLORIDA~~



(Signature)

Name: *Laura B. Cohen*

(Print)

My Commission Expires: *11/1/13*

SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



DESMET, N. J.

A TRAFFIC OF PAPER IN LAND OBTAINED IN THE STATE OF TEXAS, COUNTY OF EL PASO, IN SECTION 25, TOWNSHIP 25 NORTH, RANGE 25 EAST, AND EXISTING RECORDS AND DOCUMENTS AS FOLLOWS:

[illegible]

DATA SOURCE: ORIGINATED AND SERIALIZED BY: 2004-01-01

[illegible]

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[illegible]

NOTES CORRESPONDING TO NO. 4011 0 - 220700 - 0

5. NEW PROSECUTOR HAS BEEN FOR BUSINESS AND FINANCE AS
PERFORMED IN THE PAST. (PAGES 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 83

7. AGREEMENT ATTORNEYS WILL NOT DISCLOSE ANY INFORMATION FROM PUBLIC RECORDS OF LEE COUNTY, ALABAMA, THAT AFFECT THE TRUCKS' PROPERTY AND, INSTEAD, TO BE PLACED IN THE HANDS OF DIRECT EMPLOYEES OF THE LEE COUNTY ALABAMA AND THE TOWNSHIP.

8. WATER OR CLEANING PROVIDED BY OR FROM 2015, MAY 1947, WOULD BECOME IF IT WERE KNOWN (DOES NOT) THE SUBJECT REPORTED, AND A. WOULD BE IN OTHER WORDS.

[illegible]

© 1997 BY THE WILCOX COMPANY, LTD. 10 LAMARCA
 & SUNDRIE, 10011 COOPER DRIVE, WEST & 10011

SUBJECT: FUND, INC., WASHINGTON BANK, NATIONAL ASSOCIATION
DOES AND ASSURES THAT (A) THIS SERVICE WAS PREPARED
BY SUBSCRIBING, (B) THE LEGAL DESCRIPTION OF THE PERSON

FLORIDA, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES,
OR BOUNDS OF WAY AND ESTATE LOTS WHICH ARE EITHER
IN LEE COUNTY, FLORIDA (ACCORDING TO CURRENTLY FILED
REFERENCE NUMBER) AND (INDICATE DATE) 2002-01-10

ANY FACTS AS THEY APPEAR ON THE FOREGOING MAP OR ON WHICH IT IS BASED HAVE BEEN MADE A ATTENDANCE WITH

THE DESIGN REQUIREMENTS FOR ALTA/ASCN AND TITLE SERVICE
WERE ADOPTED BY THE AMERICAN AND TITLE ASSOCIATION
AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AS

SOCIETY OF ENVIRONMENTAL SCIENTISTS (NIES) in 1979. 2,3,4,6,8,10,11,13,14, AND 15 ON WARE A THEORETICAL Purity STANDARDS AS ADOPTED BY ALTA, NIES, AND ACTM AND USE OF THIS CERTIFICATION THE UNDERSTANDING FURTHERED

THE UNDERTAKINGS RESULTING FROM THE SURVEY MEASURED
THEY DO NOT EXCEED THE ASSUMED PERCENTAGE PERMANENT
ANGLE, USABLE, AND LUNGS RECORDS FOR 3.0%

2000 10 10 10:10

100
CENTER

DATE RECEIVED 11/1

BOUNDARY SURVEY IS SHOWN ON THE LANDS AS DESCRIBED

ER CORKSCREW PROJECT

ALTA/ACSM LAND TITLE SURV

METRON 5045 RA
COURT A

METRON
SURVEYING & MAPPING, LLC
10000 HURON • CINCINNATI, OH 45241
TEL: 513-261-1100 FAX: 513-261-1101

LD 05071

(S) drug	(R), active, toxic	PROBABLE USE	
	97% AB - S?		2 TADs
January 20	CNS	Liver & GI prob.	Fat? w/it

EXHIBIT 1 B

Exhibit 3.8
Application No. D90724-11
Page 8 of 12

APPLICATION NUMBER

06 0724 - 1 1

METRON ORIGINAL SUBMITTAL
SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS
MAY 10 2012
LWC SERVICE CENTER

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

(ESTERO CROSSING - CONSERVATION EASEMENT)

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 DESCRIBED AS FOLLOWS:

