

BOOK 2

CPA2006-15

**CPA2006-15
PRIVATELY SPONSORED
CAUTHEN AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

**Privately Sponsored Application
and Staff Analysis**

BOCC Adoption Document

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585*

February 25, 2009

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2006-15**

☐

Text Amendment

☒

Map Amendment

This Document Contains the Following Reviews:	
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
✓	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: March 19, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

John Cauthen

Represented by Michael Roeder of Knott, Consoer, Ebelini, Hart & Swett PA

1625 Hendry St. Suite 301

Ft. Myers, FL, 33901

2. REQUEST:

Amend the Lee Plan Map 1, Future Land Use Map for a 13.5 acre parcel from the Rural to the Commercial Future Land Use Category.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: .

Planning staff recommends that Map 1, the Future Land Use Map, be amended to change the future land use designation of the subject area from the "Rural" land use category to the "Commercial" land use category for the 13.5 acres subject property.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The subject parcel is an enclave of County land.
- The subject parcel is in the Tropical Storm and Category 1 Hurricane Storm Surge zones and the Coastal High Hazard Area (CHHA).
- All of the necessary infrastructure is in place or can be provided to the subject parcel. The proposed land use change will not cause future road network plan changes. The requested land use change will have a minimal impact on public safety service providers.
- The proposed amendment will cause the population accommodation capacity of the Future Land Use Map to decrease in the Rural designated portions of the Pine Island planning community
- The Commercial Future Land Use category does not permit residential uses.
- Any commercial development would be required to follow the Planned Development process.
- The subject property is abutted by two arterial roadways: Veterans Parkway and Pine Island Road (SR78)
- Veterans Parkway is a "Limited Access" facility.
- There is a Publix shopping center to the north across Pine Island Road. To the south is the Royal Tee Country Club subdivision and to the east is a gas station. To the west across Veterans Parkway is a large vacant parcel.
- The proposed development is consistent with the site locations standards listed in Goal 6 of the Lee Plan.
- The proposed development is consistent with Policy 1.1.10, the Commercial future land use descriptor policy of the Lee Plan.

C. BACKGROUND INFORMATION

1. INTRODUCTION

The subject property is a 13.5 acre parcel at the southeast corner of Veterans Parkway and Pine Island Road in Cape Coral. The parcel is currently zoned AG-2 and is in the Rural future land use category on Lee Plan Map 1, the Future Land Use Map. The applicant is proposing to change the future land use category from Rural to Commercial. The subject parcel is part of an enclave of County land within the boundary limits of the City of Cape Coral. The land to the abutting to the east, and across public rights of way on the west and north all lay within the City of Cape Coral and are in the Pine Island Road District future land use category. Parcels on the east and north have urban land uses. The property is abutted on the south by the Royal Tee Country Club. It is a residential development which is zoned RS-2 and is in the Rural future land use category. Abutting on the east is a gas station and vacant commercial land.

North of the property across Pine Island Road is a community shopping center. Across Veterans Parkway on the west is a vacant parcel. The applicant originally proposed to change the subject property from Rural to Intensive Development. Planning staff met with the applicant and requested that he consider changing the requested future land use category to Commercial in order to mitigate some of staffs concerns with the proposed amendment.

2. **COMPREHENSIVE PLAN BACKGROUND**

The subject property has been designated Rural on the Future Land Use Map since 1984, the year that the Lee Plan was adopted. Several Lee Plan policies are relevant to the proposed plan amendment:

***Policy 1.1.10:** The Commercial areas are located in close proximity to existing commercial areas or corridors accommodating employment centers, tourist oriented areas, and where commercial services are necessary to meet the projected needs of the residential areas of the County. These areas are specifically designated for commercial uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category except to the extent provided in Chapter XIII of the Plan. The Commercial areas are areas where residential uses are not expected or compatible due to the nature of the surrounding land uses and their location along major travel corridors. The commercial designation is intended for use where residential development would increase densities in areas such as the Coastal High Hazard Areas of the County or areas such as Lehigh Acres where residential uses are abundant and existing commercial areas serving the residential needs are extremely limited.*

The requisite infrastructure needed for commercial development is generally planned or in place. New developments in this category must connect to a potable water and sanitary sewer system. Commercial and retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will predominate in the Commercial areas. Limited light industrial uses are also permitted, excluding outdoor storage type uses. Any redesignation of land to the Commercial land use category should occur along major travel corridors and at road intersections. The planned Development rezoning process must be used to prevent adverse impacts to the surrounding areas and to ensure that appropriate site development regulations are incorporated into the development plans of each site. A maximum Floor Area Ratio (FAR) of 1 will be used as an index of intensity of development in the Commercial category. Development in this future land use category is not required to comply with the site location criteria provided in Goal 6 when appropriate site development regulations are incorporated into the planned development.

