



MORRIS-DEPEW ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, FL 33916
(239) 337-3993 Office • (239) 337-3994 Fax
#LC26000330

LETTER OF TRANSMITTAL

TO: Lee County Community Development
Zoning Division
1500 Monroe Street
Fort Myers, FL 33901

DATE: 07/13/2015

MDA PROJECT NO.: 06015

ATTENTION: Zoning Counter

RE: Kreinbrink Property

We are sending you Attached Under separate cover VIA _____ the following items:

Copies	Date	No.	Description
6	6/25/15		Comprehensive Plan Amendment Application and supporting documents
1	7/13/2015	1063	Fee Check

These are transmitted as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | | <input type="checkbox"/> _____ |
| <input type="checkbox"/> For bids due _____ | | <input type="checkbox"/> Prints returned after loan to M-DA |

REMARKS: Should you have any questions or concerns please contact me.
Thank you.

RECEIVED
JUL 13 2015

COPY TO:

Hailey Underwood
Planning Technician

SIGNED:

COMMUNITY DEVELOPMENT
CPA 2015-00007
Tina Mayfield Ekblad, MPA, AICP, LEED AP
Director of Planning



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: Kreinbrink

PROJECT SUMMARY:

Text and Map Amendment for 40 acres

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: 105

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.

Tina Ekblad
 Signature of Owner or Authorized Representative

6/24/2015
 Date

Tina Ekblad
 Printed Name of Owner or Authorized Representative

RECEIVED

JUL 13 2015

COMMUNITY DEVELOPMENT
 CPA2015-00007

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: Dan and Katherine Kreinbrink
Address: 12100 N. River Road
City, State, Zip: Alva, FL 33920
Phone Number: 239-337-1669 Email: _____

Agent*: Tina M. Ekblad, MPA, AICP , LEED AP
Address: 2891 Center Pointe Drive, Unit 100
City, State, Zip: Fort Myers, FL 33916
Phone Number: 239-337-3993 Email: tekblad@m-da.com

Owner(s) of Record: Kreinbrink, Katherine TR
Address: 12100 N. River Road
City, State, Zip: Alva, FL 33920
Phone Number: 239-337-1669 Email: _____

* 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: _____

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: 12100 N. River Road Alva, FL 33920

2. STRAP(s): 18-43-26-00-00001.0040

B. Property Information:

Total Acreage of Property: 40±

Total Acreage included in Request: 40±

Total Uplands: 100%

Total Wetlands: 0%

Current Zoning: AG-2

Current Future Land Use Designation: Rural

Area of each Existing Future Land Use Category: 40 Acres

Existing Land Use: Single Family Residential

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:

Future Land Use Designation from Rural to Suburban.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 40 acres (Rural) X 1 dwelling units/ac + 40 du

Commercial intensity _____

Industrial intensity _____

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density _____

Commercial intensity 350,000 sf

Industrial intensity _____

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. General Information and Maps

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

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

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

B. Public Facilities Impacts

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

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

Long Range – 20-year Horizon:

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

Short Range – 5-year CIP horizon:

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

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

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

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

In addition to the above analysis for Potable Water:

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

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

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

C. Environmental Impacts

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

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

D. Impacts on Historic Resources

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

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

E. Internal Consistency with the Lee Plan

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

F. Additional Requirements for Specific Future Land Use Amendments

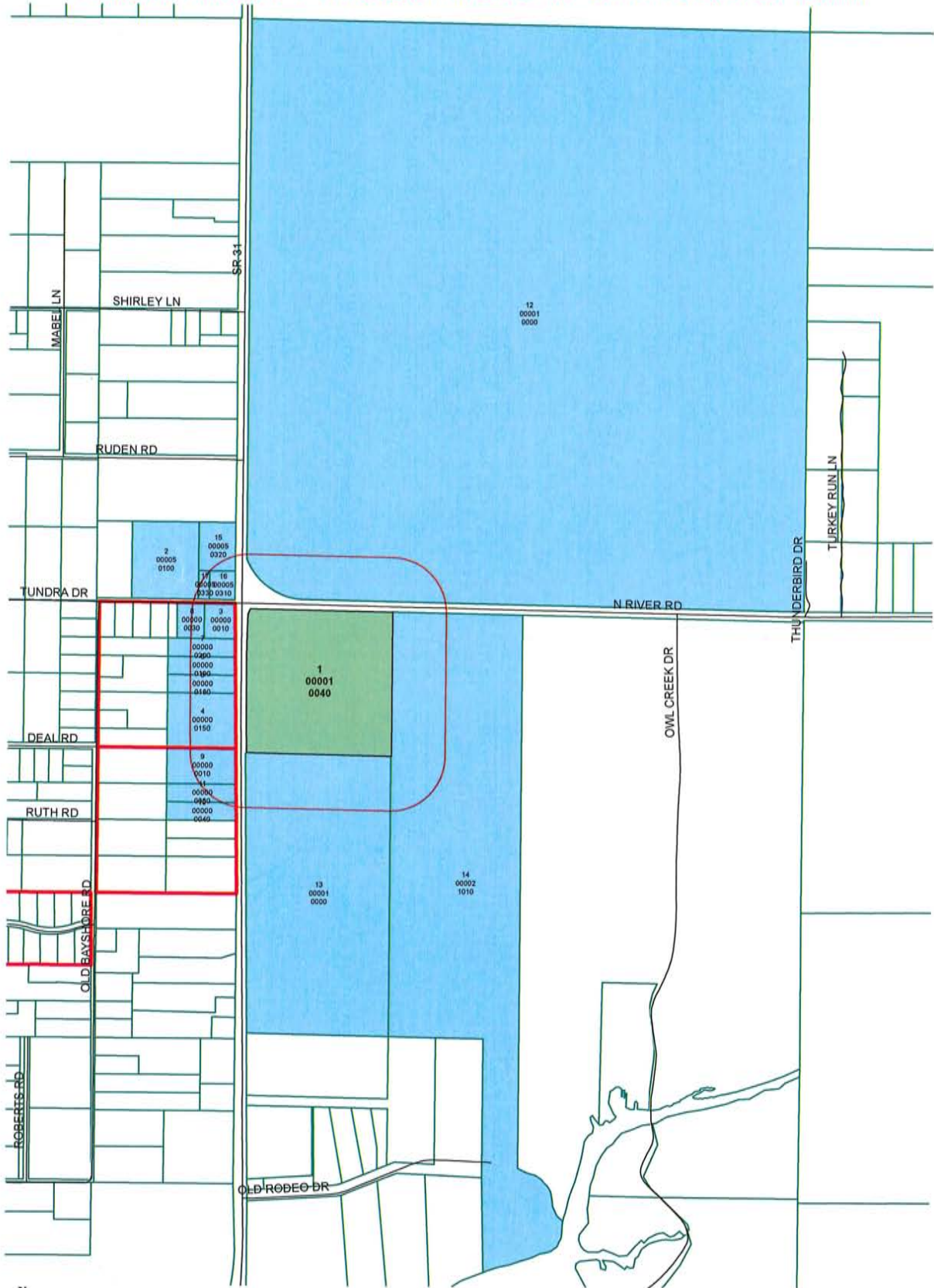
1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed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

2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. Justify the proposed amendment based upon sound planning principles
Be sure to support all conclusions made in this justification with adequate data and analysis.
- H. Planning Communities/Community Plan Area Requirements
If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.
- Not Applicable
 - Alva Community Plan area [Lee Plan Objective 26.7]
 - Buckingham Planning Community [Lee Plan Objective 17.7]
 - Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
 - Captiva Planning Community [Lee Plan Policy 13.1.8]
 - North Captiva Community Plan area [Lee Plan Policy 25.6.2]
 - Estero Planning Community [Lee Plan Objective 19.5]
 - Lehigh Acres Planning Community [Lee Plan Objective 32.12]
 - Northeast Lee County Planning Community [Lee Plan Objective 34.5]
 - North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
 - North Olga Community Plan area [Lee Plan Objective 35.10]
 - Page Park Community Plan area [Lee Plan Policy 27.10.1]
 - Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
 - Pine Island Planning Community [Lee Plan Objective 14.7]

VARIANCE REPORT

3/12/2015

Subject Parcels: 1 Affected Parcels: 16 Buffer Distance: 500 ft



18-43-26-00-00001.0040

1,5601,170 780 390 0

1,560 Feet

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: 3/12/2015 9:59:17 AM
Buffer Distance: 500 ft
Parcels Affected: 16
Subject Parcels: 18-43-26-00-00001.0040

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
VAN ROEKEL + VAN ROEKEL D V M 18321 N OLGA DR ALVA, FL 33920	12-43-25-00-00005.0100 18871 OLD BAYSHORE RD NORTH FORT MYERS FL 33917	E 308.94 FT OF W 936.83 FT OF S 705 FT OF SE 1/4 OF SE 1/4	2
SNOWLICK MOUNTAIN RANCH LLC 9200 BONITA BEACH RD #105 BONITA SPRINGS, FL 34135	13-43-25-02-00000.0010 18971 SR 31 NORTH FORT MYERS FL 33917	NE 1/4 OF NE 1/4 OF NE 1/4 OF NE 1/4 LESS RD R/W	3
TEMPLE BAPTIST CHURCH OF 18841 SR 31 NORTH FORT MYERS, FL 33917	13-43-25-02-00000.0150 18841 SR 31 NORTH FORT MYERS FL 33917	S 3/4 OF SE 1/4 OF NE 1/4 OF NE 1/4 AKA LTS 15-17 LAZY R RANCHETTES UNREC	4
GLENN O CARY LLC 1/2 + 18871 SR 31 NORTH FORT MYERS, FL 33917	13-43-25-02-00000.0180 18871 SR 31 NORTH FORT MYERS FL 33917	N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 LESS SR 31	5
GLENN O CARY LLC + 19440 ARMEDA RD ALVA, FL 33920	13-43-25-02-00000.0190 18901 SR 31 NORTH FORT MYERS FL 33917	S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 LESS SR31 LOT 19LAZY R RANCHEHETT	6
MUDGE JACOB L 11311 DEAL RD NORTH FORT MYERS, FL 33917	13-43-25-02-00000.0200 18931 SR 31 NORTH FORT MYERS FL 33917	N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 NE 1/4 LESS SR 31	7
VANROEKEL DENNIS + DEBRA K TR 18321 N OLGA DR ALVA, FL 33920	13-43-25-02-00000.0030 18930 OLD BAYSHORE RD NORTH FORT MYERS FL 33917	PARL IN N W 1/4 OF N E 1/4 OF N E 1/4 OF N E 1/4 DESC IN OR 1405 PG 0527	8
ACUFF JERRY + JANNIE + 18751 SR 31 NORTH FORT MYERS, FL 33917	13-43-25-03-00000.0010 18751 SR 31 NORTH FORT MYERS FL 33917	N 1/2 OF NE 1/4 OF SE 1/4 OF NE 1/4 LESS RD R/W AKA LOTS 1 + 2 PINECONE ACRES UNREC	9
TUTTLE KELLY 18151 LEETANA RD NORTH FORT MYERS, FL 33917	13-43-25-03-00000.0040 18671 SR 31 NORTH FORT MYERS FL 33917	S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF NE1/4 LESS RD R/W AKA LOT 4 PINECONE ACRES UNREC	10
TOMLINSON DIANA R + WILLIAM M PO BOX 50824 FORT MYERS, FL 33994	13-43-25-03-00000.0030 18691 SR 31 NORTH FORT MYERS FL 33917	N 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4 OF NE 1/4 LESS RD R/W FOR SR 31 AKA LOT 3 PINECONE ACRES UNREC	11
BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS, FL 33418	07-43-26-00-00001.0000 19100 SR 31 ALVA FL 33920	ALL SEC 7 LESS W 50 FT FOR RD R/W AS DESC IN OR 13 PG 575 + LESS SR 78 AS DESC IN OR 439 PG 715	12
GREENWELL MICHAEL L + TRACY C 18500 STATE ROAD 31 ALVA, FL 33920	18-43-26-00-00001.0000 18500 SR 31 ALVA FL 33920	W 1/2 LESS RD R/W + 1.0010 THRU 1.006	13
ODIN ESTATES LLC SHUMAKER LOOP + KENDRICK LLP 240 S PINEAPPLE AVE SARASOTA, FL 34236	19-43-26-00-00002.1010 12350 OLD RODEO DR/12250 N RIVER RD ALVA FL 33920	PAR IN NW1/4 OF NW1/4 OF NE1/4 OF SEC 19 + PORT IN SE 1/4 OF SW 1/4 OF SW 1/4 AS DESC IN INST#2006-467705 PAR IN E 1/2 OF W 1/2 N OF RIVER AS DESC IN INST#2006-467701	14
GG LC MERIT PETROLEUM CO PO BOX 816 LABELLE, FL 33975	12-43-25-00-00005.0320 19151 SR 31 NORTH FORT MYERS FL 33917	PARL LOC IN SE 1/4 OF THE SE 1/4 AS DESC IN OR 2904 PG 2314	15

All data is current at time of printing and subject to change without notice.
 THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
MERIT PETROLEUM CO 77.10% + PO BOX 698 SARASOTA, FL 34230	12-43-25-00-00005.0310 18981 OLD BAYSHORE RD NORTH FORT MYERS FL 33917	PARL LOC IN SE 1/4 OF THE SE 1/4 DESC IN OR 2904 PG 2310	16
MERIT PETROLEUM CO INC 77.1% + PO BOX 698 SARASOTA, FL 34230	12-43-25-00-00005.0330 18951 OLD BAYSHORE RD NORTH FORT MYERS FL 33917	PARL LOC IN SE 1/4 OF THE SE 1/4 DESC IN OR 2904 PG 2323	17

12-43-25-00-00005.0100
VAN ROEKEL + VAN ROEKEL D V M
18321 N OLGA DR
ALVA, FL 33920

07-43-26-00-00001.0000
BABCOCK PROPERTY HOLDINGS LLC
KITSON AND PARTNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS, FL 33418

13-43-25-02-00000.0010
SNOWLICK MOUNTAIN RANCH LLC
9200 BONITA BEACH RD #105
BONITA SPRINGS, FL 34135

18-43-26-00-00001.0000
GREENWELL MICHAEL L + TRACY C
18500 STATE ROAD 31
ALVA, FL 33920

13-43-25-02-00000.0150
TEMPLE BAPTIST CHURCH OF
18841 SR 31
NORTH FORT MYERS, FL 33917

19-43-26-00-00002.1010
ODIN ESTATES LLC
SHUMAKER LOOP + KENDRICK LLP
240 S PINEAPPLE AVE
SARASOTA, FL 34236

13-43-25-02-00000.0180
GLENN O CARY LLC 1/2 +
18871 SR 31
NORTH FORT MYERS, FL 33917

12-43-25-00-00005.0320
GG LC
MERIT PETROLEUM CO
PO BOX 816
LABELLE, FL 33975

13-43-25-02-00000.0190
GLENN O CARY LLC +
19440 ARMEDA RD
ALVA, FL 33920

12-43-25-00-00005.0310
MERIT PETROLEUM CO 77.10% +
PO BOX 698
SARASOTA, FL 34230

13-43-25-02-00000.0200
MUDGE JACOB L
11311 DEAL RD
NORTH FORT MYERS, FL 33917

12-43-25-00-00005.0330
MERIT PETROLEUM CO INC 77.1% +
PO BOX 698
SARASOTA, FL 34230

13-43-25-02-00000.0030
VANROEKEL DENNIS + DEBRA K TR
18321 N OLGA DR
ALVA, FL 33920

13-43-25-03-00000.0010
ACUFF JERRY + JANNIE +
18751 SR 31
NORTH FORT MYERS, FL 33917

13-43-25-03-00000.0040
TUTTLE KELLY
18151 LEETANA RD
NORTH FORT MYERS, FL 33917

13-43-25-03-00000.0030
TOMLINSON DIANA R + WILLIAM M
PO BOX 50824
FORT MYERS, FL 33994

12-43-25-00-00005.0100
VAN ROEKEL + VAN ROEKEL D V M
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BABCOCK PROPERTY HOLDINGS LLC
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BONITA SPRINGS, FL 34135

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18841 SR 31
NORTH FORT MYERS, FL 33917

19-43-26-00-00002.1010
ODIN ESTATES LLC
SHUMAKER LOOP + KENDRICK LLP
240 S PINEAPPLE AVE
SARASOTA, FL 34236

13-43-25-02-00000.0180
GLENN O CARY LLC 1/2 +
18871 SR 31
NORTH FORT MYERS, FL 33917

12-43-25-00-00005.0320
GG LC
MERIT PETROLEUM CO
PO BOX 816
LABELLE, FL 33975

13-43-25-02-00000.0190
GLENN O CARY LLC +
19440 ARMEDA RD
ALVA, FL 33920

12-43-25-00-00005.0310
MERIT PETROLEUM CO 77.10% +
PO BOX 698
SARASOTA, FL 34230

13-43-25-02-00000.0200
MUDGE JACOB L
11311 DEAL RD
NORTH FORT MYERS, FL 33917

12-43-25-00-00005.0330
MERIT PETROLEUM CO INC 77.1% +
PO BOX 698
SARASOTA, FL 34230

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VANROEKEL DENNIS + DEBRA K TR
18321 N OLGA DR
ALVA, FL 33920

13-43-25-03-00000.0010
ACUFF JERRY + JANNIE +
18751 SR 31
NORTH FORT MYERS, FL 33917

13-43-25-03-00000.0040
TUTTLE KELLY
18151 LEETANA RD
NORTH FORT MYERS, FL 33917

13-43-25-03-00000.0030
TOMLINSON DIANA R + WILLIAM M
PO BOX 50824
FORT MYERS, FL 33994

MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

Phone (239) 337-3993 | Toll Free (866) 337-7341

www.morris-depew.com

KREINBRINK
Comprehensive Plan Amendment
Proposed Text Amendment

Property: 18-43-26-00-00001.0040
Owner of Record: Kreinbrink Daniel W +
Kreinbrink Katherine H/W L/E
12100 N. River Road
Alva, Florida 33920

The following proposed comprehensive plan amendment seeks to make alterations to Table 1(b) *Year 2030 Allocations* of the Lee Plan. The application request for Kreinbrink seeks to allocate ± 40-acres of Rural lands on the Future Land Use Map to Outlying Suburban. An amendment to Table 1 (b) is proposed to accommodate this change, as shown in the following pages.