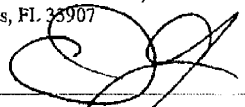
COMMENCING AT THE SOUTHWEST CORNER OF THE EAST ONE HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35; THENCE N.00°44'07"W. ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 1926.54 FEET; THENCE N.90°00'00"E., A DISTANCE OF 700.00 FEET; THENCE N.19°00'00"E., A DISTANCE OF 900.00 FEET; THENCE N.66°30'00"E., A DISTANCE OF 118.84 FEET; THENCE N.21°30'00"W., A DISTANCE OF 92.40 FEET TO THE POINT OF BEGINNING; THENCE S.80°10'58"W., A DISTANCE OF 61.13 FEET; THENCE N.62°48'31"W., A DISTANCE OF 59.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 22.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°19'34" FOR 24.32 FEET (CHORD BEARING S.85°31'42"W. FOR A DISTANCE OF 23.10 FEET); THENCE N.09°13'10"E., A DISTANCE OF 53.12 FEET; THENCE N.20°10'45"E., A DISTANCE OF 29.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 102.67 FEET, THENCE ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 21°15'02" FOR 38.08 FEET (CHORD BEARING N.09°33'14"E. FOR A DISTANCE OF 37.86 FEET); THENCE N.01°04'17"W., A DISTANCE OF 109.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 77.33 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°57'53" FOR 87.68 FEET (CHORD BEARING N.31°24'40"E. FOR A DISTANCE OF 83.06 FEET); THENCE N.64°15'01"E., A DISTANCE OF 62.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 99624.52 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'49" FOR 255.55 FEET (CHORD BEARING S.25°53'30"E. FOR A DISTANCE OF 255.55 FEET) TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.84 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°05'52" FOR 19.31 FEET (CHORD BEARING S.84°34'08"W. FOR A DISTANCE OF 19.13 FEET); THENCE S.71°01'45"W., A DISTANCE OF 18.98 FEET; THENCE S.46°18'12"W., A DISTANCE OF 46.88 FEET; THENCE S.18°37'47"W., A DISTANCE OF 83.33 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1.15 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE WEST LINE OF THE EAST ONE HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35 AS BEARING N.00°44'07"W.

Certification for Description
Surveyor and Mapper in Responsible Charge:
Denis J. O'Connell, Jr., LS #5430
Metron Surveying & Mapping, LLC, LB #7071
10970 S. Cleveland Avenue, Suite 605
Fort Myers, FL 33907

Signed: 

Date: 3/22/12

SHEET 1 OF 2

10970 S. Cleveland Avenue, Suite #605 • Fort Myers, Florida 33907 • Phone (239) 275-8575 • Fax (239) 275-8457
www.mctronfl.com

Exhibit 3.8

Application No. 060724-11

Page 9 of 12

35-46-25-00-00001.1030

SKETCH TO ACCOMPANY DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

ORIGINAL SUBMITTAL
MAY 09 2012

POINT OF BEGINNING

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22.00'	24.32'	23.10'	S 85°31'42" W	63°19'34"
C2	102.67'	38.08'	37.86'	N 09°33'14" E	21°15'02"
C3	77.33'	87.68'	83.06'	N 31°24'40" E	64°57'53"
C4	99624.02'	255.55'	255.55'	S 25°53'30" E	0°08'49"
C5	40.84'	19.31'	19.13'	S 84°34'08" W	27°05'52"

LWC SERVICE CENTER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°30'00" E	118.84'
L2	N 21°30'00" W	92.40'
L3	S 88°10'58" W	61.13'
L4	N 62°48'31" W	59.44'
L5	N 09°13'10" E	53.12'
L6	N 20°10'45" E	29.90'
L7	N 01°04'17" W	109.82'
L8	N 64°15'01" E	62.81'
L9	S 71°01'45" W	18.98'
L10	S 46°18'12" W	46.88'
L11	S 18°37'47" W	83.33'

UNPLATTED
O.R.B. 1803, PG. 2677

N.19°00'00"E 900.00'

SUBJECT PARCEL
STRAP NUMBER:
35-46-25-00-00001.1060

HOMEOWNERS ASSOCIATION, INC.
ISLAND CLUB AT CORKSREW WOODLANDS
35-46-25-00-00002.000E

APPLICATION NUMBER
060724-11

UNPLATTED
O.R.B. 1803, PG. 2677

BY: *[Signature]*
DENIS J. O'CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 85430