POLICY 1.4.1: *The Rural areas are to remain predominantly rural—that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre).*

POLICY 1.7.3: *The Urban Reserve overlay indicates areas that are suitable for annexation into adjoining municipality. Urban Reserve areas are initially established by interlocal agreements pursuant to section 163.3171(1), F.S.*

POLICY 6.1.2: *All commercial development must be consistent with the location criteria in this policy, except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policies 1.8.1 through 1.8.3.*

POLICY 6.1.7: *Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.*

POLICY 105.1.4: *Through the Lee Plan amendment process, future land use designations of undeveloped areas within coastal high hazard areas will be considered for reduced density categories in order to limit the future population exposed to coastal flooding.*

POLICY 105.1.5: *Zoning requests located in the coastal high hazard area will be considered for reduced or minimum density assignments, in accordance with their future land use category density range. This evaluation should be done in concert with an evaluation of other individual characteristics such as compatibility with existing uses, desired urban form, and availability of urban services.*

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Introduction

The proposed amendment is intended for an important location in the County. It is situated at the intersection of a north-south inter-county road facility and an east-west State Road. Because of this, development on this site will have greater impact than other properties of comparable size. The originally proposed amendment was to redesignate the property to the Intensive Development future land use category. Due to the large potential impact of residential development at this location, staff requested that the applicant amend the request to the Commercial future land use category. In doing so, many of the potential impacts of development on the subject property have been mitigated. This section reviews the potential impact of the proposed amendment on residential and commercial development, environmental issues and other criteria.

Population Accommodation

The subject property is located in the Pine Island planning community. The current future land use category on the subject property is Rural, which allow a maximum of 1 dwelling unit per acre. The subject property would allow a total of 13 units which equals 27 residents ($13 \times 2.14 = 27.82$). The Commercial Future Land Use category does not permit residential development apart from caretaker residences and the provisions of Chapter XIII of the Lee Plan. The relevant section of Chapter XIII addresses Minimum Use Determinations and would only allow residential uses that would already be permitted under the current

future land use category. Therefore, redesignating the property to the Commercial category would cause a reduction of 27 residents. Since the property is currently vacant, placing the property in the Commercial future land use category will not increase residential density and decreases potential future residential density. The Pine Island planning community is allocated 190 acres for the Rural Future Land Use category. There are 710 acres of land designated Rural in the planning community, creating a deficit of 520 acres. The proposed amendment would decrease this deficit by 13.5 acres. The Pine Island planning community is allocated 226 acres for commercial use. Of that, 154 acres are existing. This leaves a remainder of 72 acres which is enough to accommodate the 13.5 acres of commercial uses that would be possible under the Commercial future land use category.

School Impacts

The proposed amendment will reduce potential future residential density by 13 dwelling units. At a rate of .316 students for every single family residence, eliminating the residential uses from this property will result in a reduction of 4.108 students in the Lee County School District. This is an insignificant impact on the School District.

Coastal High Hazard Area

The subject property is in the Tropical Storm and Category 1 Hurricane storm surge zones as depicted on Plate 4 of the 1991 Hurricane Storm Tide Atlas for Lee County. The Coastal High Hazard Area (CHHA) includes those areas within the Tropical Storm and Category 1 storm surge zones. Therefore the subject property is within the CHHA. Lee Plan Policy 105.1.4 requires that undeveloped areas within the CHHA be considered for reduced density to limit future populations exposed to storm surge flooding. Redesignating the property to the Commercial future land use category will decrease the amount of potential residential development within the CHHA. Lee Plan policy 105.1.5 states that zoning requests in the CHHA will considered for reduced density in accordance with their future land use category. This consideration will include other factors such as compatibility with existing uses and desired urban forms. Any development in the Commercial Future Land Use category requires that the planned development process be followed. This would conform to the special considerations listed in Lee Plan Policy 1.5.1.5 in future development review on the subject property.

Environmental Issues

County Environmental staff have inspected the subject property. The site is heavily disturbed, and has been used as a pasture. Storm water retention may be a concern because of the condition of the site with regards to wetlands.

The applicant has not submitted a wetland determination by SFWMD on jurisdictional wetlands.

Environmental staff report that the site appears to not historically have been a wetland. The water observed on the site was possibly due to development on surrounding parcels. This conclusion is supported by the presence of Boca Fine Sand and Wabassa Sand soils on the site. Both of these soil types are non-hydric, indicative of non-wetland conditions. These facts are in accord with the species survey submitted by the applicant. The species survey reports no protected species or signs of protected species were observed on the subject property.

Sheriffs Office

A letter dated November 14, 2007 from the Office of the Sheriff states that the proposed amendment would not affect the ability of the Lee County Sheriffs Office to provide core services.

Fire

The subject property is served by the Matlacha-Pine Island Fire Control District. The chief of the district has stated that the district is currently not able to maintain a sufficient level of service to the subject property. The district is currently in the process of acquiring land for an additional fire station near the subject property that would provide a sufficient level of fire service. The district is also acquiring land approximately one quarter mile to the west of the subject property for an ambulance facility.