Table 1(b)
Year 2030 Allocations

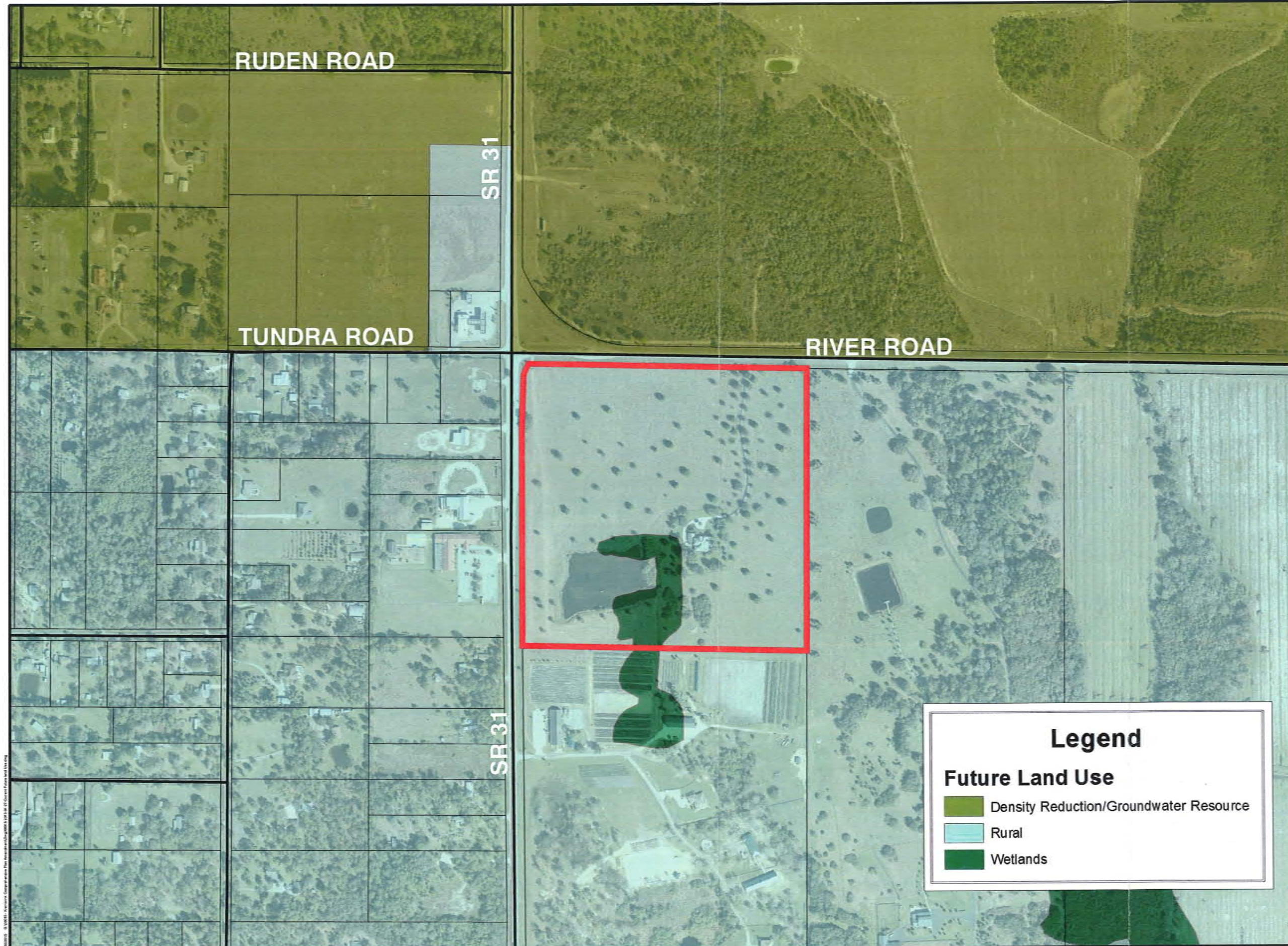
Future Land Use Classification		Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/Airport	Daniels Parkway	
Residential Future Land Use Category	Intensive Development	1,376	0	0	0	20	0	27	0	250	0	0	0	
	Central Urban	14,766	0	0	0	225	0	0	0	230	0	0	0	
	Urban Community	18,425	520	485	0	637	0	0	0	0	0	0	0	
	Suburban	16,623	0	0	0	1,810	0	0	0	85	0	0	0	
	Outlying Suburban	4,105	30	0	0	40	20	2	500	0	0	0	1,700	
		4,145	70											
	Sub-Outlying Suburban	1,548	0	0	0	367	0	0	0	0	0	0	0	
	Industrial Development	79	0	0	0	0	0	0	0	39	0	20	0	
	Public Facilities	1	0	0	0	0	0	0	1	0	0	0	0	
	University Community	850	0	0	0	0	0	0	0	0	0	0	0	
	Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0	0	
	Burnt Store Marina Village	4	0	0	0	0	4	0	0	0	0	0	0	
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	
	General Interchange	42	0	0	0	0	0	0	0	0	0	0	2	
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0	
	New Community	900	0	0	0	0	0	0	0	0	0	900	0	
	Airport	0	0	0	0	0	0	0	0	0	0	0	0	
	Tradeport	9	0	0	0	0	0	0	0	0	0	9	0	
	Rural	8,313	1,948	0	0	1,400	636	0	0	0	0	0	1,500	
		8,273	1,908											
	Rural Community Preserve	3,100	0	0	0	0	0	0	0	0	0	0	0	
Coastal Rural	1,300	0	0	0	0	0	0	0	0	0	0	0		
Outer Islands	202	5	0	0	1	0	0	150	0	0	0	0		
Open Lands	2,805	250	0	0	0	590	0	0	0	0	0	120		
Density Reduction/Groundwater Resources	6,905	711	0	0	0	0	0	0	0	0	94	0		
Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0		
Wetlands	0	0	0	0	0	0	0	0	0	0	0	0		
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0		
Total Residential	81,361	3,464	485	0	4,500	1,250	29	651	604	0	1,023	3,322		
Commercial	12,793	57	52	0	400	50	17	125	150	0	1,100	440		
Industrial	13,801	26	3	0	400	5	26	0	300	0	3,100	10		
Non Regulatory Allocations														
Public	82,252	7,100	421	0	2,000	7,000	20	1,961	350	0	7,500	2,416		
Active Agriculture	17,027	5,100	0	0	550	150	0	0	0	0	0	20		
Passive Agriculture	45,859	13,549	0	0	2,500	109	0	0	0	0	1,491	20		
Conservation (wetlands)	81,948	2,214	611	0	1,142	3,236	133	1,603	748	0	2,809	1,719		
Vacant	22,134	1,953	0	0	226	931	34	0	45	0	300	20		
Total	357,175	33,463	1,572	0	11,718	12,731	259	4,340	2,197	0	17,323	7,967		
Population Distribution*	495,000	5,090	1,531	0	30,861	3,270	225	530	5,744	0	11,582	16,488		

* Population for Unincorporated Area of Lee County

Table 1(b)
Year 2030 Allocations

Future Land Use Classification		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential Future Land Use Category	Intensive Development	0	0	0	660	3	42	0	365	0	9	0
	Central Urban	375	17	0	3,140	0	8,179	0	2,600	0	0	0
	Urban Community	850	1,000	0	860	500	13,013	0	0	110	450	0
	Suburban	2,488	1,975	0	1,200	675	0	0	6,690	0	1,700	0
	Outlying Suburban	377	0	0	0	600	0	0	382	0	454	0
	Sub-Outlying Suburban	0	25	0	0	0	0	0	140	66	0	950
	Industrial Development	5	5	0	10	0	0	0	0	0	0	0
	Public Facilities	0	0	0	0	0	0	0	0	0	0	0
	University Community	0	850	0	0	0	0	0	0	0	0	0
	Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0
	Burnt Store Marina Village	0	0	0	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	0	0	0	0	0	0	15	7	0	6	12
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0
	New Community	0	0	0	0	0	0	0	0	0	0	0
	Airport	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	0	0	0	0	0	0	0	0	0	0	0
	Rural	0	90	0	0	190	14	0	500	50	635	1,350
	Rural Community Preserve	0	0	0	0	0	0	0	0	3,100	0	0
	Coastal Rural	0	0	0	0	1,300	0	0	0	0	0	0
	Outer Islands	1	0	0	0	45	0	0	0	0	0	0
	Open Lands	0	0	0	0	0	0	0	45	0	0	1,800
	Density Reduction/Groundwater Resources	0	0	0	0	0	0	4,000	0	0	0	2,100
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0
Wetlands	0	0	0	0	0	0	0	0	0	0	0	
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	
Total Residential		4,104	3,962	0	5,870	3,313	21,248	4,015	10,729	3,326	3,254	6,212
Commercial		1,100	1,944	0	2,100	226	1,420	68	1,687	18	1,700	139
Industrial		320	450	0	900	64	300	7,246	554	5	87	5
Non Regulatory Allocations												
Public		3,550	3,059	0	3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active Agriculture		0	0	0	0	2,400	0	7,171	200	411	125	900
Passive Agriculture		0	0	0	0	815	0	18,000	1,556	3,619	200	4,000
Conservation (wetlands)		9,306	2,969	0	188	14,767	1,541	31,359	1,317	336	5,068	882
Vacant		975	594	0	309	3,781	8,106	470	2,060	1,000	800	530
Total		19,355	12,978	0	12,867	27,466	47,904	80,329	22,103	10,201	18,234	14,168
Population Distribution*		34,538	36,963	0	58,363	13,265	164,517	1,270	70,659	6,117	25,577	8,410

* Population for Unincorporated Area of Lee County



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PROJECT:
**Kreinbrink
Comprehensive Plan
Amendment**

ADDRESS:
**12100 North River Road
Alva, Florida**

DEVELOPER:

CONSULTANT:



**MORRIS
DEPEW**
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 8632 / FL CERT NO. LB6691 / LC20000330

Fort Myers 2851 Center Pointe Drive Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 888-337-7341	Tallahassee 327 Office Plaza Suite 113 Tallahassee, Florida 32301 (904) 324-6998
Gainesville 414 SW 140th Terrace Suite 100 Newberry, FL 32569 (352) 276-3450	Destin 755 Grand Boulevard Suite B105-152 Miramar Beach, FL 32250 Toll free: 888-337-7341

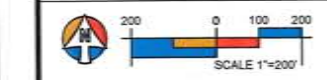
SEAL:

REVISIONS	DATE

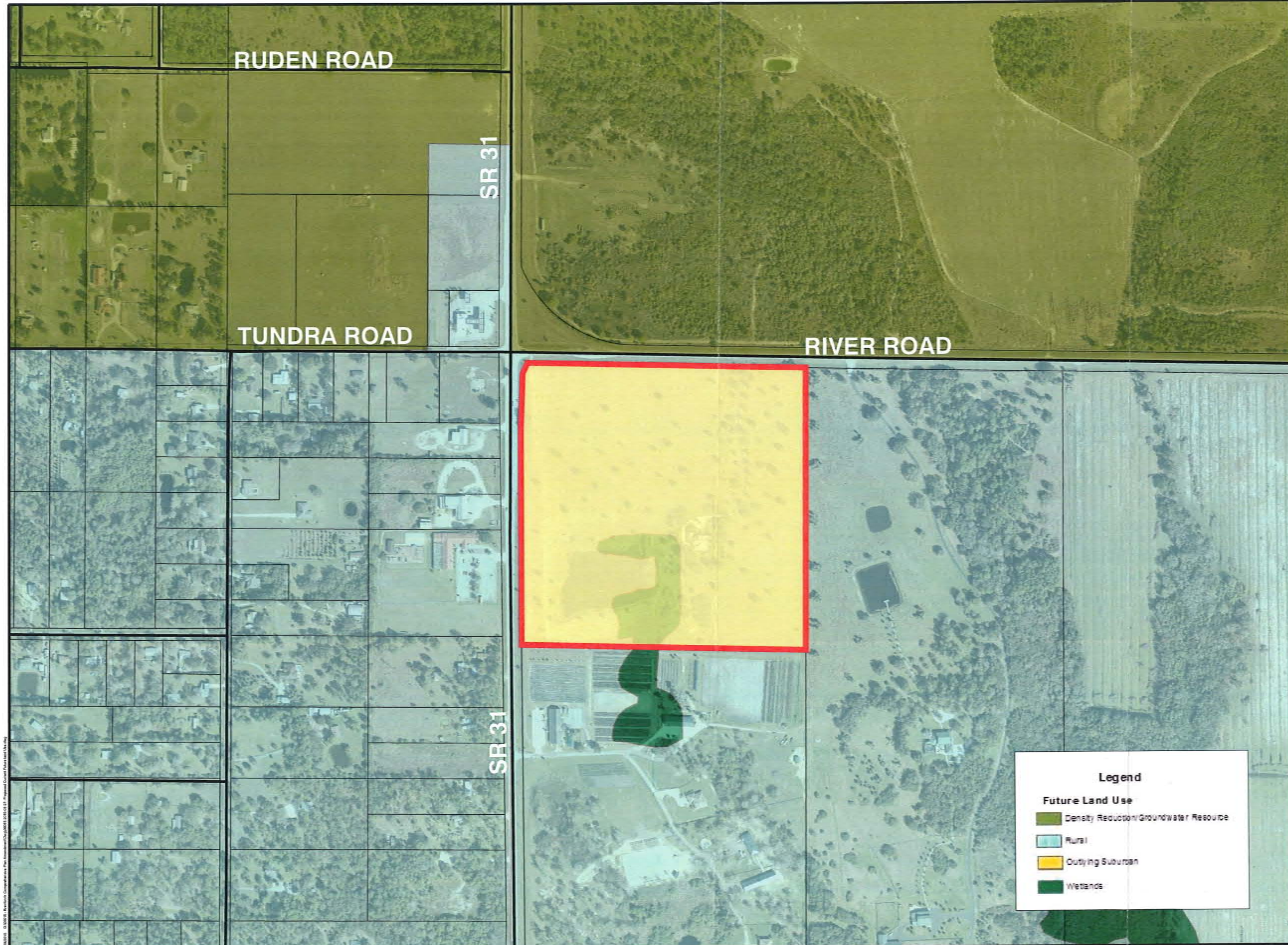
PROJECT MANAGER: TME
DRAWING BY: ALR
JURISDICTION: Lee County
DATE: 01/27/2015

TITLE:
**Current Future
Land Use**

SHEET NUMBER: P-1



JOB/FILE NUMBER: 06015



Legend

Future Land Use

- Density Reduction/Groundwater Resource
- Rural
- Outlying Suburban
- Wetlands

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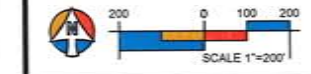
SEAL:

REVISIONS	DATE

PROJECT MANAGER: TME
DRAWING BY: ALR
JURISDICTION: Lee County
DATE: 01/27/2015

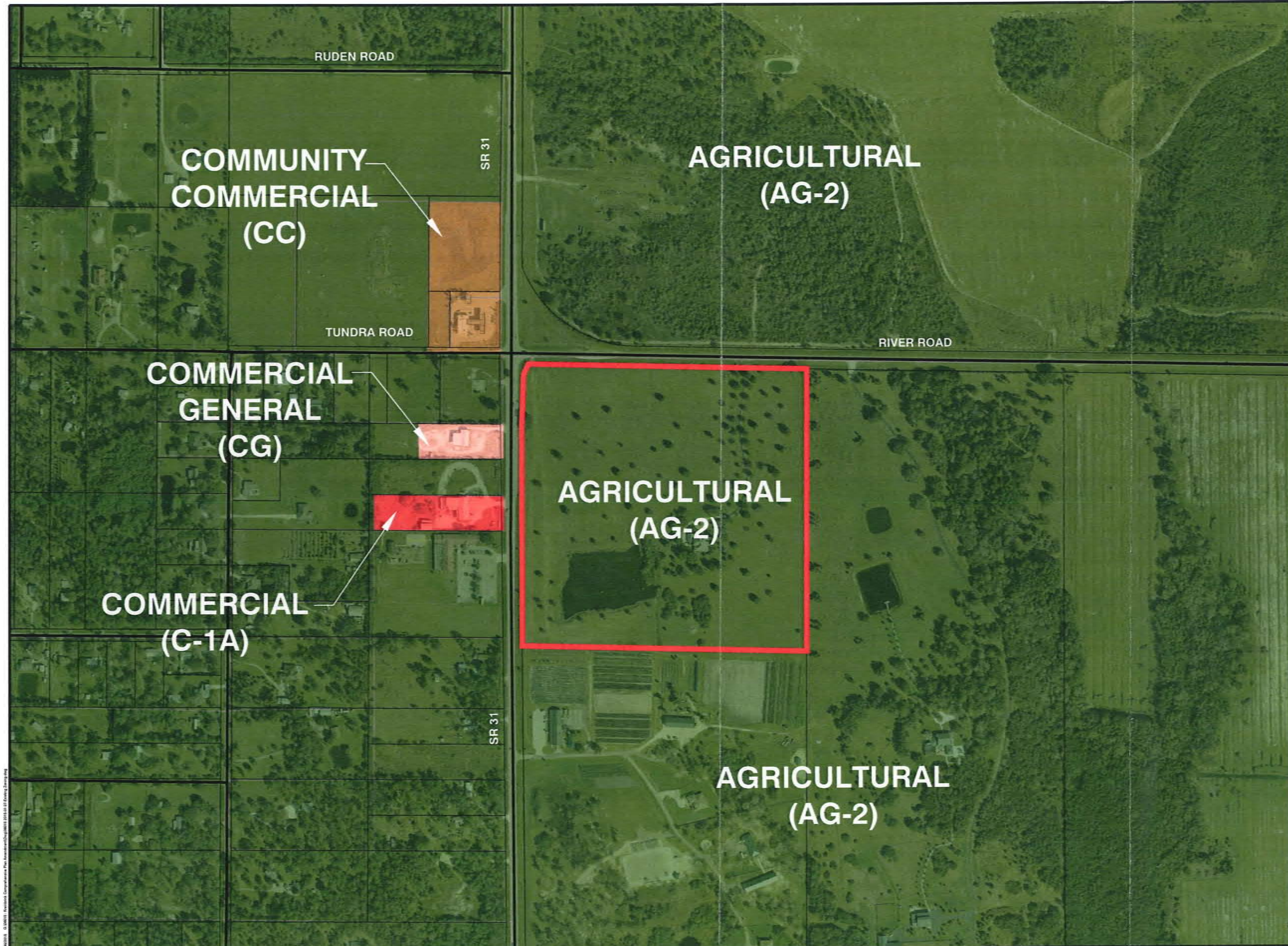
TITLE:
**Proposed
Current Future
Land Use**

SHEET NUMBER: P-1



JOB/FILE NUMBER: 06015

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PROJECT:
**Kreinbrink
 Comprehensive Plan
 Amendment**

ADDRESS:
 12100 North River Road
 Alva, Florida

DEVELOPER:

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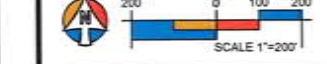
SEAL:

REVISIONS	DATE

PROJECT MANAGER: TME
 DRAWING BY: ALR
 JURISDICTION: Lee County
 DATE: 01/27/2015

TITLE:
Existing Zoning

SHEET NUMBER: P-1



JOB/FILE NUMBER: 06015

1/28/2015 10:00AM Desktop Computer The Amendment\06015\06015_P-1_Existing Zoning.dwg

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FL CA NO. 6832 / FL CERT NO. LB6881 / LC20000033

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<p>Galveston 414 SW 140th Terrace Suite 100 Newburg, FL 32069 (904) 378-3480</p>	<p>Destin 755 Grand Boulevard Suite B105-152 Miramar Beach, FL 32550 Toll free: 866-337-7541</p>

SEAL:

REVISIONS	DATE

PROJECT MANAGER: TME

DRAWING BY: ALR

JURISDICTION: Lee County

DATE: 01/27/2015

TITLE:

AERIAL

SHEET NUMBER: P-1

SCALE 1"=200'

JOB/FILE NUMBER: 06015

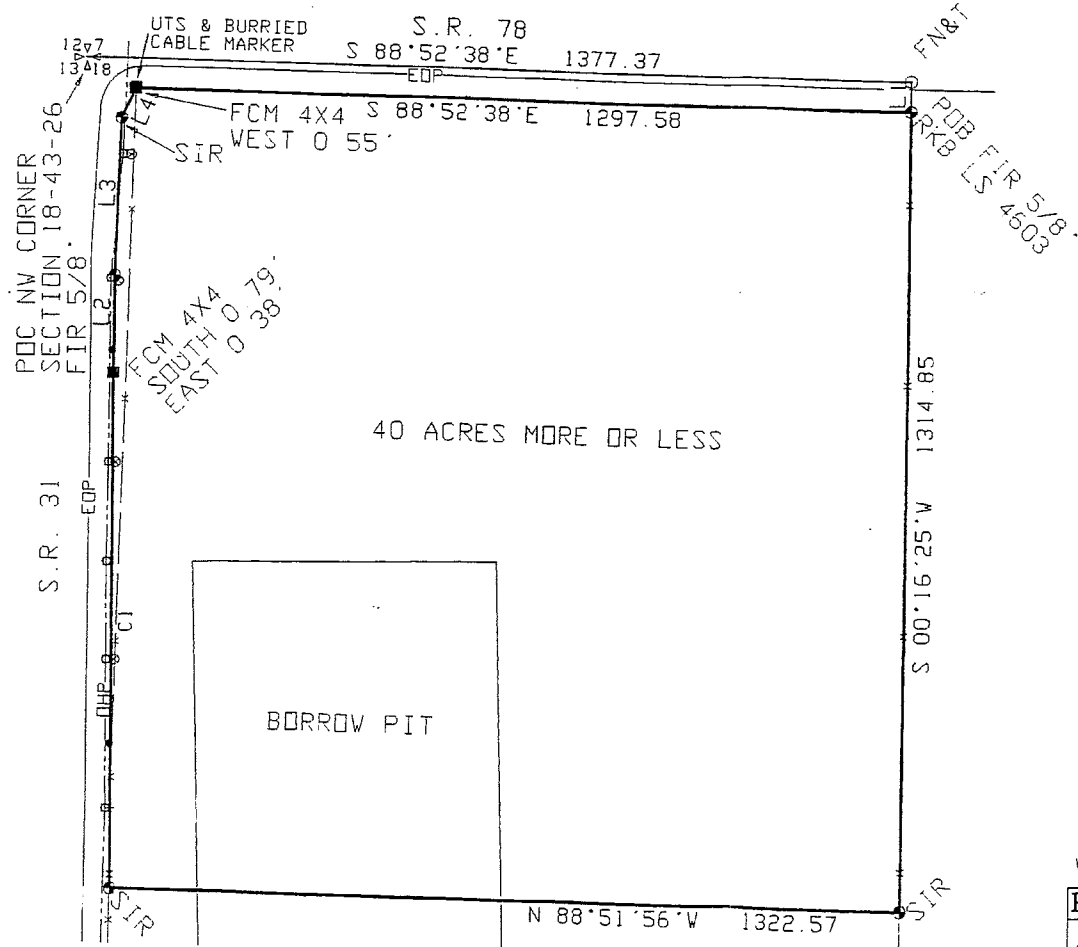
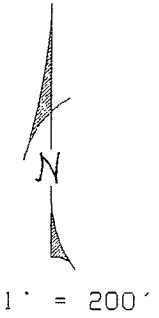
1/28/2015 © 2015 Kreinbrink Comprehensive Plan Amendment/2015/01/27/ALR/06015

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, RUN S 88°52'38" E ALONG THE NORTH LINE OF SAID SECTION 18 FOR 1377.37 FEET; THENCE RUN S 00°16'25" W FOR 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 78, (100 FEET WIDE), AND THE POINT OF BEGINNING OF SAID PARCEL OF LAND; FROM SAID POINT OF BEGINNING RUN S 00°16'25" W FOR 1314.85 FEET; THENCE RUN N 88°51'56" W FOR 1322.57 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 31, (100 FEET WIDE); A NON-TANGENT POINT ON A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 68,704.96 FEET, A CENTRAL ANGLE OF 00°42'23", AND A CHORD OF 847.10 FEET THAT BEARS N 00°07'31" W; THENCE RUN NORTHERLY ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 847.11 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 N 00°24'05" E FOR 158.26 FEET; THENCE N 02°08'14" E ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 259.79 FEET; THENCE RUN N 24°26'09" E ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 53.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD 78; THENCE RUN S 88°52'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 78 FOR 1297.58 FEET TO THE POINT OF BEGINNING.
CONTAINING 40.00 ACRES MORE OR LESS.
BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING S 88°52'38" E.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	00°42'23"	68704.96	847.11	423.56	847.10	N 00°07'31"W
LINE	BEARING	DISTANCE				
L 1	S 00°16'25"W	50.00				
L 2	N 00°24'05"E	158.26				
L 3	N 02°08'14"E	259.79				
L 4	N 24°26'09"E	53.94				

- = BURIED CABLE MARKER
- EDP = EDGE OF PAVEMENT
- FCM = FOUND CONCRETE MONUMENT
- FIR = FOUND IRON ROD
- ⊙ = GUY WIRE
- OP = OVERHEAD POWER LINES
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- G = POWER POLE
- SIR = SET 5/8" IRON ROD & CAP STAMPED RXB LS 4603
- UTS = UNITED TELEPHONE SERVICES
- K = FENCE



- NOTES:
- 1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - 2) UNDERGROUND UTILITIES WERE NOT FIELD LOCATED.
 - 3) ONLY INTERIOR IMPROVEMENTS SHOWN WERE LOCATED.
 - 4) PARCEL WAS SURVEYED FROM INFORMATION FURNISHED BY THE CLIENT.
 - 5) PARCEL LIES IN FLOOD ZONE AT BASE ELEVATION 17'. 13' & 9" (FIRM 125124 0225 C 3-15-94).
 - 6) PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.
 - 7) REVISED CERTIFICATION 5-2-95, L.B.