DATE SIGNED: 3/22/12

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

ESTERO CROSSING
CONSERVATION EASEMENT

SKETCH OF DESCRIPTION

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS & PLANNERS
LB #7071

10970 S. CLEVELAND AVENUE,
SUITE #425
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 775-8457
www.metronfl.com

35-46-25-00-00002.0020

35-46-25-00-00002.0030

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE
EAST 1/2 OF THE SOUTHWEST 1/4
OF SECTION 35

35-46-25-00-00002 0010

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

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

(ESTERO CROSSING – CONSERVATION EASEMENT)

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:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST ONE HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35; THENCE N.00°44'07"W. ALONG THE WEST LINE OF SAID EAST ONE HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 1926.54 FEET; THENCE N.90°00'00"E., A DISTANCE OF 672.65 FEET; THENCE N.00°00'00"W., A DISTANCE OF 41.78 FEET TO THE POINT OF BEGINNING; THENCE S.89°39'50"W., A DISTANCE OF 252.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.16 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°18'45", A DISTANCE OF 28.97 FEET (CHORD BEARING N.48°57'38"W. FOR A DISTANCE OF 26.54 FEET); THENCE N.14°57'07"W., A DISTANCE OF 8.26 FEET; THENCE N.00°20'11"W., A DISTANCE OF 322.55 FEET; THENCE N.88°52'57"E., A DISTANCE OF 244.72 FEET; THENCE N.44°01'11"E., A DISTANCE OF 98.41 FEET; THENCE N.18°41'14"E., A DISTANCE OF 77.18 FEET; THENCE N.01°04'17"W., A DISTANCE OF 198.96 FEET; THENCE N.88°55'43"E., A DISTANCE OF 72.14 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.99 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°10'43", A DISTANCE OF 22.33 FEET (CHORD BEARING OF S.10°41'13"E. FOR A DISTANCE OF 21.39 FEET); THENCE S.39°46'27"E., A DISTANCE OF 3.54 FEET; THENCE S.34°21'54"E., A DISTANCE OF 43.87 FEET; THENCE S.47°19'17"E., A DISTANCE OF 34.61 FEET; THENCE S.78°34'19"E., A DISTANCE OF 19.34 FEET; THENCE N.87°23'04"E., A DISTANCE OF 7.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°51'10", A DISTANCE OF 1.36 FEET (CHORD BEARING OF N.86°27'29"E. FOR A DISTANCE OF 1.36 FEET); THENCE S.18°39'50"W., A DISTANCE OF 633.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°00'00", A DISTANCE OF 14.87 FEET (CHORD BEARING S.58°34'57"W. FOR A DISTANCE OF 13.55 FEET) TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3.71 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE WEST LINE OF THE EAST ONE HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35 AS BEARING N.00°44'07"W.

Certification for Description
Surveyor and Mapper in Responsible Charge:
Denis J. O'Connell, Jr., LS #5430
Metron Surveying & Mapping, LLC, LB #7071
10970 S. Cleveland Avenue, Suite 605
Fort Myers, FL 33907