LEGAL DESCRIPTION:
SEE SHEET 1 OF 2

CERTIFIED TO:
DANIEL W. & KATHERINE G. KREINBRINK
SMOOT, ADAMS, EDWARDS & GREEN, P.A.
CHICAGO TITLE INSURANCE COMPANY

By: Robert K. Burns Date: 5-2-95
Robert K. Burns P.L.S.# 4603

This sketch meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors pursuant to Section 472.027, Florida Statutes, and Chapter 61617-6, Florida Administrative Code.

Note: THIS CERTIFICATION IS ONLY FOR THE LAND DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENT, FREEDOM OF ENCUMBRANCE OR RIGHT-OF-WAYS. THIS CERTIFICATION IS NOT VALID UNLESS SIGNED BY THE SURVEYOR AND SEALED WITH THE SURVEYOR'S EMBOSSED SEAL.

ABSTRACT NOT REVIEWED

WO#: 95-015B DRAWN BY: SAB 04/14/95

R. K. BURNS SURVEYING, INC.	
1910-C Courtney Drive Fort Myers, Florida 33901 (813) 936-4550 Business (813) 936-3267 Fax	SPECIFIC PURPOSE SKETCH April 14, 1995 SHEET 2 OF 2

10.50
1330

Return to:
Smoot Adams Edwards & Green, P.A.
Courthouse Box 69
Fort Myers, FL

This Instrument Prepared by:
Charles B. Edwards, Esq.
Smoot Adams Edwards & Green, P.A.
P.O. Box 60259
Fort Myers, FL 33906-6259

Property Appraiser's Parcel Identification Number:
Part of 18-43-26-00-00001.0000

Social Security Number: [REDACTED] (DWK)

3826204

DR2629 PG3121

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: J. TEMPLE, D.C.

Documentary Tax Pd \$ 12.30
Financial Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
By: [Signature] Deputy Clerk

FEE SIMPLE DEED

This Indenture Made the 26th day of July, A.D. 1995, by **THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE**, hereinafter called the grantor,

to **DANIEL W. KREINBRINK and KATHERINE G. KREINBRINK, HUSBAND AND WIFE**, whose post office address is 2109 Cleveland Avenue, Fort Myers, Florida 33901, hereinafter called the grantee:

(Wherever 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.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and transfers unto the grantee, all that certain land situate in Lee County, State of Florida, viz:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

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.

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

Signed, sealed and delivered in the presence of:

Witness Signature: [Signature]
Printed Name: Cindy L. Spear
Witness Signature: [Signature]
Printed Name: J. SHAW

THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE

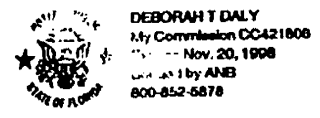
By: [Signature]
N. S. SIGNORETTA, its VICE PRESIDENT

Corporate Trust Division, Towermarc Plaza
10161 Centurion Parkway, 3rd Floor, Jacksonville, FL 32256
Post Office Address

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of July, A.D., 1995, by N. S. SIGNORETTA, VICE PRESIDENT of THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE, on behalf of the Bank. He is personally known to me or has produced _____ as identification.

NOTARY RUBBER STAMP SEAL



[Signature]
Notary Signature
DEBORAH T. DALY
Printed Notary Signature

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, RUN S 88°52'38" E ALONG THE NORTH LINE OF SAID SECTION 18 FOR 1377.37 FEET; THENCE RUN S 00°16'25" W FOR 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 78, (100 FEET WIDE), AND THE POINT OF BEGINNING OF SAID PARCEL OF LAND; FROM SAID POINT OF BEGINNING RUN S 00°16'25" W FOR 1314.85 FEET; THENCE RUN N 88°51'56" W FOR 1322.57 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 31, (100 FEET WIDE); A NON-TANGENT POINT ON A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 68,704.96 FEET, A CENTRAL ANGLE OF 00°42'23", AND A CHORD OF 847.10 FEET THAT BEARS N 00°07'31" W; THENCE RUN NORTHERLY ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 847.11 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 N 00°24'05" E FOR 158.26 FEET; THENCE N 02°08'14" E ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 259.79 FEET, THENCE RUN N 24°26'09" E ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 53.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD 78; THENCE RUN S 88°52'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 78 FOR 1297.58 FEET TO THE POINT OF BEGINNING.
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BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING S 88°52'38" E.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.

MORRIS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I (WE) AM (ARE) THE FEE SIMPLE PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO REZONING OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE REZONING, PLANNING OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP#: 18-43-26-00-00001.0040

Daniel W. & Katherine Kreinbrink

OWNERS NAMES

Katherine Kreinbrink *Daniel W. Kreinbrink*

SIGNATURES

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me this 9th day of JANUARY, 2015, by DANIEL & KATHY KREINBRINK, who is personally known to me or has produced _____ as identification and did not take an oath.

My Commission Expires: 06/14/16

K. Mack

Notary Public



(Seal)

Kim mack

Notary Printed Name

TRAFFIC CIRCULATION ANALYSIS
PREPARED FOR A
COMPREHENSIVE PLAN AMENDMENT
FOR THE
KREINBRINK PROPERTY

PROJECT NO. F1504.04

PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901
(239) 278-3090

June 19, 2015

CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED PLAN AMENDMENT
- IV. IMPACTS OF PROPOSED PLAN AMENDMENT
- V. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic circulation analysis pursuant to the requirements outlined in the application document for Comprehensive Plan Amendment requests. The analysis will examine the impact of the requested land use change from Rural to Outlying Suburban. The approximately 40 acre property is located on the east side of State Route 31 just south of its intersection with North River Road in Lee County, Florida.

The following report will examine the impacts of changing the future land use category from the existing Rural land use to Outlying Suburban.

II. EXISTING CONDITIONS

The subject site currently contains a single-family dwelling unit. The subject site is bordered by North River Road to the north and S.R. 31 to the west. To the east of the subject site are existing residential uses and vacant land. To the south of the subject site is vacant land.

State Route 31 is a north/south two-lane undivided arterial roadway that extends from Palm Beach Boulevard (S.R. 80) north into Charlotte County. S.R. 31 has a posted speed limit of 60 mph adjacent to the subject site and is under the jurisdiction of the Florida Department of Transportation (FDOT). Pursuant to the Lee County Comprehensive Plan, the recommended minimum Level of Service on S.R. 31 is LOS “E”.

North River Road is an east/west two-lane undivided arterial roadway that extends from State Route 31 west into Hendry County. North River Road has a posted speed limit of 55 mph adjacent to the subject site and is under the jurisdiction of the Lee County Department of Transportation. Currently, the recommended minimum Level of Service on North River Road is LOS “E”.

Palm Beach Boulevard (S.R. 80) is an arterial roadway that extends through central Lee County on the south side of the Caloosahatchee River. East of the intersection of S.R. 31, Palm Beach Boulevard is a five-lane roadway, two travel lanes in each direction with a center paved median. West of S.R. 31, Palm Beach Boulevard is a seven lane roadway, three through lanes in each direction with a paved center median. Palm Beach Boulevard has a posted speed limit of 55 mph west of S.R. 31 and 45 mph east of S.R. 31 and is under the jurisdiction of the Florida Department of Transportation (FDOT). Pursuant to the Lee County Comprehensive Plan, the recommended minimum Level of Service on S.R. 80 is LOS “D”.

III. PROPOSED PLAN AMENDMENT

The proposed Comprehensive Plan Amendment would change the future land use designation on the subject site from Rural to Outlying Suburban. Based on the permitted uses within the Lee Plan for these land use designations, the change would result in the subject site being permitted to be developed with commercial and residential land uses as opposed to only residential land uses.

The current zoning on the Kreinbrink Property would permit the construction of up to one (1) residential dwelling unit per acre on the approximately 40 acre property and up to 30,000 square feet of retail uses consistent with Policy 6.1.2 of the Lee County Comprehensive Plan. With the proposed Comprehensive Plan change request, the property could be developed with additional residential units (up to 3 units per acre) and commercial uses, including retail and office uses. The maximum commercial intensity on the subject site would be 100,000 square feet.

Table 1 highlights the intensity of uses that could be constructed under the existing land use designation and the intensity of uses under the proposed land use designation.

**Table 1
Kreinbrink Property
Land Uses**

Existing/ Proposed	Land Use Category	Intensity
Existing	Rural	40 residential units Up to 30,000 sq. ft. of Retail
Proposed	Commercial & Residential	100,000 sq. ft. & 120 Single Family Dwelling Units

IV. IMPACTS OF PROPOSED PLAN AMENDMENT

The transportation related impacts of the proposed comprehensive plan amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range (5-year horizon) impact the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization’s (MPO) long range transportation travel model was reviewed to determine the impacts the amendment would have on the surrounding area. The subject site lies within Traffic Analysis Zone (TAZ) 2307. The model has both productions and attractions included in this zone. The productions include both single-family and multi-family residential uses. The attractions include some but very little industrial and service employment. **Table 3** identifies the land uses currently contained in the long range travel model utilized by the MPO and Lee County for the Long Range Transportation Analysis.

**Table 3
TAZ 2307**

Land Uses in Existing Travel Model (2035)

Land Use Category	Intensity
Single Family Homes	12 Units (Population 27)
Multi-Family Homes	1 Unit
Industrial Employees	1 Employees
Service Employees	8 Employees

The proposed amendment would add additional attractions to the subject site in the form of employment, etc. **Table 4** indicates the revised TAZ data for zone 2307 with the proposed density requested with this Map Amendment. The population data for TAZ 2307 is included in the Appendix for reference.

**Table 4
Based on Proposed Map Amendment within TAZ 2307
Land Uses in Modified Travel Model (2035)**

Land Use Category	Intensity
Single Family Homes	132 Units (Population 372)
Multi-Family Homes	1 Unit
Industrial Employees	1 Employees
Service Employees	258 Employees

The Long Range Transportation model (FSUTMS) was executed with the data shown in Table 3 then compared to the executed runs with the data from Table 4 to indicate what the impacts on the surrounding roadway network would be based on the change in land use on the subject site.

Based on this analysis, the segment of SR 31 north of North River Road is the only segment shown to operate below the adopted Level of Service standard in the year 2035. This condition will exist with or without the proposed comprehensive plan amendment. The proposed comprehensive plan amendment for the Kreinbrink Property will have very little impact on the segment of S.R. 31 north of North River Road.

The future roadway network included evaluation of the Financially Feasible Plan. Based on the current 2035 Financially Feasible Plan, there are no roadway improvements planned within the study area for the proposed Kreinbrink Property Comprehensive Plan Amendment. **Table 1A** and **2A**, located in the Appendix of this report, identify the projected 2035 roadway Level of Service analysis both without and with the land use change, respectively.

Short Range Impacts (5-year horizon)

The Lee County Capital Improvement Program for Fiscal Year 2014 to 2019 was reviewed, as well as the FDOT Adopted Work Program for Fiscal Year 2015 - 2020 to determine the short term impacts the proposed land use change would have on the surrounding roadways.

There are no roadway capacity improvements in the FDOT Work program or the Lee County work program that provide additional capacity in the next five years in the area of the subject site.

Based on the current traffic volumes on the surrounding roadways, a short term Level of Service analysis was completed for those roadways within the study area. **Table 3A** and **4A**, attached in the Appendix for reference, indicate the short term Level of Service analysis with the proposed project. Table 4A indicates that all roadways within the study are projected to operate within the adopted Level of Service standards in the five year window.

V. CONCLUSION

The proposed Kreinbrink Property Comprehensive Plan Amendment is to modify the future land use from Rural to Outlying Suburban on the approximately 40 acre site located on the east side of S.R. 31 just south of its intersection with North River Road in Lee County, Florida. An analysis of the Long Range Transportation Plan indicated that the segment of S.R. 31 north of North River Road will operate below the adopted Level of Service standard in 2035. This operation is shown on the existing 2035 plan prior to any changes to the land use on the subject site. Based on an analysis of the short-term Capital Improvement Plan for both Lee County and FDOT, no changes to either plan will be required.

APPENDIX

TABLE 1A & 2A
2035 TRAFFIC CONDITIONS
WITH/WITHOUT THE PROPOSED
LAND USE CHANGE

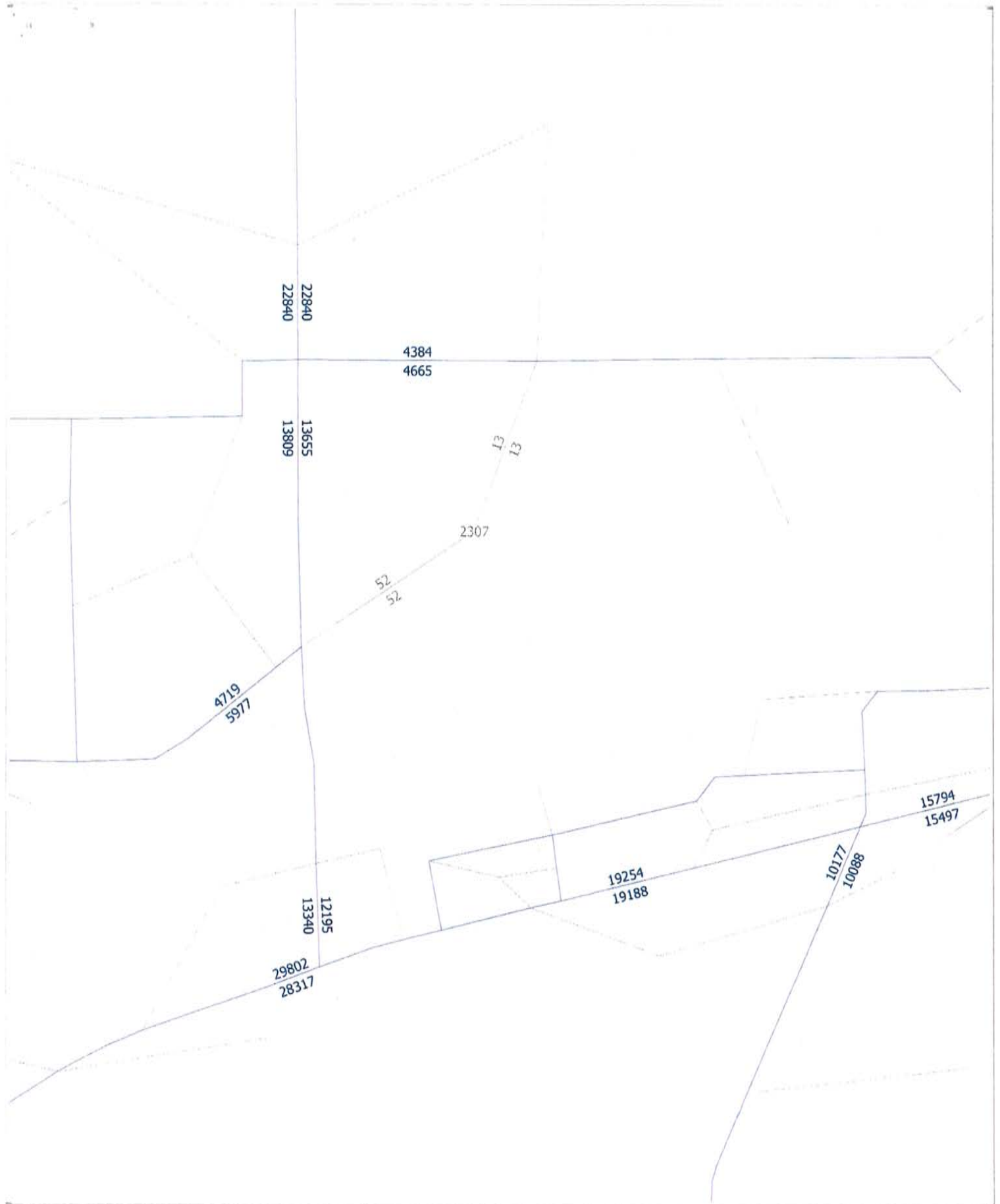
TABLE 1A
2035 Traffic Conditions with Existing Density at Kreinbrink Property
Existing Plus Committed (E + C) Road Network

<u>ROADWAY</u>	<u>SEGMENT</u>	<u># OF</u>	<u>LOS</u>	<u>RAW FSUTMS</u>	<u>PSWDT/AADT</u>		<u>2035</u>	<u>K-100</u>	<u>D</u>	<u>TOTAL TRAFFIC</u>	<u>LOS SERVICE</u>	<u>LOS</u>
		<u>LANES</u>	<u>STANDARD</u>	<u>PSWDT</u>	<u>P.C.S. #</u>	<u>FACTOR</u>	<u>AADT</u>	<u>FACTOR</u>	<u>FACTOR</u>	<u>PK DIRECTION</u>	<u>VOLUME</u>	
State Route 31	N. of Palm Beach Blvd.	2LN	E	25,535	121001	1.11	23,005	0.090	0.56	1,159	1,640	D
	N. of Bayshore Rd.	2LN	E	27,464	121001	1.11	24,742	0.090	0.56	1,247	1,640	E
	N. of North River Rd.	2LN	E	45,680	121001	1.11	41,153	0.090	0.56	2,074	1,640	F
North River Rd. (S.R. 80)	E. of State Route 31	2LN	E	9,049	348	1.11	8,152	0.090	0.52	382	860	C
	E. of Site	2LN	E	9,049	348	1.11	8,152	0.090	0.52	382	860	C
Bayshore Rd. (S.R. 78)	W. of State Route 31	2LN	E	10,696	12002	1.11	9,636	0.090	0.56	486	860	C
Palm Beach Blvd (S.R. 80)	W. of State Route 31	6LN	C	58,119	5	1.13	51,433	0.090	0.60	2,777	2,940	C
	E. of State Route 31	4LN	C	38,442	120085	1.11	34,632	0.090	0.56	1,745	1,960	C

TABLE 2A
2035 Traffic Conditions with Proposed Density at Kreinbrink Property
Existing Plus Committed (E + C) Road Network

<u>ROADWAY</u>	<u>SEGMENT</u>	<u># OF</u>	<u>LOS</u>	<u>RAW FSUTMS</u>	<u>PSWDT/AADT</u>		<u>2035</u>	<u>K-100</u>	<u>D</u>	<u>TOTAL TRAFFIC</u>	<u>LOS SERVICE</u>	<u>LOS</u>
		<u>LANES</u>	<u>STANDARD</u>	<u>PSWDT</u>	<u>P.C.S. #</u>	<u>FACTOR</u>	<u>AADT</u>	<u>FACTOR</u>	<u>FACTOR</u>	<u>PK DIRECTION</u>	<u>VOLUME</u>	
State Route 31	N. of Palm Beach Blvd.	2LN	E	27,266	121001	1.11	24,564	0.090	0.56	1,238	1,640	E
	N. of Bayshore Rd.	2LN	E	30,339	121001	1.11	27,332	0.090	0.56	1,378	1,640	E
	N. of North River Rd.	2LN	E	45,680	121001	1.11	41,153	0.090	0.56	2,074	1,640	F
North River Rd. (S.R. 80)	E. of State Route 31	2LN	E	9,200	348	1.11	8,288	0.090	0.52	388	860	C
	E. of Site	2LN	E	9,200	348	1.11	8,288	0.090	0.52	388	860	C
Bayahore Rd. (S.R. 78)	W. of State Route 31	2LN	E	12,528	12002	1.11	11,286	0.090	0.56	569	860	C
Palm Beach Blvd (S.R. 80)	W. of State Route 31	6LN	C	60,463	5	1.13	53,507	0.090	0.60	2,889	2,940	D
	E. of State Route 31	4LN	C	38,537	120085	1.11	34,718	0.090	0.56	1,750	1,960	C

FSUTMS DATA PLOTS BOTH
WITH/WITHOUT THE PROPOSED
LAND USE CHANGE

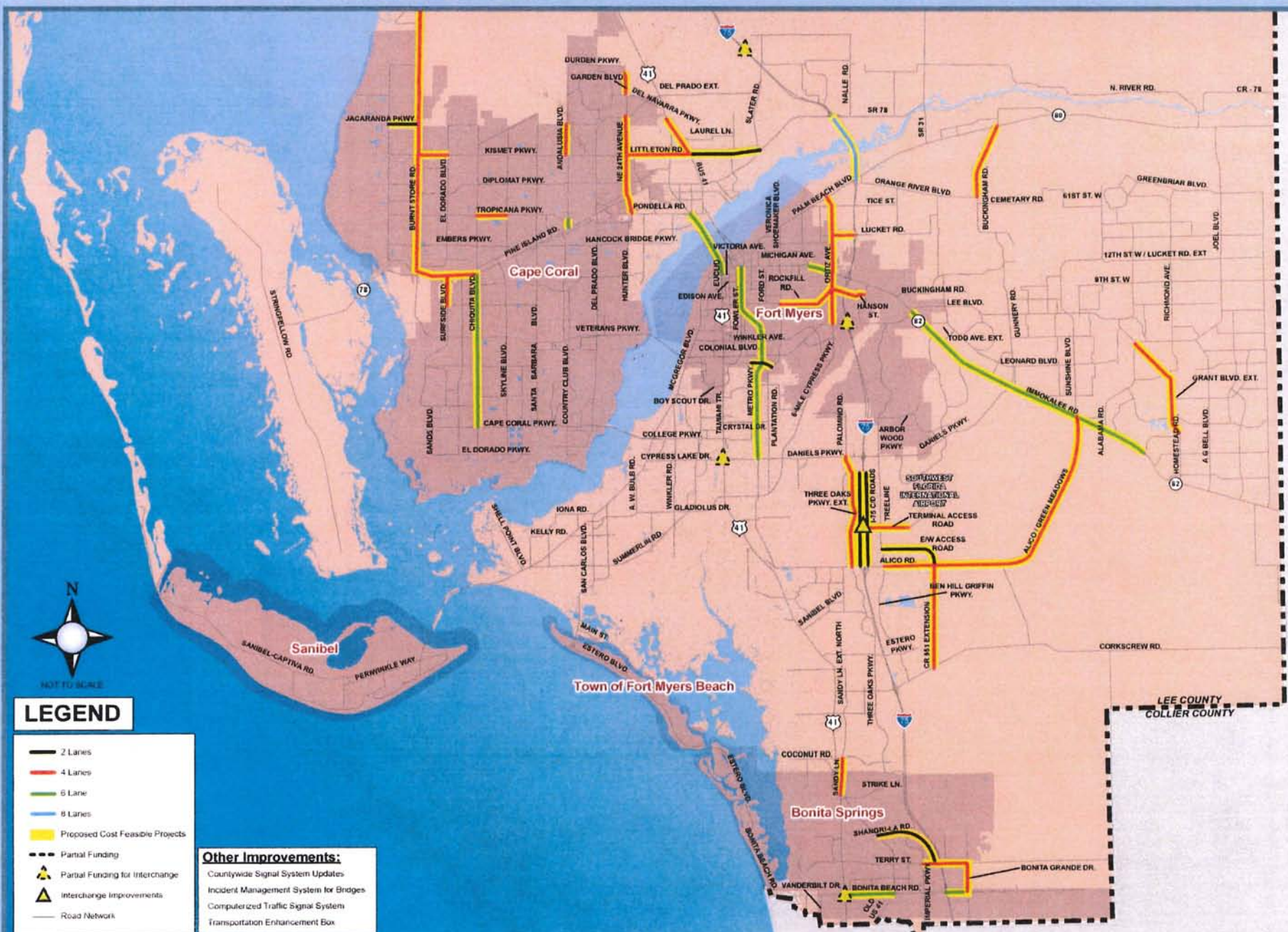


2035 E + C Network - Directional Volumes
 Existing TAZ Data for TAZ 2307
 Kreinbrink Comp Plan



2035 E + C Network - Directional Volumes
 With Land Use Changes to TAZ 2307
 Kreinbrink Comp Plan

2035 ADOPTED HIGHWAY COSTS
FEASIBLE PLAN



LEGEND

- 2 Lanes
- 4 Lanes
- 6 Lane
- 8 Lanes
- Proposed Cost Feasible Projects
- Partial Funding
- ▲ Partial Funding for Interchange
- ▲ Interchange Improvements
- Road Network

Other Improvements:
 Countywide Signal System Updates
 Incident Management System for Bridges
 Computerized Traffic Signal System
 Transportation Enhancement Box



Lee County Draft Highway Cost Feasible Plan

LEE COUNTY GENERALIZED
LEVEL OF SERVICE THRESHOLDS

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

Sept. 2013

c:\input4

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	120	420	840	1,190	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	260	1,840	1,960	1,960
3	Divided	*	410	2,840	2,940	2,940
4	Divided	*	550	3,840	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	670	740
1	Divided	*	*	330	710	780
2	Undivided	*	*	740	1,460	1,460
2	Divided	*	*	780	1,530	1,530
Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.						

TABLE 3A & 4A
5-YEAR LEVEL OF SERVICE
ANALYSIS

**TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 203 VPH IN= 91 OUT= 112
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 543 VPH IN= 279 OUT= 264

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PERCENT</u>		
								<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ/ LOS C</u>
N. River Rd.	E. of S.R. 31	2LN	0	140	800	860	860	15%	42	5.2%
S.R. 31	N. of N. River Rd.	2LN	120	420	840	1,190	1,190	15%	42	5.0%
	S. of N. River Rd.	2LN	120	420	840	1,190	1,190	70%	195	23.3%
	S. of S.R. 78	2LN	120	420	840	1,190	1,190	50%	140	16.6%
S.R. 80	W. of S.R. 31	6LN	0	410	2,840	2,940	2,940	25%	70	2.5%
	E. of S.R. 31	4LN	0	260	1,840	1,960	1,960	15%	42	2.3%
	E. of Buckingham Rd.	4LN	0	260	1,840	1,960	1,960	10%	28	1.5%
S.R. 78 (Bayshore)	W. of S.R. 31	2LN	120	420	840	1,190	1,190	20%	56	6.6%

* Level of Service Thresholds were obtained from the Lee County Generalized Service Volumes on Arterials (2013)

S.R. 31 & SR 78 considered an Uninterrupted Flow Highway

N. River Road, SR 80 considered a Class I Arterial

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
5-year CIP ANALYSIS**

TOTAL PROJECT TRAFFIC AM = 203 VPH IN = 91 OUT= 112
 TOTAL PROJECT TRAFFIC PM = 543 VPH IN= 279 OUT= 264

ROADWAY	SEGMENT	BASE YR PCS	2014 ADT	YRS OF GROWTH	ANNUAL RATE	2013	2020	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2020	2020	
						PK HR	PK HR				+ AM PROJ	+ PM PROJ	
						PK SEASON PEAK DIR.	PK SEASON PEAK DIR. ²				TRAFFIC	TRAFFIC	
N. River Rd.	E. of S.R. 31	5	2900	2700	8	2.00%	142	163	15%	17	42	180	205
S.R. 31	N. of N. River Rd.	11	9500	7200	9	2.00%	301	346	15%	17	42	363	388
	S. of N. River Rd.	11	9500	7200	9	2.00%	301	346	70%	78	195	424	541
	S. of S.R. 78	11	9800	8700	9	2.00%	365	419	50%	56	140	475	559
S.R. 80	W. of S.R. 31	5	26004	27785	6	20.00%	1489	5335	25%	28	70	5363	5405
	E. of S.R. 31	11	29500	29500	9	2.00%	1491	1713	15%	17	42	1729	1755
	E. of Buckingham Rd.	11	19200	18200	9	2.00%	789	906	10%	11	28	918	934
S.R. 78 (Bayshore)	W. of S.R. 31	34	7700	7300	9	2.00%	442	508	20%	22	56	530	564

² The 2013 peak hour peak season peak direction volumes were obtained from the 2014 Lee County Concurrency Management Report

A minimum of 2% annual growth rate was used where a negative growth rate was shown

100th Highest Hour LOS Analysis

ROADWAY	SEGMENT	2020	2020	2020
		BCKGRND	BCKGRND	BCKGRND
		PK HOUR	+ AM PROJ	+ PM PROJ
		<u>LOS</u>	<u>LOS</u>	<u>LOS</u>
N. River Rd.	E. of S.R. 31	C	C	C
S.R. 31	N. of N. River Rd.	B	B	B
	S. of N. River Rd.	B	B	C
	S. of S.R. 78	B	C	C
S.R. 80	W. of S.R. 31	C	C	C
	E. of S.R. 31	C	C	C
	E. of Buckingham Rd.	C	C	C
S.R. 78	W. of S.R. 31	C	C	C

FDOT & LEE COUNTY TRAFFIC
COUNT DATA

ROAD LINK VOLUMES

Peak Direction of Flow

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
A & W BULB RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	C	345	C	352	C	367	2 Ln improvements completed FY 12/13	00100
ALABAMA RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	278	C	279	C	279		00200
ALABAMA RD	MILWAUKEE BL	HOMESTEAD RD	2LN	E	990	C	418	C	419	C	419		00300
ALEX BELL BL	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	A	93	A	95	A	98		00400
ALEX BELL BL	MILWAUKEE BL	JOEL BL	2LN	E	990	C	376	C	378	D	523		00500
ALICO RD	US 41	DUSTY RD	4LD	E	1,940	B	1,135	B	1,135	B	1,135		00590
ALICO RD	DUSTY RD	LEE RD	6LD	E	1,940	B	1,135	B	1,135	B	1,470		00600
ALICO RD*	LEE RD	THREE OAKS PKWY	6LD	E	2,920	B	1,101	B	1,130	B	1,350		00700
ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,920	B	1,512	B	1,512	B	1,512		00800
ALICO RD	I-75	BEN HILL GRIFFIN PKWY	6LD	E	2,920	B	1,424	B	1,445	B	1,726	I-75 Connector under construction	00900
ALICO RD	BEN HILL GRIFFIN PKWY	GREEN MEADOW DR	2LN	E	1,100	B	84	B	84	C	406	4 Ln construction in FY 17/18 to Airport Haul Rd	01000
ALICO RD	GREEN MEADOW DR	CORKSCREW RD (CR 850)	2LN	E	1,100	B	84	B	84	B	84		01050
BABCOCK RD*	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	C	55	C	161		01200
BARRETT RD*	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	103	C	104		01400
BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,790	C	475	C	475	C	728		01500
BAYSHORE RD (SR78)	BUSINESS 41	HART RD	4LD	E	1,940	B	1,519	B	1,520	B	1,599		01600
BAYSHORE RD (SR78)	HART RD	SLATER RD	4LD	E	1,940	A	1,268	A	1,269	B	1,394		01700
BAYSHORE RD (SR78)	SLATER RD	I-75	4LD	E	1,940	A	1,066	A	1,151	A	1,177		01800
BAYSHORE RD (SR78)*	I-75	NALLE RD	2LN	E	1,100	C	494	C	495	C	495		01900
BAYSHORE RD (SR78)	NALLE RD	SR 31	2LN	E	1,100	C	442	C	443	C	512		02000
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	1,960	B	852	B	852	B	852		02100
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	1,960	B	1,136	B	1,145	B	1,290		02200
BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	2,960	B	1,484	B	1,498	B	1,590		02250
BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,960	B	1,498	B	1,498	B	1,507	I-75 Connector under construction	26950
BETH STACEY BL	23rd ST	HOMESTEAD RD	2LU	E	860	C	357	C	357	C	569		02300
BONITA BEACH RD	HICKORY BL	VANDERBILT RD	4LD	E	1,900	B	483	B	483	B	483		02400
BONITA BEACH RD	VANDERBILT RD	US 41	4LD	E	1,900	C	1,501	C	1,501	C	1,501		02500
BONITA BEACH RD*	US 41	OLD 41	4LD	E	1,820	C	1,167	C	1,167	C	1,167	6 Ln design underway	02600
BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,740	C	1,622	C	1,622	C	1,622		02700
BONITA BEACH RD	IMPERIAL ST	I-75	6LD	E	2,740	C	1,552	C	1,552	C	1,552		02800
BONITA BEACH RD	I-75	BONITA GRANDE DR	4LD	E	2,000	B	428	B	428	B	428		02900
BONITA BEACH RD	BONITA GRANDE DR	LOGAN BLVD EXT	4LD	E	2,000	B	428	B	428	B	439		02950
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,550	D	998	D	998	D	998		03200

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
McGREGOR BL (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,980	C	1,681	C	1,681	C	1,689		16500
McGREGOR BL (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	E	900	B	804	C	819	C	828	Constrained v/c = 0.89	16600
McGREGOR BL (SR 867)	WINKLER RD	TANGLEWOOD BL	2LN	E	900	F	1,124	F	1,124	F	1,124	Constrained v/c = 1.25	16700
McGREGOR BL (SR 867)	TANGLEWOOD BL	COLONIAL BL	2LN	E	900	F	1,180	F	1,180	F	1,183	Constrained v/c = 1.31	16800
METRO PKWY (SR 739)	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,100	B	815	B	816	B	956		16900
METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	E	1,700	C	1,514	C	1,520	C	1,593		17000
METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	E	1,700	B	1,319	B	1,319	B	1,353		17100
METRO PKWY (SR 739)	DANLEY DR	COLONIAL BL	4LD	E	1,700	B	795	B	796	B	858		17200
METRO PKWY (SR 739)	COLONIAL BL	WINKLER AVE	4LD	E	1,520	B	702	B	702	B	702		17300
METRO PKWY (SR 739)	WINKLER RD	WAREHOUSE ST	4LD	E	1,520	B	581	B	581	B	581	Fowler-Evans Connector under construction	17400
METRO PKWY (SR 739)	WAREHOUSE ST	HANSON ST	2LN	E	1,520	B	562	B	562	B	590	Fowler-Evans Connector under construction	17500
MILWAUKEE BL*	HOMESTEAD	ALEX BELL BL	2LU	E	860	C	49	C	50	C	50		17600
MILWAUKEE BL*	ALEX BELL BL	COLUMBUS BL	2LU	E	860	C	94	C	95	C	107		17700
MOODY RD*	HANCOCK BR PKWY	PONDELLA RD	2LU	E	860	C	181	C	182	C	182		17800
NALLE GRADE RD	SLATER RD	NALLE RD	2LU	E	860	C	90	C	91	C	91		17900
NALLE RD	BAYSHORE RD	NALLE GRADE RD	2LU	E	860	C	150	C	150	C	169		18000
NEAL RD	ORANGE RIVER BL	BUCKINGHAM RD	2LU	E	860	C	100	C	100	C	100		18100
NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	142	A	142	B	261		18200
NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY	2LN	E	1,140	A	68	A	69	B	213		18300
NORTH RIVER RD	BROADWAY	HENDRY COUNTY LINE	2LN	E	1,140	A	74	A	74	A	87		18400
OLGA RD*	SR 80 W	SR 80 E	2LU	E	860	C	81	C	82	C	82		18900
ORANGE GROVE BL	BIRKDALE AVE	INLET DR	2LU	E	860	C	458	C	458	C	458		19000
ORANGE GROVE BL*	INLET DR	HANCOCK BR PKWY	4LD	E	1,790	C	458	C	458	C	579		19100
ORANGE GROVE BL*	HANCOCK BR PKWY	PONDELLA RD	4LD	E	1,790	C	578	C	578	C	586		19200
ORANGE RIVER BL	PALM BEACH BL	STALEY RD	2LU	E	990	C	365	C	365	C	365		19300
ORANGE RIVER BL	STALEY RD	BUCKINGHAM RD	2LU	E	990	C	312	C	314	C	362		19400
ORIOLE RD*	SAN CARLOS BL	ALICO RD	2LU	E	860	C	92	C	93	C	93		19500
ORTIZ AVE	COLONIAL BL	DR ML KING BL (SR 82)	2LN	E	900	C	800	C	800	C	800		19600
ORTIZ AVE	DR ML KING BL (SR 82)	LUCKETT RD	2LN	E	900	B	508	B	508	B	519	4 Ln design & ROW acquisition underway	19700
ORTIZ AVE	LUCKETT RD	PALM BEACH BL (SR 80)	2LN	E	900	B	337	B	337	B	356	4 Ln design & ROW acquisition underway	19800
PALM BEACH BL (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	E	1,720	B	1,189	B	1,189	B	1,196		19900
PALM BEACH BL (SR 80)	ORTIZ AVE	I-75	6LD	E	2,580	B	1,189	B	1,209	B	1,249		20000

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	2,960	A	1,489	A	1,500	A	1,815		20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,960	B	1,491	B	1,496	B	1,711		20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	2,940	A	789	A	794	B	1,509		20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,320	A	553	A	553	A	619		20330
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,320	A	553	A	554	A	690		20400
PALOMINO RD*	DANIELS PKWY	PENZANCE BL	2LU	E	860	C	208	C	209	C	228		20500
PARK MEADOW DR*	SUMMERLIN RD	US 41	2LU	E	860	C	133	C	133	C	135		20600
PENZANCE BL*	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LU	E	860	C	130	C	130	C	165		20800
PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	950	E	596	E	601	E	690	Constrained in part v/c = 0.63; Bridge under construction	20900
PINE ISLAND RD (SR 78)*	BURNT STORE RD	CHIQUITA BL	4LD	C	2,160	A	616	A	622	A	627		21000
PINE ISLAND RD (SR 78)*	CHIQUITA BL	SANTA BARBARA BL	4LD	C	2,160	B	1,737	B	1,737	B	1,737		21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,160	B	1,828	B	1,828	B	1,831		21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,160	A	1,085	A	1,086	A	1,086		21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,160	A	1,085	A	1,085	A	1,180		21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,720	C	1,208	C	1,209	C	1,209		21500
PINE RIDGE RD*	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860	C	458	C	458	D	568		21600
PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860	C	253	C	253	C	457		21700
PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BL	2LU	E	860	C	284	C	284	C	284		21800
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	C	207	C	222	C	351		21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	D	636	D	640	F	896	Roundabout at Crystal Dr in FY 14/15	22000
PLANTATION RD	IDLEWILD ST	COLONIAL BL	4LD	E	1,790	C	473	C	473	C	473		22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,900	B	810	B	810	B	810		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,900	B	1,115	B	1,115	B	1,192		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,900	B	989	B	989	B	992		22300
PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LU	E	860	C	72	C	73	C	467		22400
RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LU	E	860	C	89	C	89	C	89		22500
RICH RD*	SLATER RD	PRITCHETT PKWY	2LU	E	860	C	54	C	55	C	56		22600
RICHMOND AVE*	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	C	70	C	72	C	91		22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	C	56	C	59	C	59		22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	C	92	C	92	C	124		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,100	B	1,045	B	1,045	B	1,053	Constrained in part v/c = 0.95	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,780	B	1,045	B	1,045	C	1,245		23100

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LD	E	1,000	B	691	B	691	B	701		23180
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,460	C	691	C	691	C	697		23200
SAN CARLOS BL (SCP)	US 41	THREE OAKS PKWY	2LN	E	860	C	254	C	255	C	255		23230
SANIBEL BL*	US 41	LEE BL	2LN	E	860	C	479	C	479	C	491		23260
SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	C	260	C	260	C	313		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	1,920	B	1,349	B	1,349	B	1,360		23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	1,920	B	1,238	B	1,281	B	1,326		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,900	A	752	A	752	B	875		23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,900	A	732	A	732	A	732		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,860	A	732	A	732	A	732		23900
SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	C	327	C	328	C	330		24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	860	D	607	D	607	D	607		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,310	B	365	B	365	B	367		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,310	B	301	B	302	B	308		24300
STALEY RD	ORANGE RIVER BL	TICE ST	2LU	E	860	C	170	C	170	C	195		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	279	B	286	D	630		24500
STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	279	B	281	C	414		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	521	D	527	D	655		24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	173	B	178	B	268		24800
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	1,980	B	1,143	B	1,143	B	1,226		24900
SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	1,980	B	1,055	B	1,055	B	1,055		25000
SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	2,980	B	1,000	B	1,000	B	1,115		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	2,980	B	1,752	B	1,752	B	1,845		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	2,980	B	1,752	B	1,752	B	1,858		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,980	B	1,235	B	1,235	B	1,360		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,960	B	1,287	B	1,287	B	1,287		25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	2,960	C	1,593	C	1,593	C	1,612		25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	2,960	C	1,593	C	1,593	C	1,593		25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	1,026	D	1,026	D	1,026		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	1,026	D	1,026	D	1,026		25900
SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	C	42	C	44	C	54		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,040	C	323	C	326	C	334		26100
SUNSHINE BL	SW 23rd ST	LEE BL	2LN	E	1,040	C	319	C	320	C	320		26150
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	1,040	D	546	D	547	D	558		26200
SUNSHINE BL*	W 12th ST	W 75th ST	2LN	E	1,040	B	248	B	250	B	250		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	540	C	543	D	750		26400
TERMINAL ACCESS RD	TREELINE AVE	AIRPORT ENT	4LD	E	1,790	D	1,501	D	1,501	D	1,501	I-75 Connector under construction	26450
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	865	B	865	B	1,017		26500