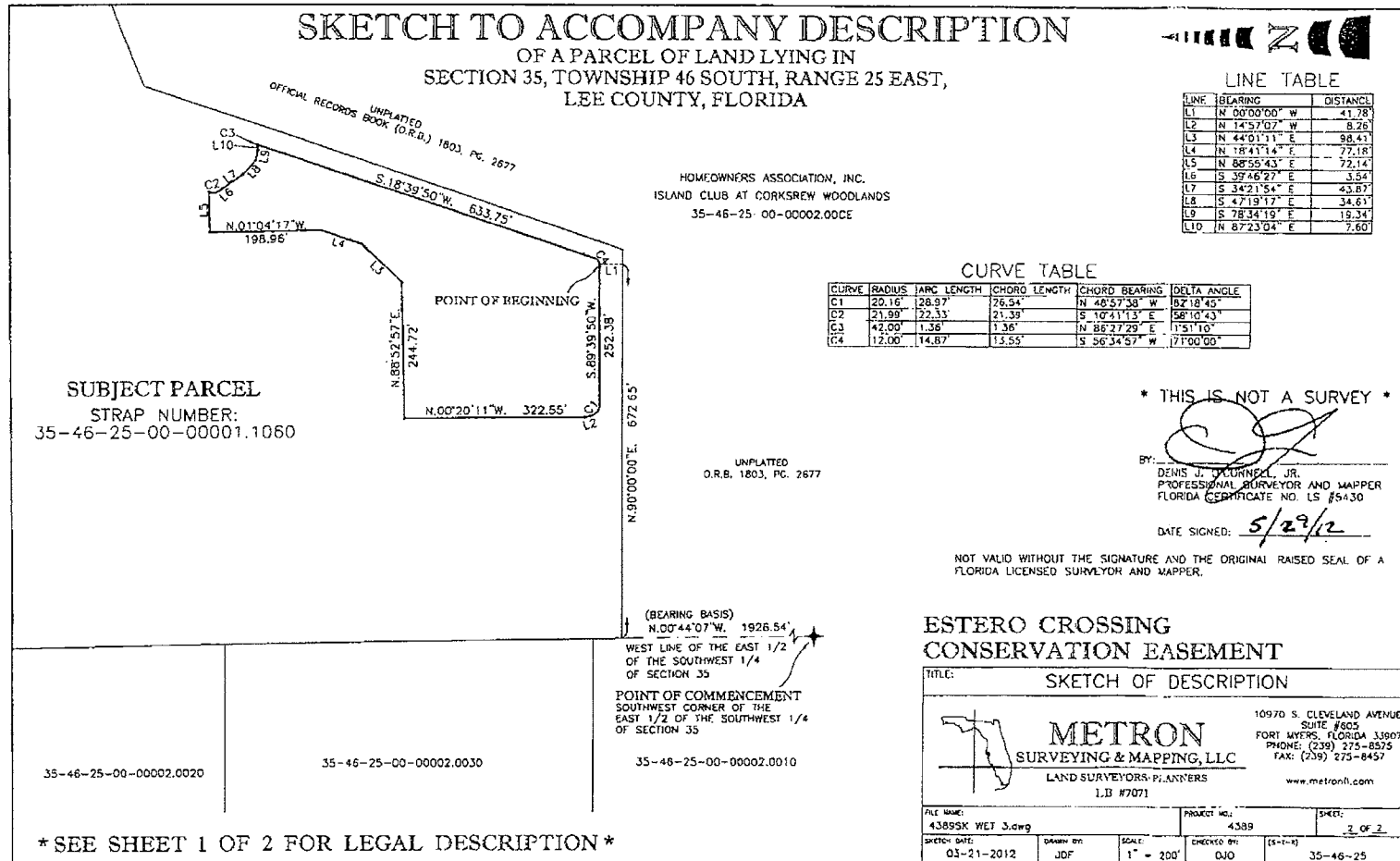
Signed: _____

Date: 5/29/12

SHEET 1 OF 2

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www.metronfl.com





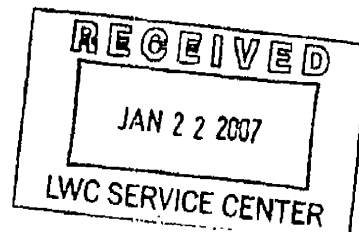


FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

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

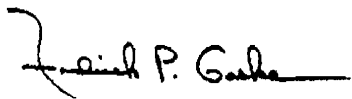
☐ Tampa Regional Office
(813) 272-3843 • FAX: 272-2340

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 ammcmmanus@dos.state.fl.us. We appreciate your continued interest in protecting Florida's historic properties.

Sincerely,



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

Xc: John R. Musser

STAFF REPORT DISTRIBUTION LIST

ESTERO CROSSING

Application No: 060724-11

Permit No: 36-07807-P

INTERNAL DISTRIBUTION

- X Justin M.Hojnacki
- X Pierre Fortunat
- X Laura Layman
- X Daniel F. Waters, P.E.
- X A. Bain
- X A. Waterhouse
- X ERC Engineering
- X ERC Environmental
- X Fort Myers Backup File
- X Fort Myers Service Center Director
- X R. Valera

EXTERNAL DISTRIBUTION

- X Permittee - J T A D Estero, L L C
- X Agent - Weston And Sampson
- X Engr Consultant - E W Consultants Inc.

GOVERNMENT AGENCIES

- X Div of Recreation and Park - District 4 - FDEP
- X Lee County Engineer

OTHER INTERESTED PARTIES

- X Audubon of Florida - Charles Lee
- X Island Club H O A - William Savage