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2014 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0085 - SR 80/PAIM BEACH BLVD, EAST OF SR 31 LC360

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2014	29500 S	E 15000	W 14500	9.00	56.80	9.20
2013	28500 F	E 14500	W 14000	9.00	56.50	9.20
2012	28500 C	E 14500	W 14000	9.00	54.20	9.20
2011	29500 F	E 14500	W 15000	9.00	56.20	9.40
2010	29500 C	E 14500	W 15000	9.91	56.34	9.40
2009	29500 C	E 14500	W 15000	9.98	55.90	9.50
2008	30000 C	E 15000	W 15000	10.16	57.01	8.10
2007	34000 C	E 17000	W 17000	10.16	54.76	8.50
2006	36000 C	E 18000	W 18000	10.23	54.38	11.00
2005	31500 C	E 15500	W 16000	10.30	54.10	12.10
2004	29500 C	E 14500	W 15000	9.90	54.30	12.10
2003	28000 C	E 14000	W 14000	9.80	55.60	7.80
2002	27000 C	E 13500	W 13500	10.20	57.20	7.80
2001	26000 C	E 13000	W 13000	10.00	55.60	14.10
2000	27000 C	E 13500	W 13500	9.90	55.20	11.40
1999	24500 C	E 12000	W 12500	10.00	54.50	16.90

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
 2014 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 1001 - SR 31, SOUTH OF CR 78/NORTH RIVER ROAD (LC393)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2014	7200 F	N	3600	S	3600	9.50	56.80	20.50
2013	7000 C	N	3500	S	3500	9.50	56.50	20.50
2012	7500 C	N	3800	S	3700	9.50	54.20	22.60
2011	7300 F	N	3700	S	3600	9.50	56.20	17.60
2010	7300 C	N	3700	S	3600	9.91	56.34	17.60
2009	7100 C	N	3600	S	3500	9.98	55.90	19.70
2008	7700 C	N	3900	S	3800	10.16	57.01	23.50
2007	9200 C	N	4600	S	4600	10.16	54.76	32.60
2006	11100 C	N	5500	S	5600	8.81	55.95	43.90
2005	10400 C	N	5200	S	5200	9.60	53.80	33.40
2004	9500 C	N	4900	S	4600	10.00	55.10	33.40
2003	7200 F	N	4000	S	3200	9.90	54.90	23.10
2002	6900 C	N	3800	S	3100	10.10	55.10	23.10
2001	7100 C	N	3600	S	3500	10.00	55.60	22.10
2000	7600 C	N	3900	S	3700	9.90	55.20	21.40
1999	6400 C	N	3200	S	3200	10.00	54.50	20.80

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
 2014 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 1002 - SR 78/BAYSHORE ROAD, SOUTHWEST OF SR 31

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2014	7300 F	E 3700	W 3600	9.00	56.80	14.00
2013	7100 C	E 3600	W 3500	9.00	56.50	14.00
2012	7500 C	E 3800	W 3700	9.00	54.20	16.40
2011	6800 F	E 3500	W 3300	9.00	56.20	14.90
2010	6800 C	E 3500	W 3300	9.91	56.34	14.90
2009	6900 C	E 3500	W 3400	9.98	55.90	17.00
2008	7500 C	E 3800	W 3700	10.16	57.01	19.30
2007	8400 C	E 4300	W 4100	10.16	54.76	23.30
2006	8400 C	E 4300	W 4100	10.23	54.38	21.60
2005	8600 C	E 4400	W 4200	10.30	54.10	25.10
2004	7700 C	E 4000	W 3700	9.90	54.30	25.10
2003	7200 C	E 3700	W 3500	9.80	55.60	19.40
2002	6500 C	E 3200	W 3300	10.10	55.10	15.00
2001	5400 C	E 2900	W 2500	10.00	55.60	11.40
2000	5500 F	E 2900	W 2600	9.90	55.20	16.90
1999	5100 C	E 2700	W 2400	10.00	54.50	18.00

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

PCS 5 - Palm Beach Blvd west of SR 31

2014 AADT = 27,600 VPD

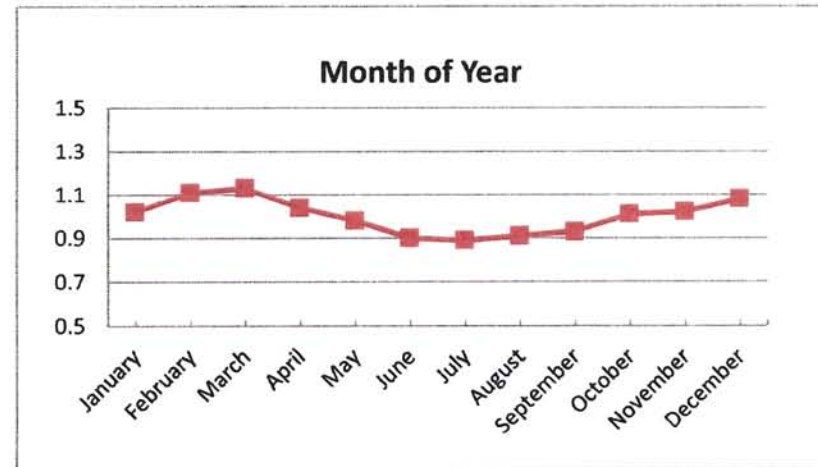
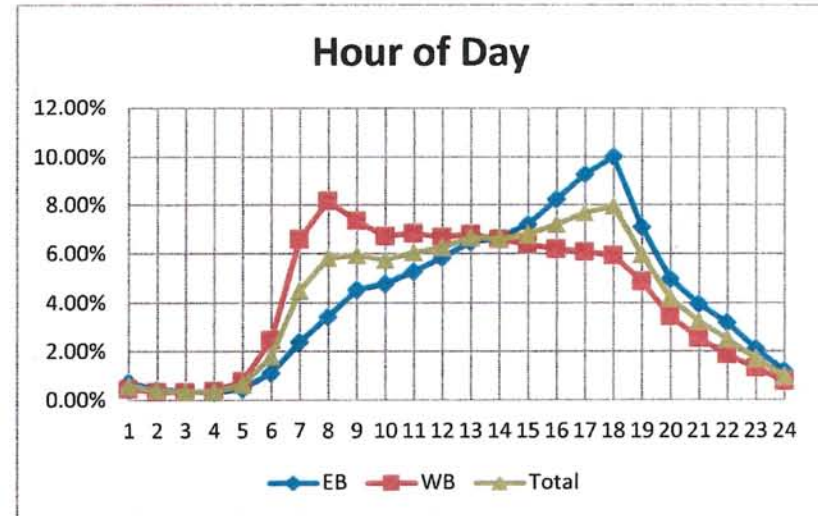
Hour	EB	WB	Total
0	0.74%	0.46%	0.60%
1	0.47%	0.35%	0.41%
2	0.39%	0.35%	0.37%
3	0.31%	0.39%	0.35%
4	0.48%	0.79%	0.64%
5	1.12%	2.47%	1.80%
6	2.38%	6.59%	4.50%
7	3.43%	8.17%	5.82%
8	4.53%	7.35%	5.95%
9	4.77%	6.72%	5.75%
10	5.26%	6.84%	6.06%
11	5.84%	6.68%	6.27%
12	6.48%	6.81%	6.65%
13	6.64%	6.59%	6.62%
14	7.19%	6.40%	6.79%
15	8.22%	6.20%	7.20%
16	9.27%	6.09%	7.67%
17	10.00%	5.94%	7.95%
18	7.08%	4.87%	5.97%
19	4.96%	3.44%	4.20%
20	3.96%	2.54%	3.24%
21	3.17%	1.87%	2.51%
22	2.11%	1.32%	1.71%
23	1.19%	0.77%	0.98%

Month of Year	Fraction
January	1.02
February	1.11
March	1.13
April	1.04
May	0.98
June	0.9
July	0.89
August	0.91
September	0.93
October	1.01
November	1.02
December	1.08

Directional Factor		
AM	0.73	WB
PM	0.60	EB

Day of Week	Fraction
Sunday	0.79
Monday	1.01
Tuesday	1.03
Wednesday	1.05
Thursday	1.05
Friday	1.14
Saturday	0.93

Design Hour Volume		
#	Volume	Factor
5	2822	0.102
10	2798	0.101
20	2761	0.100
30	2721	0.099
50	2665	0.097
100	2590	0.094
150	2525	0.091
200	2476	0.090



Daily Traffic Volume (AADT)

STREET	LOCATION	Sta- tion #	Daily Traffic Volume (AADT)											PS
			2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
NALLE RD	N OF BAYSHORE RD	344	2900	3200	2700	2600	2400		2100		2600		34	
NALLE GRADE RD	W OF NALLE RD	487	1500	1600	1200	1100	1100						34	
NEAL RD	S OF ORANGE RIVER BLVD	485	1600	2200	2300	1600	1500	1800			2000		11	
NORTH RIVER RD	E OF SR 31	348	2900	2900	2800	2100	2400	1400	2200		2700		5	
NORTH RIVER RD	W OF PARKINSON RD	346	1600	1700	1600	1600	1200				1300		5	
NORTH RIVER RD	W OF HENDRY CO LINE	347	1900	2000	1800	1600	1400	1600	1400		1400		5	
OLD 41 RD	N OF COLLIER CO LINE	16	14000	14000	13000	11600	11000	11500	11700	11500	12000	13000		
OLD 41 RD	N OF BONITA BEACH RD	251	17600	17400	18300	13200	13800						16	
OLD 41 RD	N OF WEST TERRY ST	253	26300	26700	23500	19900	21300						16	
OLD 41 RD	S OF US 41	252	15000	16000	13200		9600						16	
OLGA RD	N OF PALM BEACH BLVD	484	1600	4200	1700	2100	1700						11	
ORANGE GROVE BLVD	S OF HANCOCK BR. PKWY	351	9700	9400	8700	7700	7600						34	
	S OF PONDELLA RD	350	10900	11100	10700	9500	9600						34	
ORANGE RIVER BLVD	S OF PALM BEACH BLVD	353	8100	8900	8700	7800	7300	8000	7700	8000	7300	5800	11	
ORANGE RIVER BLVD	E OF STALEY RD	352	7100	8300	7800	7700	6400	7300					11	
ORIOLE RD	S OF ALICO RD	462	2400	2800	2500	2500	2600	2000					25	

TRIP GENERATION EQUATIONS

**TRIP GENERATION EQUATIONS
KREINBRINK FLUM
ITE TRIP GENERATION REPORT, 9th EDITION**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday
Shopping Center (LUC 820)	$\ln(T) = 0.61 \ln(X) + 2.24$ (62% In/38% Out)	$\ln(T) = 0.67 \ln(X) + 3.31$ (48% In/52% Out)	$\ln(T) = 0.65 \ln(X) + 5.83$
T = Trips, X = 1,000's of square feet GLA			
Single Family Detached Housing (LUC 210)	$T = 0.70 (X) + 9.74$ (25% In/75% Out)	$\ln(T) = 0.90 \ln(X) + 0.51$ (63% In/37% Out)	$\ln(T) = 0.92 \ln(X) + 2.72$
T = Trips, X = Dwelling Units			

**Trip Generation
Based on Land Use Change
Kreinbrink FLUM**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (100,000 sq. ft.)	97	59	156	287	312	599	6,791
Single Family Homes (120 Units)	23	71	94	78	46	124	1,242
Total Trips	120	130	250	365	358	723	8,033

**Net New Trip Generation
Kreinbrink FLUM**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Development	120	130	250	365	358	723	8,033
Less 30% of Retail Trips	-29	-18	-47	-86	-94	-180	-2,038
Net New Trip Generation	91	112	203	279	264	543	5,995

Retail Trips reduced 30% to account for pass-by trips

KREINBRINK Comprehensive Plan Amendment Public Facilities Impacts

The subject property is currently designated as Rural Future Land Use. The proposed Comprehensive Plan Amendment seeks to amend the Future Land Use Map to develop the property in a manner consistent with the Outlying Suburban Future Land Use category.

Sanitary Sewer – City of Fort Myers – Raleigh Street Wastewater Treatment Plant

The subject property is located south of North River Road and east of S.R. 31. The proposed development would be serviced by the City of Fort Myers' Raleigh Street Wastewater Treatment Plant. The plant has a permitted treatment capacity of 11,000,000 gallons per day. The LOS standard for Sanitary Sewer per Policy 56.1.2 of the Lee Plan is 200 gallons per day per residential connection.

As reported in the December 2014 Lee County Concurrency Report, the actual daily flows for the Raleigh Street Wastewater Treatment Plant in 2012 were 8,520,000 gallons per day and increased to 10,041,000 gallons per day in 2013. The estimated average daily flow for 2014 is 10,100,000 gallons per day, and it is projected that in 2015 the average daily flow will increase to 10,200,000 gallons per day. The anticipated needs of the proposed project are well within the remaining 800,000 gallons per day capacity of the Raleigh Street Wastewater Treatment Plant.

Existing Sanitary Sewer Use: 0

Proposed Sanitary Sewer Use:

Residential: 120 dwelling unit x 200 gallons = 24,000 total gallons per day

Commercial: 100,000 square feet x .15 gallons = 15,000 total gallons per day

Total: 39,000 total gallons per day

The proposed development would result in an increased demand of 39,000 gallons of sanitary sewer per day. The anticipated needs of the proposed amendment are well within the remaining capacity of the current facility and in compliance with the LOS standard set forth in The Lee Plan.

Potable Water – Lee County Utilities - North Lee County Water Treatment Plant

The subject property is located south of North River Road and east of S.R. 31. The proposed development would be service by Lee County Utilities' North Lee County Water Treatment Plant. The plant has a design capacity of 11,600,000 gallons per day. The LOS standard for Potable Water per Policy 53.1.2 of the Lee Plan is 250 gallons per day per residential connection.

As reported in the December 2014 Lee County Concurrency Report, the actual daily flows for the North Lee County Water Treatment Plant in 2012 were 3,516,000 gallons per day and increased to 5,142,000 gallons per day in 2013. The estimated average daily flow for 2014 is 5,504,200 gallons per day, and it is projected that in 2015 the average daily flow will increase to 5,973,750 gallons per day. The anticipated needs of the proposed project are well within the remaining 5,626,250 gallons per day capacity of the North Lee County Water Treatment Plant. As demonstrated by the 2014 Lee County Concurrency Report, "there are no apparent potable water concurrency Level of Service problems anticipated in 2014 and beyond, as projected."

Existing Potable Water: 0

Proposed Potable Water Use:

Residential: 120 dwelling unit x 250 gallons = 30,000 total gallons per day

Commercial: 100,000 square feet x .15 gallons = 15,000 total gallons per day

Total: 45,000 total gallons per day

The proposed development would result in an increased demand of 45,000 gallons of potable water per day. The anticipated needs of the proposed amendment are well within the remaining capacity of the current facility and in compliance with the LOS standard set forth in The Lee Plan.

Solid Waste – Lee County Waste to Energy Facility

The subject property does not currently have Solid Waste Services. The LOS standard for Solid Waste per Policy 62.2.5 of the Lee Plan is 7 pounds per capita per day. The current facility capacity is 1,836 tons per day, or 670,140 tons per calendar year.

Existing Solid Waste Generation: 0 Tons

Proposed Solid Waste Generation:

120 dwelling units x 2.55 people per household = 306 people

306 people x 7 pounds per day = 2,142 pound per day (1.6 tons per day)

The proposed development would result in an additional 3,213 pounds per day (1.6 tons per day) of solid waste. The anticipated needs of the proposed amendment are well within the remaining capacity of the current facility.

Surface Water Management – South Florida Water Management District (SFWMD)

The LOS Standard, per Policy 60.3.1 of The Lee Plan, establishes that the existing surface water management system within unincorporated Lee County will be sufficient to prevent the flooding of designated evacuation routes from the 25-year, 3-day storm event for more than 24 hours.

The proposed development will comply with the existing infrastructure standards also outlined in Policy 60.3.1 of The Lee Plan, as summarized below, and will be design to SFWMD standards (to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm event).

“Stormwater discharges from development must meet relevant water quality and surface water management standards as set forth in Chapters 17-3, 17-40 and 17-302, and rule 40E-4, F.A.C. The development must be designed to minimize increases of discharge to public water management infrastructure that exceed historic rates, to approximate the natural surface water systems in terms of rate, hydroperiod, basin and quality, and to eliminate the disruption of wetlands and flow-ways, whose preservation is deemed in the public interest.”

The 2014 Lee County Concurrency Report confirms that all new developments which receive approval from SFWMD in compliance with Florida Statutes and Administrative Code will be deemed concurrent with the LOS standards for surface water management set forth in The Lee Plan. Due to the size of the subject property future development will have to obtain a water management permit with SFWMD.

Parks, Recreation and Open Space – Lee County Park and Recreation/State of Florida

The Lee Plan measures LOS for Parks, Recreation and Open Space through two standards: Regional Parks and Community Parks.

Regional Parks

The 2014 Lee County Concurrency Report states that there are 3,149-acres of Regional Parks operated by Lee County, an increase of 15 acres since the 2013 Lee County Concurrency Report. There are no new facilities planned for FY 2014/2015, though five new parks are planned for the future and will increase the existing Regional Park inventory by 844-acres.

As per the 2014 Lee County Concurrency Report, the existing inventory of 7,235-acres of Regional Parks currently operated by the County, City, State and Federal governments is sufficient to meet both the non-regulatory LOS standard of 6 acres per 1,000 total seasonal population as well as the non-regulatory “desired” LOS standard of 8 acres per 1,000 total season population both in 2013 and through 2019 as currently projected.

Existing Regional Parks Service Impact: 0-acres

Proposed Regional Parks Service Impact:

6-acres per 1,000 seasonal population

120 dwelling units x 2.55 people per household = 306 people

306 people / 1,000 seasonal population = 0.306

0.306 x 6 = 1.83-acres

Considering the additional 459 people the amendment will bring to the area, a minimum of 1.83-acres of Regional Parks must be available to meet the LOS standard. As reported in the 2014 Lee County Concurrency Report, the existing inventory of Regional Park acreage exceeds the minimum LOS standard, and as such will be adequate to meet the projected LOS standard for Regional Parks through 2019.

Community Parks

The 2014 Lee County Concurrency Report states that there are 907-acres of Community Parks operated by Lee County, an increase of 10 acres since the 2013 Lee County Concurrency Report. There is one new facility planned for FY 2014/2015 and five additional new parks planned for beyond the 2014/2015 fiscal year horizon, which will increase the existing Community Park inventory by 67-acres.

The subject property is located within Lee County Community Park Benefit District 41- East Fort Myers/Alva. Within Community Park Benefit District 41 there are an existing 175-acres of Community Parks.

As per Objective 83.1 of The Lee Plan, the non-regulatory LOS standard for Community Parks is 0.8-acres per 1,000 population with a non-regulatory “desired” LOS standard of 2 acres per 1,000 total population.

Existing Community Parks Service Impact: 0-acres

Proposed Community Parks Service Impact:

0.8-acres per 1,000 population

120 dwelling units x 2.55 people per household = 306 people

306 people / 1,000 population = 0.306

0.306 x 0.8 = 0.24-acres

In order to meet the LOS standard, a minimum of 0.24-acres of Community Parks must be available to accommodate the additional 306 people this amendment will bring to the area. The existing 175-acres of Community Parks within the East Fort Myers/Alva Community Park Benefit District exceeds the minimum LOS standard and is adequate to meet the projected of the proposed development.

Public School

The proposed development site is located within the East Zone, sub-zone E-2 student assignment zone for the School District of Lee County. The LOS standards for Elementary, Middle and High Schools are based on Permanent FISH capacity and are 100% as adjusted by the School Board annually to account for measurable programmatic changes.

Existing Students: 0

Proposed Students:

120 dwelling units x 0.292 students per household = 35 students

Lee District School Board – East Zone, E-2

Elementary Schools (Gateway, Harns Marsh, Manatee, River Hall, Sunshine, Torguga Preserve, Treeline Elementary)

Actual Enrollment 2014 = 6,611 FISH Capacity = 7,081

Available Seats = 470

Middle Schools (Harns Marsh, Oak Hammock, Varsity Lakes Middle)

Actual Enrollment 2014 = 3,178 FISH Capacity = 3,721

Available Seats = 543

High Schools (Lehigh Senior High, Riverdale High)

Actual Enrollment 2014 = 3,624 FISH Capacity = 4,050

Available Seats = 426

The proposed Comprehensive Plan Amendment results in an additional 53 students enrolled in East Zone, sub-zone E-2 schools. The existing public school facilities have the capacity to meet the demand of the proposed development, and the 2014 Lee County Concurrency report states that LOS standard was met for East Zone Schools in 2013, and will also be met in 2014 due to available capacity at all levels of schools (Elementary, Middle and High).



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
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County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

January 20, 2015

Branden Roe
Morris Depew Associates, Inc.
2891 Ceenter Pointe Drive, Unit 100
Fort Myers, FL 33916

SUBJECT: Kreinbrink Comp. Plan Amendment – Letter of Availability

Dear Mr. Roe:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned 180 residential units proposed for the Kreinbrink Comprehensive Plan Amendment located at 12100 North River Road in Alva, Florida, through our franchised hauling contractors. Disposal of the solid waste generated at these units 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 roadways and right of way. If the development will have multi-family dwelling units (for solid waste purposes more than 4 units per structure) Solid Waste Ordinance No. 11-27 defines requirements for container spaces for the collection service for such units. 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: Maria Outlaw, 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

Branden Roe
Morris Depew
2891 Center Pointe Dr #100
Fort Myers, FL 33916

RE: Kreinbrink Comprehensive Plan Amendment (MDA 06015)

Mr. Roe;

This letter is in response to your request dated January 15, 2015 for the Kreinbrink Comprehensive Plan Amendment proposed development for sufficiency comments in reference to the educational impact. This proposed development is located in the East Choice Zone, Sub Zone E-2.

The Developers request states there is a possibility of 180 dwellings units but does not clarify the type. For the purpose of this response single-family will be utilized. 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 single-family the generation rate is .292 with the following break-down, .146 for elementary, .070 for middle and .076 for high. A total of 53 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. Currently within the School District there are sufficient seats available to serve this need.

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

Sincerely,

Dawn Huff, Long Range Planner
Planning Department

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee School District
NAME/CASE NUMBER Kreinbrink Comprehensive Plan Amendment (MDA 06015)
OWNER/AGENT Daniel Kreinbrink W + Katherine Kreinbrink H/W L/E
ITEM DESCRIPTION various amendments; all impacts in East CSA, sub area E2

LOCATION Southeast corner of St Rd 31 and North River Rd
ACRES 40 acres
CURRENT FLU Rural (r) & Wetland (W)
CURRENT ZONING Agricultural (AG2)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
180	0	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
0.146			26.28
0.07			12.60
0.076			13.68

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
14,959	13,619	1,340	26	1314	91%	
6,464	6,439	25	13	12	100%	
7,702	7,496	206	14	192	98%	

(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



RECEIVED
JAN 29 2014
BY: _____

State of Florida
County of Lee

January 27, 2015

Branden Roe
Morris-Depew Associates, Inc.
2891 Center Pointe Drive Unit 100
Fort Myers, FL 33916

Mr. Roe,

The proposed change in designation for 40 acres of land at the intersection of S.R. 31 and North River Road from rural to suburban 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 the Kreinbrink Comprehensive Plan Amendment proposal (MDA 06015), which would allow a maximum of 180 residential dwelling units and 100,000 square feet of commercial.

We will provide law enforcement services primarily from our North District office in North Fort Myers.

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
Patrol Bureau major



February 2, 2015

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

Branden Roe
Assistant Planner
Morris Depew
2891 Center Pointe Drive Unit 100
Fort Myers, FL 33916

**RE: Kreinbrink
Comprehensive Plan Amendment (MDA 06015)**

Dear Mr. Roe,

I have received your letter request for services availability concerning the Comprehensive Plan Amendment for Kreinbrink. After reviewing the aerial of the site, the strap number and comparing the location with our existing route locations and planned route locations according to the Board of County Commissioners adopted Transit Development Plan, I have determined the following:

- The identified parcel lies outside of the LeeTran ¼ mile fixed route service area. Currently, the closest route to the proposed development is Rt 100, which is 2.5 miles to the south.
- The identified parcel lies outside of the LeeTran ¾ mile paratransit services corridor.
- According to the LeeTran Transit Development Plan, there are no planned service expansions in this area.

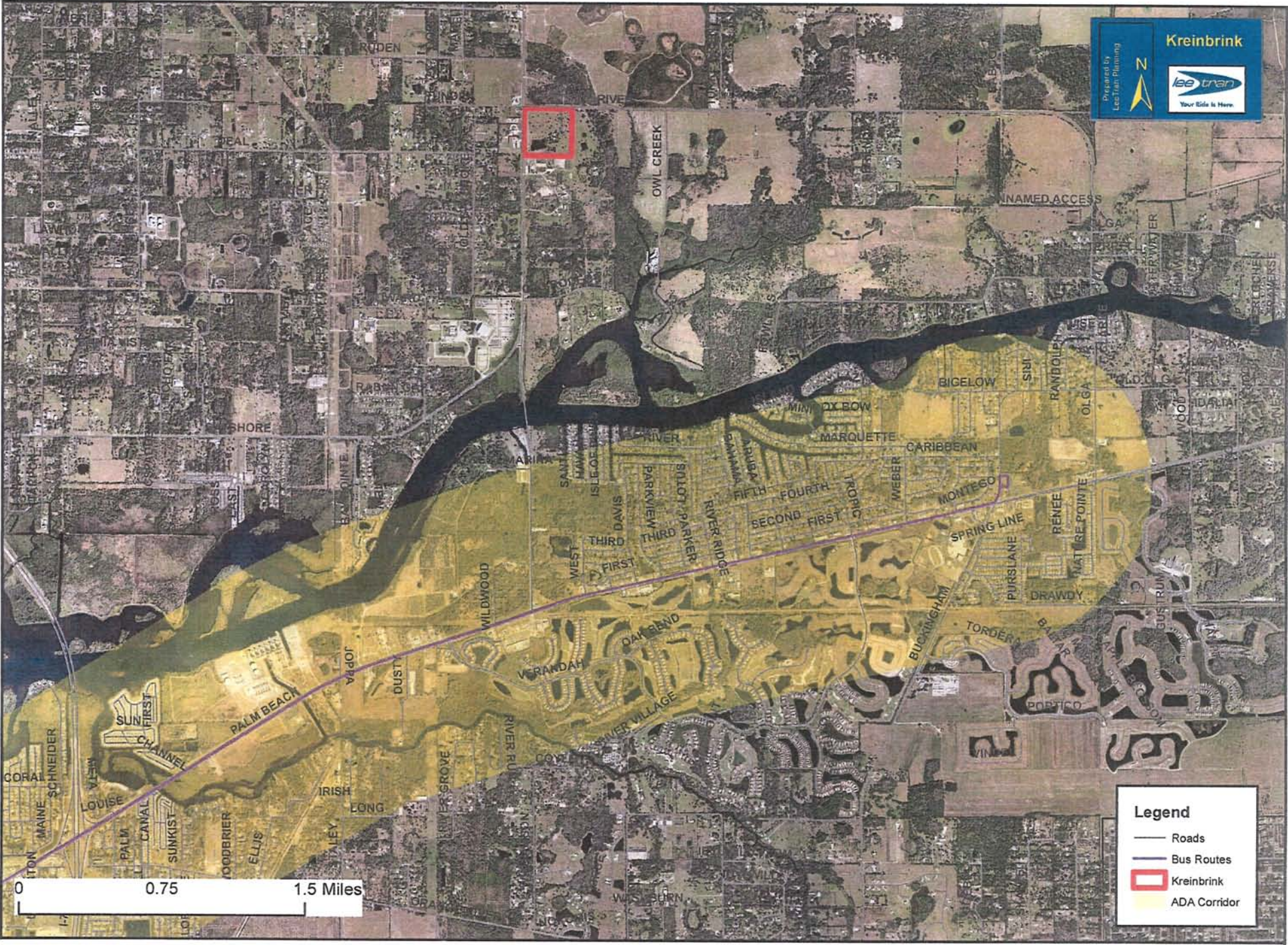
I am attaching a map of our route services in relation to the proposed development. If you have any questions or require further information, please feel free to contact me at (239) 533-0319 or at ABielawska@leegov.com.

Sincerely,



Anna Bielawska
Planner
Lee County Transit

CC: Copy to File





**BAYSHORE FIRE PROTECTION AND RESCUE
SERVICE DISTRICT**

17350 Nalle Road, North Fort Myers, Florida 33917

Business: 239-543-3443 Fax: 239-543-7075

"Serving With Pride"

February 6, 2015

To: Mr. Branden Roe
Morris-Depew
2891 Center Pointe Drive Unit 100
Fort Myers Florida, 33916

From: Lawrence Nisbet
Fire Chief

Regarding: Kreinbrink Comprehensive Plan Amendment (MDA 06015)

Sir,

I received your letter dated January 15, 2015 requesting a letter of availability for your application concerning the amendment listed above. Bayshore Fire & Rescue provides services to the property in question, and also has an automatic mutual aid agreement with Fort Myers Shores Fire Rescue for that area as well. Within your letter you stated that this request was for a maximum of 180 residential units and 100,000 square feet of commercial as proposed.

Bayshore Fire Rescue can provide services to the area requested so that the residential component does not exceed two (2) stories. Any residential greater than this, would require a sprinkler system along with a municipal type water system. With regards to the commercial property identified. The District would be able to provide services to these occupancies as well; however, the commercial building will be required to have a sprinkler system for each commercial building, and a municipal type water system will be required, the required fire flow from the fire hydrant(s) will have to be sufficient to provide the needed sufficient water supply. If approved, the Fire District reserves the right to require and enforce all applicable fire and life safety code as the Authority having jurisdiction. Please feel free to contact myself or my staff if you have any further questions or requests.

Sincerely,



Lawrence Nisbet
Fire Chief



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

February 9, 2015

Branden Roe
Morris-Depew Associates, Inc.
2891 Center Pointe Dr., Unit 100
Fort Myers, FL 33916

Re: Letter of Service Availability

Mr. Roe,

I am in receipt of your letter requesting a Letter of Service Availability for the development of property near the intersection of State Road 31 and N. River Road, known as the Kreinbrink property.

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 19; there is one other location within 5 miles of the proposed development. Both 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 blue ink, appearing to be "Benjamin Abes".

Benjamin Abes
Deputy Chief, Operations
Division of Emergency Medical Services

IV. AMENDMENT SUPPORT DOCUMENTATION

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 Forms Classification System (FLUCCS).**

The vegetation communities on site were mapped according to the Florida Land Use, Cover and Forms Classification System (FLUCCS) (Florida Department of Transportation, 1985). The mapping utilized Level III FLUCCS. The site was inspected and the mapping superimposed on 2006 digital aerial photographs. Acreages were approximated using AutoCAD.

The following is a discussion of the existing land uses and vegetative associations found on site. The following table summarizes the FLUCCS communities discussed below. In general, the parcel consists of pasture lands.

100 Residential (approximately 2.02 acres)

This community includes the single family residence, adjacent lawn, and driveway.

211 Improved Pasture (approximately 35.26 acres)

This community consists of pasture lands that are dominated by bahia grass in the understory with scattered saw palmetto and live oak in the mid canopy.

618 Willow - Cattails (approximately 0.25 acres)

This community is dominated by Coastalplain willow in the midcanopy with cattails in the understory.

742 Borrow Lake (approximately 2.47 acres)

This community is a borrow lake.

FLUCCS	Description	Acreage	Percent of Total
100	Residential	2.02	5.0%
211	Improved Pasture	35.26	88.2%
618	Willow - Cattails	0.25	0.6%
742	Borrow Pit	2.47	6.2%
Total		40.0 acres	

- 2. A map and description of the soils found on the property (identify the source of the information).**

See attached soil mappings based on NRCS soil survey for Lee County. The NRCS mapped the property as being underlain by Immokalee Sand, Oldsmar Sand, Copeland Sandy Loam Depressional, and Open Water.

- 3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).**

See attached Topography and FEMA Flood Zone Map. The parcel is located in FEMA Flood Zone AE.

- 4. A map delineating wetlands, aquifer recharge areas, and rare and unique uplands.**

See attached FLUCCS map. The parcel is not in an aquifer recharge area and does not contain any wetlands or rare and unique uplands.

- 5. 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).**

ANIMALS

Listed wildlife species that have the potential to occur on the project site are listed in the following table. These potential occurrences were determined by referencing the Field Guide to Rare Animals of Florida (Florida Natural Areas Inventory 2000), Florida Atlas of Breeding Sites for Herons and Their Allies (Runde et. al. 1991), Lee County Eagle Technical Advisory Committee (ETAC) Active 2000-2001 Season map. The Florida Endangered Species, Threatened Species and Species of Special Concern; Official Lists, dated August 1997 was used to identify the status of the potentially occurring species.

Name	Scientific Name	Habitat	State & Fed Status	
			FWC	FWS
Florida Sandhill Crane	<i>Grus Canadensis pratensis</i>	211	T	No listing
Burrowing Owl	<i>Speotyto cunicularia</i>	211	SSC	No listing
American Alligator	<i>Alligator mississippiensis</i>	742	SSC	T(S/A)
Limpkin	<i>Aramus guarauna</i>	742	SSC	No listing
Little Blue Heron	<i>Egretta caerulea</i>	742	SSC	No listing
Reddish Egret	<i>Egretta rufescens</i>	742	SSC	No listing
Roseate Spoonbill	<i>Ajaia ajaja</i>	742	SSC	No listing
Snowy Egret	<i>Egretta thula</i>	742	SSC	No listing
Tricolored Heron	<i>Egretta tricolor</i>	742	SSC	No listing

FWC-Florida Fish and Wildlife Conservation Commission/FWS-U.S. Fish and Wildlife Service
 SSC-Species of Special Concern/T-Threatened/E-Endangered
 T(S/A)-Threatened due to similarity of appearance
 * Included due to similarity to on-site community

PLANTS

Listed plant species that were not observed but which have the potential to occur on the project site are listed in the following table. These potential occurrences were determined by referencing the Field Guide to Rare Plants of Florida (Florida Natural Areas Inventory 2000). The Florida Endangered Species, Threatened Species and Species of Special Concern; Official Lists, dated August 1997 was used to identify the status of the potentially occurring species.

Name	Scientific Name	Habitat	Status	
			FDA	FWS
None				

D. Impacts on Historic Resources

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

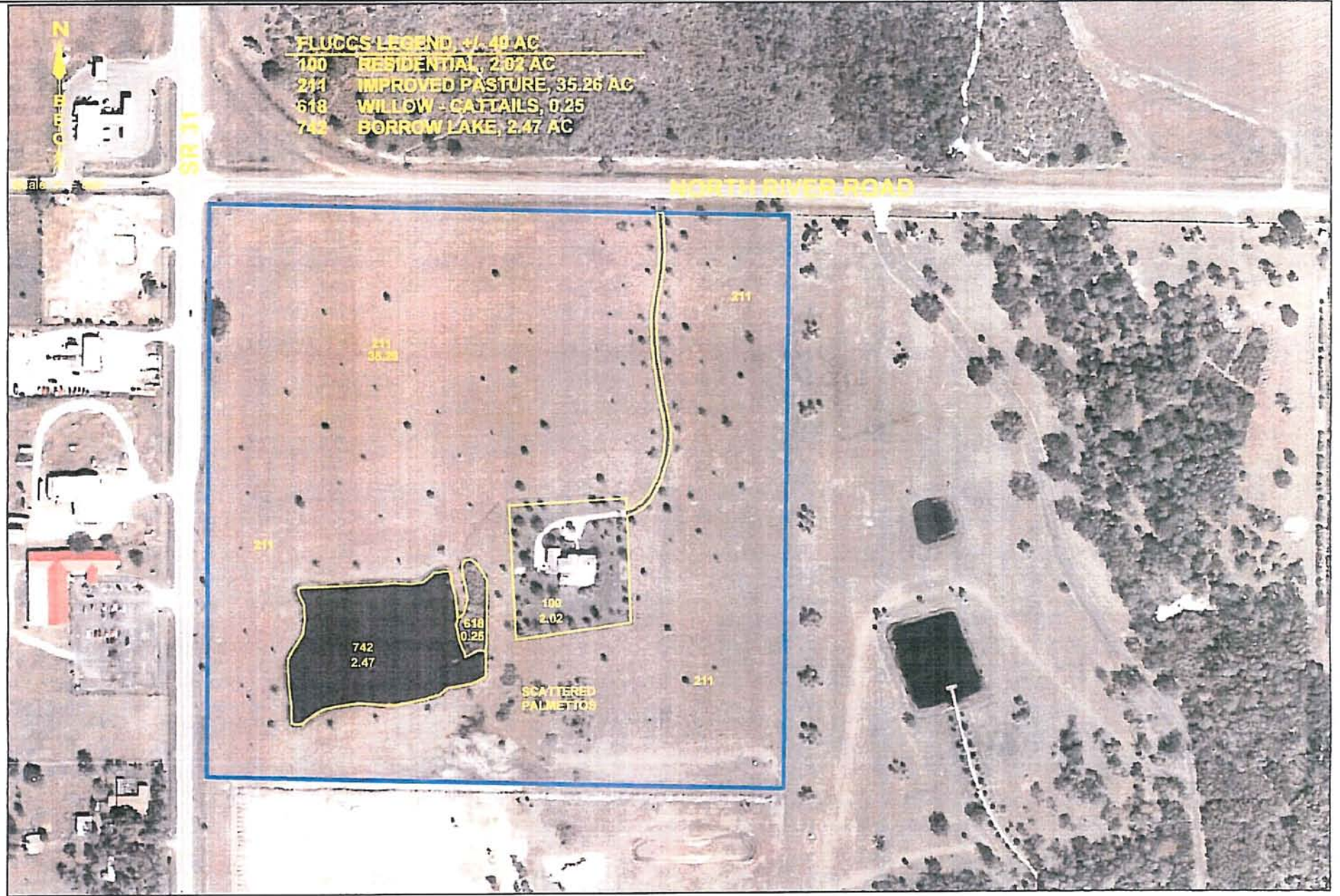
- 1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.**

According to the Division of Historical Resources, the Master Site File lists no previously recorded cultural resources on the parcel. The parcel contains no know structures, districts, or archaeologically sensitive areas.

- 2. A map showing the subject property location on the archaeological sensitivity map for Lee County.**

See attached Archaeological Sensitivity Map. The parcel is not located within an archaeological sensitive area.

FLUCCS LEGEND +/- 40 AC
 100 RESIDENTIAL, 2.02 AC
 211 IMPROVED PASTURE, 35.26 AC
 618 WILLOW - CATTAILS, 0.25
 742 BORROW LAKE, 2.47 AC



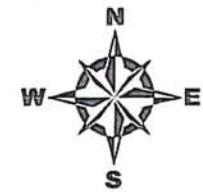
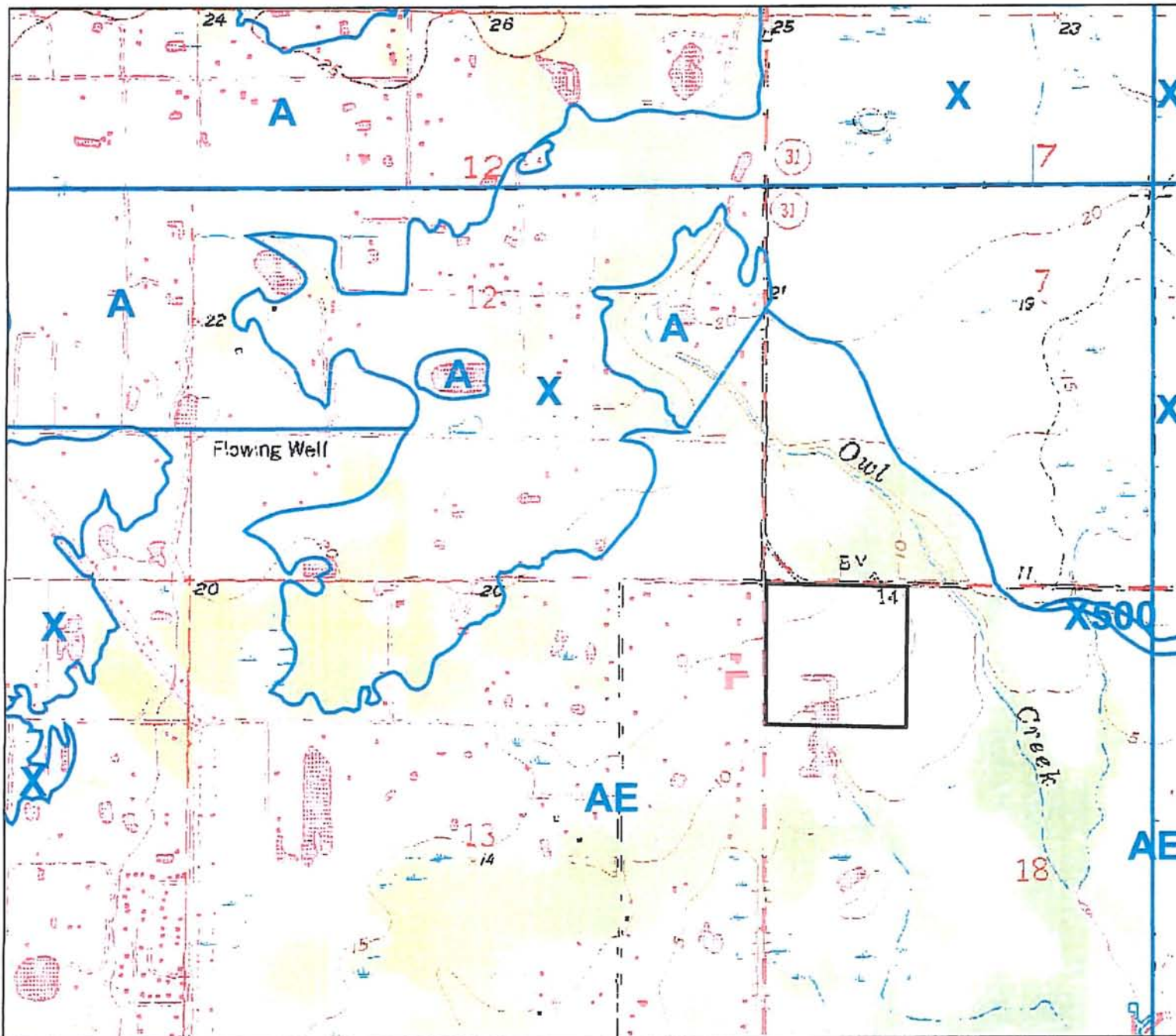
A:\BELKIN-L_P\PROJECTS\KREINBRINK +/- 40 AC\FLUCCS\A01_06\KREINBRINK +/- 40 AC - 5/2/06 - 18/43S/26E.DWG - JGDEN PLOTTED BY JLN

Boylan Environmental Consultants, Inc.
 Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
 11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (239) 418-0671

Drawn By:	Date:	Category:
JDK	5/2/06	fluccs
Job Number:		Scale:
2006-70		1" = 300'
S/T/R		County:
18/43S/26E		Lee

KREINBRINK +/- 40 AC
FLUCCS MAP

Revisions	Date	Page
		Exhibit



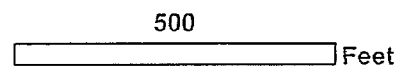
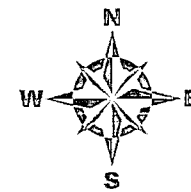
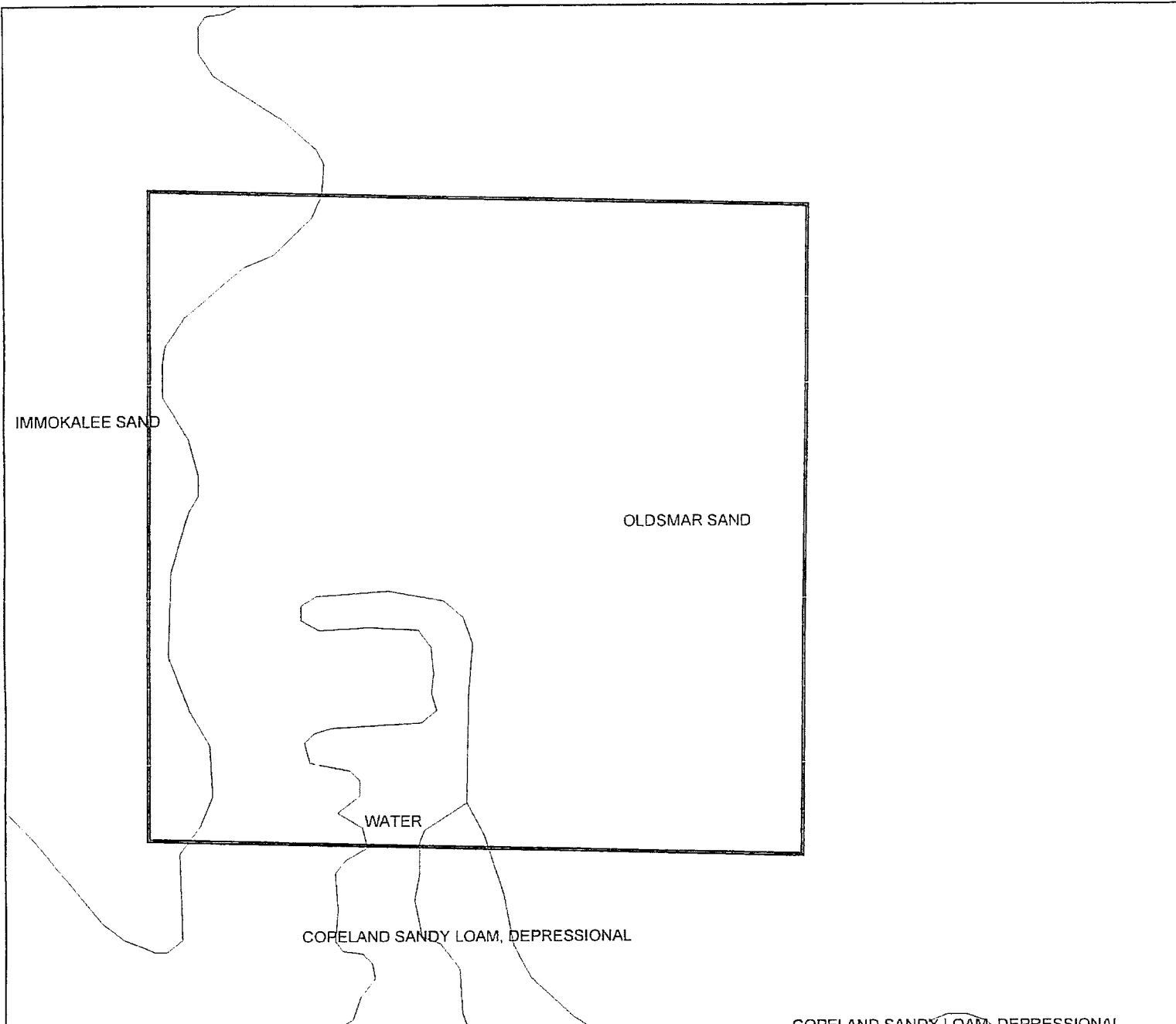
Boylan Environmental Consultants, Inc.
 Wetland & Wildlife Surveys, Environmental Permitting, & Impact Assessments

11000 Metro Parkway, Suite 4
 Fort Myers, FL 33912
 Office: (239)418-0671
 Fax: (239)418-0672

KREINBRINK 40 AC
 USGS TOPO MAP

Designed by	Date	EC/WH/MS/
JDK	5/2/06	18/435/26E
Drawn by	Date	Category
File Name	County	
topo	Lee	

Revisions	Date	Exhibit Number



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KREINBRINK 40 AC
 SCS SOILS MAP

Created by	Date	Station No.	Revisions	Date	Exhibit Number
JDK	5/2/06	18/43S/26E			
Drawn by	Date	Change			
Field No.	County	City			
soils		Lee			



FLORIDA DEPARTMENT OF STATE
Sue M. Cobb
Secretary of State
DIVISION OF HISTORICAL RESOURCES

May 10, 2006

Jim Keltner
Boylan Environmental Consultants, Inc.
11000 Menu Parkway, Suite 4
Fort Myers, FL 33917
Fax: (239) 418-0672

Dear Mr. Keltner:

In response to your inquiry of May 9, 2006, the Florida Master Site File lists no previously recorded cultural resources in the following parcels:

T43S, R26E, Section 18

In interpreting the results of our search, please remember the following points:

- Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites, unrecorded historically important structures, or both.
- As you may know, state and federal laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review of cultural resources. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-245-6333 or at this address.

If you have any further questions concerning the Florida Master Site File, please contact us as below.

Sincerely,

Marie Celeste Ivory
Archaeological Data Analyst, Florida Master Site File
Division of Historical Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Phone: 850-245-6440, Fax: 850-245-6439
State SunCom: 205-6440
Email: msf@dos.state.fl.us
Web: <http://www.dos.state.fl.us/dhr/msf/>

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 6436

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






Historical Museums
(850) 245-6460 • FAX: 245-6433

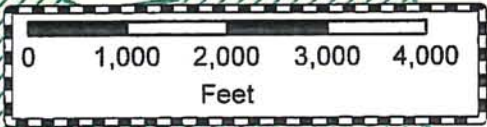
Palm Beach Regional Office
(361) 279-1475 • FAX: 279-1476

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

Tampa Regional Office:
(813) 272-3643 • FAX: 272-2340

Legend

-  Kreinbrink 40± Ac Parcel
- Archaeological Sensitivity**
-  1
-  2
-  Surveyed
-  Lee County

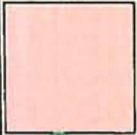


Archaeological Sensitivity Map was acquired from the Lee County property appraiser on 12/17/06

N. RIVER ROAD

SR 31

BAYSHORE RD.



Boylan Environmental Consultants, Inc.
 Wetland & Wildlife Surveys, Environmental Permits

11000 Metro Parkway, Suite 4
 Fort Myers, FL 33912
 Office: (239)418-0671
 Fax: (239)418-0672

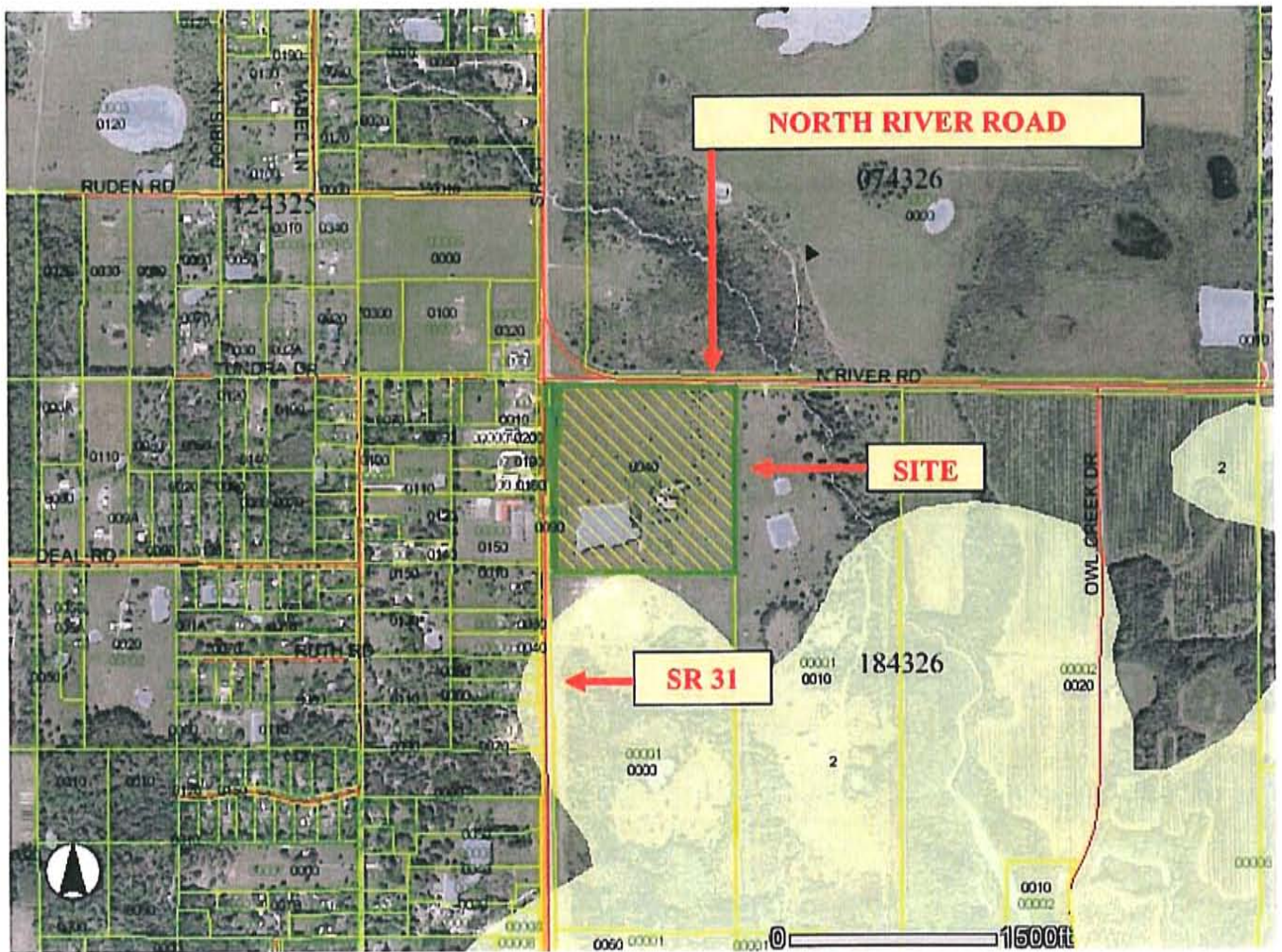
KREINBRINK 40± AC PARCEL

ARCHAEOLOGICAL SENSITIVITY MAP

Designed by	Date	STANDARD	Revisions	Date	Exhibit Number
BKM	5/10/06	18/43S/28E			
Drawn by	Date	County			
BKM	5/10/06	Archaeological Sensitivity			
TITLE	DATE	COUNTY			

Archeological Sensitivity Map

Strap # 18-43-26-00-00001.0040





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.

March 30, 2015



Hailey Underwood
Morris Depew
2891 Center Pointe Drive, Unit 100
Ft. Myers, FL 33916
Phone: 239.337.3993
Email: hunderwood@M-DA.com

In response to your inquiry of March 30, 2015, the Florida Master Site File lists no archaeological sites, and three standing structures, found in the following parcels of Lee County:

The portions of T43S R25E Sections 12 & 13, and T43S R26E Sections 07 & 18, indicated by the map submitted with search request (including a project area, and a ½ mile buffer).

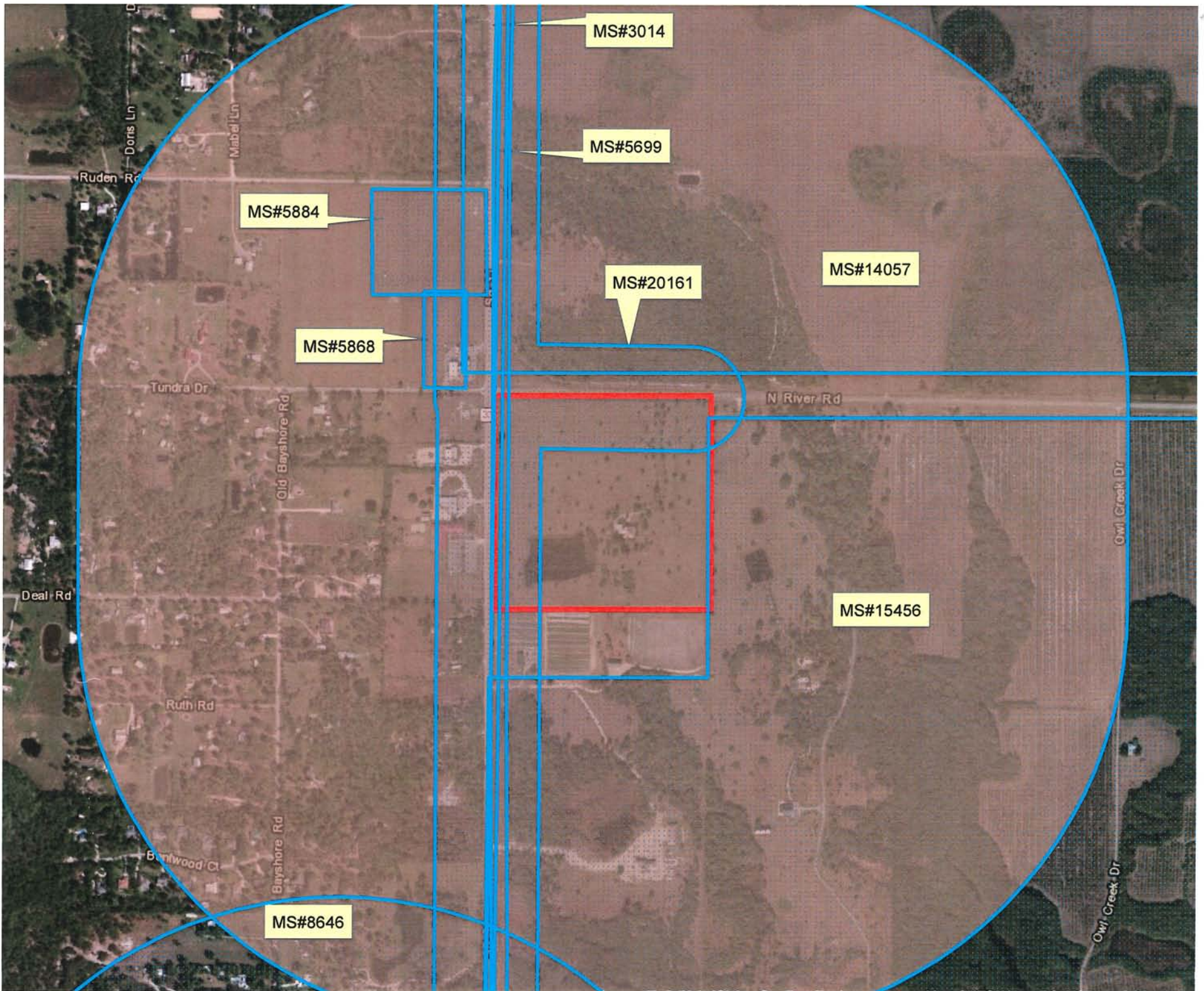
When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **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,

Gabrielle McDonnell
Archaeological Data Analyst
Florida Master Site File
Gabrielle.McDonnell@DOS.myflorida.com



MS#3014

MS#5699

MS#5884

MS#20161

MS#14057

MS#5868

MS#15456

MS#8646

Doris Ln

Mabel Ln

Ruden Rd

Tundra Dr

Old Bayshore Rd

N River Rd

Owl Creek Dr

Deal Rd

Ruth Rd

Bayshore Rd

Bentwood Ct

Owl Creek Dr

SiteID	SiteName
LL02582	D 11950 Shirley Lane
LL02583	D 19731 SR 31
LL02584	D 19321 SR 31

Address

11950 Shirley LN
19381 State Road 31
19321 State Road 31

Desi Survey Architect

NO 20161 unknown
NO 20161 unknown
NO 20161 unknown

YearBt Style
c1960 Frame Vernacular
1962 Ranch
1962 Ranch

ExtPlan
Rectangular
Rectangular
Irregular

StrucSys1

Wood frame

Concrete block

Concrete block

StrucSys2

StrucSys3

ExtFabric1

Vinyl

Brick

Brick

ExtFabric2

ExtFabric3

Stucco

Concrete block

Wood siding

ExtFabric4

StrucUse1

Private residence

Private residence

Private residence

StrucUse2

StrucUse3

SurvEval

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

SurvDist

Ineligible as contributor to NR district

Ineligible as contributor to NR district

Ineligible as contributor to NR district

ShpoEval

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

d_NRlisted

SurvNum

3014

5868

5699

5884

8646

14057

15456

20161

Title

Cultural Resource Assessment Survey of the Southwest Florida Pipeline Company Corridor, Hillsborough, Polk, DeS
A Cultural Resource Assessment Survey of Four Contractor Staging Areas Associated with the Florida Gas Transmi:
Cultural Resource Survey and Evaluation Report of the Florida Gas Transmission Company Phase IV Expansion
A Cultural Resource Assessment Survey of Five Mud Disposal Sites and Seven Contractor Staging Areas Associated
An Archaeological and Historical Survey of the Proposed Lee County Civic Center Tower Location in Lee County, Fl
An Addendum to the Cultural Resource Predictive Model, The Babcock Ranch Community, Charlotte and Lee Cour
A Phase I Cultural Resource Assessment Survey of the North River Assemblage Parcels, Lee County, Florida
Cultural Resource Assessment Survey of State Road 31 from State Road 80 (Palm Beach Boulevard) to North of Cc

Pub_D Author1

1991 ESTABROOK, RICHARD
2000 STOKES, ANNE V.
1999 ALLEN, MATTHEW
2000 STOKES, ANNE V.
2003 Ambrosino, Meghan L.
2007 Archaeological Consultants, Inc.
2007 Beriault, John G.
2012 Chambless, Elizabeth J.

Author2

FUHRMEISTER, CHARLES

AUSTIN, ROBERT J.

Carr, Robert S.
Pickles, Keith

Author3

HARDIN, KENNETH

MOHLMAN, GEOFFREY

Mankowski, Joseph F.

Salo, Edward G.

Sponsor	Num_	Num_	CratNum	Arcl	Stru	Mar	Cell
Southwest Florida Pipeline Co	17	-1	199102870	YES	YES		
FLORIDA GAS TRANSMISSION CO.			200002147	YES	YES		
FLORIDA GAS TRANSMISSION CO.	21	3	199904833	YES	YES		
FLORIDA GAS TRANSMISSION CO.	1		200000295	YES	YES		
Envirodesign Associates, Inc.	0	0	200300779	YES	YES		YES
Babcock Property Holdings, LLC	1	0	200702054	YES			
Bonita Bay Properties, Inc.	5	0	200804076	YES			
	5	1	201203967	YES	YES		

Shape_Leng	Shape_Area
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5.97607102991	0.00082499468
0.08735321678	0.00004232649
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0.15581017780	0.00046888438
0.13227101264	0.00012936699

KREINBRINK
Comprehensive Plan Amendment
Project Narrative & Lee Plan Consistency

Property: 18-43-26-00-00001.0040
Owner of Record: Kreinbrink Daniel W +
Kreinbrink Katherine H/W L/E
12100 N. River Road
Alva, Florida 33920

The Kreinbrink property is a single ±40-acre parcel located at the intersection of North River Road and S.R. 31 in the northeast part of Lee County. The property is currently designated Rural on the Future Land Use Map. The proposed Comprehensive Plan Amendment seeks to reclassify the subject property to Outlying Suburban for future residential and commercial development. The maximum commercial intensity permitted is 100,000 SF as allowed by Policy 1.1.6 and 6.1.2 of the Lee Plan. The maximum residential density, if the entire property were developed as residential, would be 3 dwelling units per acre for 120 dwelling units. The 120 residential dwelling units would provide additional housing in an area of the county that will see a population increase over the next few years and the proposed neighborhood commercial will provide opportunities for the sale of convenience goods and services at the intersection of two arterial roadways, supporting the existing and proposed residential development.

Background

The location of the subject property at the southeast corner of the intersection of North River Road and S.R. 31 is an area with existing residential and commercial uses. From this location there is easy access to Interstate 75 to the west, Charlotte County to the north, and existing commercial and residential development south at SR 31 and SR 80. The subject property has been cleared with the only development being an existing single family residence. There are no known environmental resources of sensitive habitat located on the property.

The property is currently within the Rural Future Land Use Category, which is assigned to areas that are to remain predominately low density residential, agricultural, and minimally non-residential in nature, development and land uses are reserved for those needed to serve the rural community. The maximum density allowed for land with the FLU designation of Rural is one dwelling unit per acre (1 du/acre). The property is also within the North Olga Planning Community.



Figure 1: Subject Property

Surrounding Development

The subject property is surrounded by various existing uses. The land immediately north of North River Road is included in the Babcock Ranch Community. To the east and west of the subject property are existing residential and commercial developments within the Rural Future Land Use. At the northwest corner of the S.R.31 and North River Road intersection is an existing gas station. Directly to the west across S.R. 31 are the existing commercial uses as well as a religious facility and a livestock feed store respectively.

The lands south of the subject property are also designated as Rural Future Land Use and zoned for agricultural uses. Immediately adjacent to the subject property along the south property boundary is an active agriculture operation, a “you-pick” style farm where residents are able to pick their own produce from the active crops. The property also operates a café that serves food during lunch time during the work week and a “precious gem and fossil mining operation” on site. In addition, educational tours and field trips for students are provided and event space can be secured for community and private events.

Table 1 provides a summary of the surrounding development adjacent to the subject property. Nearly all of the surrounding commercial uses are situated along S.R. 31 and North River Road. The adjacent commercial uses demonstrates the community’s desire for commercial uses to be located along these arterial roadways.

Table 1: Summary of Surrounding Development			
	Future Land Use	Zoning	Relevant Notes
North	Density Reduction/ Groundwater Resource	AG-2	Vacant, Residential
South	Rural	AG-2	You-Pick Farm - active agriculture, commercial sales, café, and event space
East	Rural	AG-2	Vacant, Residential
West	Rural	CC, CG, C-1A, AG-2	Church, Commercial - feed store/ warehouse, gas station

A portion of the subject property will be proposed for the future development of neighborhood commercial uses as permitted within the Outlying suburban FLU promoting a commercial node at the intersection of two arterial roads adjacent to existing commercial uses. The location of the subject property provides efficient access to local residents, existing residential units and future residential to be developed on the subject property and the surrounding area. The nearby commercial activities demonstrate an on-going shift in this area away from solely residential and agricultural uses toward neighborhood commercial uses, often deemed compatible with residential. The change in land use would provide opportunities for neighborhood supporting commercial uses with convenient access for the surrounding existing residential development. The remaining uses in the vicinity are existing single family residential and agricultural activities. The proposed development would be consistent with the existing surrounding uses and would permit residential development as a contiguous and compact form adjacent to the proposed neighborhood commercial. Figure 2 identifies the subject property as well as the locations of adjacent existing commercial uses.



Figure 2: Subject Property with Surrounding Existing Commercial and Institutional Uses Map

Proposed Request

The proposed Comprehensive Plan Amendment seeks to revise the Future Land Use Map to reclassify the ±40-acre subject property to Outlying Suburban to permit residential development and neighborhood commercial uses. The proposed Future Land Use designation will allow a residential density of three dwelling units per acre (3 du/acre) and a maximum of 100,000 SF of neighborhood commercial uses.

The proposed amendment will allow for the future use of the subject property to better serve the surrounding rural community through development of residential and commercial uses that are consistent and compatible with the existing surrounding development. The proposed development seeks to increase both intensity as well as density to offer future residential and commercial development opportunities in an area within the county that is anticipated to see continued growth through 2030, the time horizon of The Lee Plan.

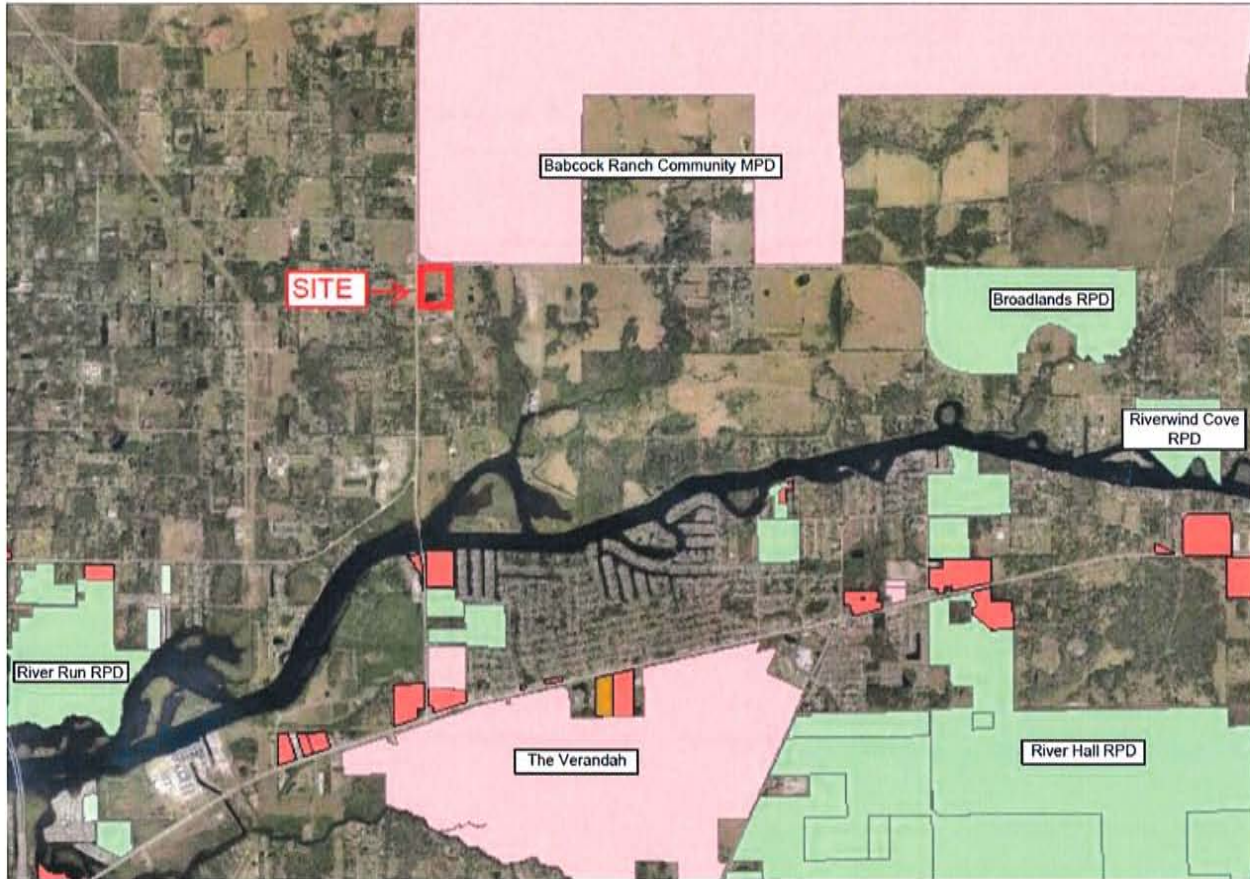


Figure 3: Subject Property with Surrounding Planned Developments Map

The subject property is located at the intersection of two arterial roadways, the north/south State Road 31 and the east/west North River Road. State Road 31 is operated by the Florida Department of Transportation and provides a direct connection to the State Highway Network, State Intermodal System, as well as other existing facilities. North River Road is County Route, specifically CR 78 that provides a connection from Hendry County to SR 31 North of the Caloosahatchee River. The proposed amendment at the Southeast intersection of these two arterial roadways would be easily accessible by surrounding development in Charlotte County and along State Road 80 Lee County as well as the immediate vicinity of the subject property.

Existing development and commercial uses

Lee Plan Consistency

It is estimated that a maximum of 306 additional people (120 dwelling units x 2.55 people per household) would be accommodated by the proposed amendment. This change in population accommodation is small enough that overall population projections for the planning community and Lee County will not be significantly influenced. For purposes of population allocation, Table 1(b) of the Lee Plan locates the subject property within the Alva Planning Community. According to Table 1(b), in the Alva Planning Community there are 3,463 acres of land allocated to Residential uses with 1,948 acres of land designated for residential within the Rural Future Land Use. The proposed development would reduce the acreage of Rural Future Land Use available

for residential development by 40 and reallocate that acreage into the Outlying Suburban Category via a Text Amendment to accommodate the proposed development.

For purposes of community visioning and long range planning, the subject property is located within the North Olga Planning Community, described in the Lee Plan as the area situated in the northeastern corner of Lee County, specifically located south of the Charlotte County line, north of the Caloosahatchee River, and west of the Caloosahatchee Regional Park, Bob Janes Preserve and Telegraph Creek Preserve to State Road 31.

The majority of the North Olga community is within the Rural, Open Lands, or Density Reduction/Groundwater Resource Future Land Use Categories on the Lee Plan's Future Land Use Map. The subject property is located in an area of the North Olga Community where it is surrounded by Rural Future Land Use to the East, West and South and Density Reduction/Groundwater Resource (DR/GR) to the North. The majority of these lands are zoned for agricultural use and there area existing residential and commercial developments surrounding the subject property.

The existing development in the area of the subject property and within the North Olga Planning Community offers residents a limited number of commercial opportunities. Most commercial needs are satisfied by commuting to more urbanized communities to the West and South. These conditions of limited commercial access within North Olga are expected to remain throughout the duration of the Lee Plan while population and commercial activity are expected to continue to experience growth through the 2030 horizon. According to Lee Plan Policy 35.1.1, North Olga seeks to "protect the community's rural aesthetic qualities, preserve the natural and historic resources and support a diverse rural economy by promoting compact or clustered development areas that maintain large, contiguous tracts of open space, while supporting commercial agricultural businesses." The proposed amendment to the subject property's Future Land Use designation to Outlying Suburban would be consistent with the Lee Plan's and the North Olga Community's vision for this area. The amendment would allow commercial development that supports the surrounding community in a compact and contiguous form to potential future and existing surrounding residential.

As demonstrated by the provided Public Facilities Impact Assessment the proposed amendment would not place a burden or contribute to the overwhelming of existing public facilities. There is adequate capacity within the existing urban services to support the proposed development as required by Objective 2.2. Additionally, the subject property is situated in an area where residential and commercial development is currently occurring and anticipated to continue throughout the life of the Lee Plan and does not present as unreasonable in regards to the acreage limitations contained in the Acreage Allocation Table (Table 1(b)) of the Lee Plan. As the subject property does not burden existing public facilities, is not located an excessive distance beyond existing development or public facilities, and does not result in any unreasonable development expectations due to acreage limitations therefore the proposed development is consistent with Policy 2.2.2. The proposed amendment and related future

development will be influenced by existing applicable provisions including mandates for protection of natural systems such as setbacks, buffers, use restrictions, open space requirements, preservation and conservation provisions and design regulations. Therefore the proposal does not constitute urban sprawl nor does it negatively impact the surrounding existing development as described in the below analysis regarding Goals 5 and 6 of the Lee Plan.

Lee Plan Goal 5 pertains to Residential Land Uses and seeks to provide sufficient land in appropriate locations to accommodate the county's projected population through 2030. The proposed Comprehensive Plan Amendment does not propose the development of an excess of 500 dwelling units or the development of 15 or more acres of commercial development, thus the proposed Comprehensive Plan Amendment is not of a scale or magnitude which meets or exceeds the Development of County Impact (DCI) thresholds as outlined in Sec. 34-341 of the Lee County Land Development Code, and as such does not have the regulatory requirement to be developed as a planned residential development. At the present time, the mechanism for developing the property is not known. The developer may undergo a planned development but is not required to per policy 5.1.1. due to the conditions of the subject property and proposed amendment. The subject property is so located that no flood, storm and/or hurricane constraints or hazards would prohibit residential development on the site consistent with policy 5.1.2.

The subject property's location at the intersection of two arterial roadways and desire to locate commercial uses in this vicinity is mechanism by which the future residential community is protected per policy 5.1.5. The North Olga Planning Community has enacted Community Land Development Regulations that increase the requirements for setbacks, parking locations, and buffering along North River Road from the standards of Chapter 10 in the LDC. Specifically, Lee County Land Development Code Section 33-1673 requires new developments with frontage on North River Road to provide a 25-foot right-of-way buffer, planted with native canopy trees at minimum planting height of 14 feet, spaced approximate 25 feet center. Section 33-1668 requires buildings to be setback from arterial roadways a minimum of 50 feet and Section 33-1667 requires no more than 50 percent of the required parking spaces to be located between the street right-of-way and principal structure on the side of the building. The remaining spaces must be located in the rear of the building. The effect of these provisions is to ensure that any commercial use located on the subject property is appropriately setback, buffered and parking is screening to ensure compatibility with the surrounding residential community and an improved visual aesthetic to protect the residential community as required by policy 5.1.5.

Goal 6 of the Lee Plan Future Land Use Element governs Commercial Land Uses and aims to permit commercial development at appropriate locations within the county. The proposed Neighborhood Commercial would permit a maximum gross floor area of 100,000 square feet, located at the intersection of two arterial roads, consistent Policy 6.1.2 of the Lee Plan. Neighborhood Commercial permits for the sale of convenience goods and personal services such as food, drugs, sundries, and hardware items. The maximum range of gross floor area of 100,000 SF is adequate only for an average sized Publix (approx. 50 - 60,000 SF) and a few out parcels. Due to the parking requirements of the North Olga Land Development Regulations, this

commercial center would have to be developed with less than 50% of the parking between the street right of way and principal structure, ensuring the facility and supporting parking are screened appropriately from the adjacent arterial roadways. This provision would have the effect of utilizing the outparcels as liner buildings. Section 33-1668 requires buildings to be setback 50 from an arterial roadway, this provision has the effect of creating an area for open, pedestrian and/or multi-modal space along the arterial roadway further ensuring the proposed developments compatibility with the surrounding community. It should be noted that sub-note 13 to Policy 6.1.2 states “Freestanding single use commercial retail development of five (5) acres or more does not qualify as a Neighborhood Center as that term is used in the Suburban and Outlying Suburban future Land Use Categories.” The effect of this provision is to ensure that free standing retail commercial does not overtake a Neighborhood Center but rather a commercial plaza is developed providing multiple commercial uses at one location. Establishing a commercial plaza with multiple commercial uses reduces dependence on the automobile, encourages joint parking, access and loading facilities, avoids negative impacts on surrounding land use and traffic circulation and promotes pedestrian movement within the development as consistent with policies 6.1.3. and 6.1.5.

The applicant acknowledges at the time of development the application for commercial development will be reviewed for additional traffic and access impacts, landscaping and detailed site planning, screening and buffering, availability and adequacy of services and facilities, impacts on adjacent lands uses and surrounding facilities, proximity to other similar centers, and environmental considerations as required by policy 6.1.1. when a full Master Concept Plan and Schedule of Uses is available for review.

The existing provisions in the Lee Plan and North Olga regulations adopted into Chapter 33 ensure that the commercial development will be compatible with the adjacent existing and proposed land uses consistent with policy 6.1.4. The subject property is located in an area where existing residential and proposed residential development are located and development of the subject property would establish residential uses compatible with the existing residential development in the area and in close proximity to support the proposed commercial uses. Consistent with policy 6.1.6 the commercial uses will be developed in a manner that enhances the appearance of the development to blend with the existing character of North Olga. The Community regulations adopted into Chapter 33 require all buildings within North Olga to adhere to the “Old Florida Vernacular” architectural style, ensuring consistency with policy 6.1.6. The location of the subject property does not open new areas to premature development as the existence of commercial uses along SR 31 at the intersection demonstrates the desire for commercial in this area as consistent with policy 6.1.7. The proposed development would establish a commercial node at the intersection of two arterial roadways by permitting commercial uses that provide for the sale of convenience goods and personal services within the North Olga community, a commercial service that is currently not provided.

North Olga Community Plan

The subject property is governed by the North Olga Community Plan, which states that the desire of the community is protect rural aesthetic qualities, preserve natural and historic resources and

support a diverse rural economy by promoting compact or clustered development areas that maintain large contiguous tracts of open space. The proposed amendment supports this desire as outlined in policy 35.1.1 by providing commercial and residential opportunities at a strategic location within the county with adequate access to arterial roadways. The future development of the property will be consistent with the character desired by the North Olga Community due to the required rezoning needed prior to construction of any residential or commercial uses. LDC Section 33-1670 requires all new buildings in North Olga to be “Old Florida” vernacular style, Section 33-1671 requires the use to use specific “traditional building materials,” and Section 33-1672 requires specific building colors. Collectively, these land development requirements for the North Olga community ensure that future development is consistent with the community’s vision outlined in Policy 35.1.1.

Objective 35.2 outlines the community’s vision for residential land uses, encouraging the protection and enhancement of rural character and lifestyle through clustered development, open spaces, and agricultural activities. Policy 35.2.1 supports this objective by encouraging future development to provide a mix of unit types and flexible lot sizes to allow for clustering, affordability, preservation of open space and diversity of choice. The proposed amendment will support Policy 35.2.1 by enabling density to be clustered to provide a mix of unit types and lot sizes in a manner that preserves open space as well as providing supporting commercial opportunities. Clustering of the future development on the subject property will enable appropriate separation from the existing large lot residential as required by policy 35.2.2.

North Olga’s Community Vision for future commercial land uses is outlined in Objective 35.3, which states that future commercial should support the rural community and a unified and attractive rural-oriented design theme. Future development of the subject property will be consistent with the character desired by the North Olga community in Objective 35.3 and Policy 35.3.3 and as required by LDC Sections 33-1670, 33-1671, and 33-1672 which requires all new buildings in North Olga to be “Old Florida” vernacular style, the use of specific “traditional building materials,” and building colors. Collectively, these land development requirements for the North Olga community ensure that future development is consistent with the community’s vision outlined in Objective 35.3. The proposed development will provide support ancillary commercial as encouraged by Policy 35.3.2 by providing the existing community a location to access services and goods without traveling outside the North Olga Community.

Consistent with Objective 35.10 and policy 35.10.3, a community meeting was held with the North Olga Community Planning Panel on February 19, 2015 and Wednesday March 11, 2015.

Urban Services

The subject property has access to existing public facilities that have adequate capacity to serve future development. A full analysis of the available urban services is provided in the Public Facilities Analysis attached to the application package.

Public Safety: The subject property is located within the Bayshore Fire District and will be serviced by the Fire Station #131 located in North Fort Myers. The property is also located

within the service area for the Lee County Sherriff's Office and Emergency medical services are available to the subject property; however, the site is currently outside the core EMS response time of 10 minutes.

Public Schools: The subject property is within the Lee County School District. An analysis of the property's impact to the available seats within the appropriate school zone is provided in the attached Public Facilities Impact analysis.

Solid Waste: Lee County Solid Waste Division will provide service for the subject property. An analysis of the capacity available at the Waste to Energy Plant is available in the attached Public Facilities Impact Analysis.

Lee Tran: At this time, the proposed site is outside existing Lee County Transit (LeeTran) service.

Utilities: The subject property would require the expansion of existing wastewater and potable water services. A map amendment to the Lee County Utilities Service area is included in the application request.

The availability of Facilities and Services for the proposed development supporting Goals 53, 56, 59, 62, 65, and 67 of the Lee Plan is provided in greater detail in the Public Facilities Impact Analysis included in the application materials.

Conclusions

The proposed amendment is consistent with applicable Lee Plan Goals, Objectives and Policies. The conversion of the subject property from Rural to Outlying Suburban with a Neighborhood Center will enable the future development of the property with higher densities and intensities in a clustered and compact form promoting open space and design flexibility. The future development will also provide options for commercial goods and services for the citizens of the North Olga Planning Community in a manner that reduces the number of trips required to larger urban areas outside the community.