EMS

In a letter dated January 29, 2007, the Chief of Planning for the Lee County Division of Public Safety stated opposition to any increase in residential density on the subject property. The applicant has subsequently agreed to amend the proposal to the Commercial future land use category. This category does not permit residential uses and therefore precludes any increase in residential density. Public Safety staff have agreed with this conclusion.

Solid Waste

The applicant submitted a letter from Operations Manager of Lee County Solid Waste Division. The letter states that the division is capable of providing service to the subject property and that plans have been made to allow for growth to maintain long-term disposal capacity.

Parks, Recreation and Open Space

Parks and Recreation is one of the areas that are covered by minimum required levels of service. The Lee Plan standard for minimum level of service for regional parks is 6 acres per 1,000 residents. The mandatory level of service for community parks is .8 acres per 1,000 residents. Redesignating the property to the Commercial category would cause a reduction of 27 residents. This would cause a reduction in mandatory regional park acreage by .162 acres. The required community park acreage would be reduced by .0216 acres.

Historic Resources

The applicant submitted an archeological inquiry about the subject property to the Division of Historical Resources of the Florida Department of State. The Master Site file lists no previously recorded cultural resources on the subject property.

Transportation Issues

The subject property fronts on Veterans Parkway on the west and Pine Island Road on the North. Both of these roads are classified as arterial roadways. Veterans Parkway is designated as a "Limited Access" facility. Access points are limited to those specified by Board resolution. That resolution currently limits access from Veterans Parkway to a right in/right out connection approximately one-quarter mile south of the intersection with Pine Island Road. There is a potential for an additional left-in connection at the south property line assuming a joint access can be worked out with the Royal Tee Country Club subdivision.

Commercial Compatibility

Lee Plan Goal 6 outlines the Site Location Standards for commercial uses in Lee County. The subject property is at the intersection of two arterial roadways. Under Lee Plan Policy 6.1.2 part 3, such an intersection conforms to the location standards for "Community Commercial." The Community Commercial category lists that the site area be between 10 and 35 acres. At 13.5 acres, the subject property conforms to this requirement.

The Commercial future land use category permits a Floor Area Ratio of 1. The subject parcel is 13.5 acres which equals 588,060 square feet of commercial. This exceeds the 400,000 square foot maximum listed for the Community Commercial site location category. However, the Commercial future land use category does not require that commercial development strictly comply with the site location standards listed under Lee Plan Goal 6.

Lee Plan Policy 6.1.7 prohibits commercial development that is premature, scattered or strip development. The intersection of two major arterial roadways provides a commercial node to prevent the creation of strip development on Pine Island Road. Veterans Parkway is a limited access facility, which will prevent the proliferation of driveways characteristic of strip development. A community shopping center is located at the northeastern corner of the intersection. Therefore, the creation of commercial uses on the subject property is not premature.

Surrounding Zoning and Future Land Uses

The subject property is in close proximity to land that lays within the boundary of the City of Cape Coral. The properties abutting on the east as well as the land directly across Pine Island Road and Veterans Parkway are all within Cape Coral. All of these lands are designated as part of the Pine Island Road District in the Future Land Use Element of the Cape Coral Comprehensive Plan:

"Pine Island Road District, illustrated in purple, is located along Pine Island Road from east of Del Prado Boulevard, and west to Burnt Store Road. Under this land use designation, at least two distinctive zoning categories will be allowed: Village and Corridor zoning. The Village zone is intended to promote maximum pedestrian friendliness and minimal automobile traffic between residential areas, shopping destinations, a variety of entertainment establishments, and employment opportunities. The Corridor zoning designation will be placed on the land located between the Villages and will include larger scale, less pedestrian-oriented uses. In general terms, Pine Island Road District will encourage mixed-use development at key intersections with major North-South streets along Pine Island Road."

The parcels to the east and west of the subject property are zoned Corridor while the shopping center to the north is zoned Village. Both of these categories support commercial land uses. These commercial uses would be compatible with proposed commercial development on the subject property. The Pine Island Road District is compatible with commercial development. Therefore, the proposed amendment conforms to the Future Land Use Element of the Cape Coral Comprehensive Plan.

The only county land abutting the subject property is the Royal Tee Country Club subdivision to the south. This golf course subdivision is zoned RS-2 and is largely, though not fully, built out. The subject property abuts four or five residential lots in this community. Any commercial development on the subject property would need to be buffered along this boundary. This would not be difficult for staff to require in the future as any development in the Commercial future land use category is required to follow the Planned Development process.

Annexation Issues

The subject parcel is adjacent to the Cape Coral City Boundary. The subject property is also identified on Map 1, page 4 of 5, as part of an Urban Reserve Overlay. Lee Plan Policy 1.7.3 states that the Urban Reserve Overlay indicates areas that are suitable for annexation into an adjacent municipality.

Planning staff has asked the applicant to provide discussion as to whether or not the applicant has considered this issue, as it has always been the County's policy to encourage annexation for the enclave

parcels along Pine Island Road. The applicant has provided that the possibility of annexing has been discussed, yet annexation is difficult as long as the property remains within the Greater Pine Island Water Association franchise area. The applicant met with Cape Coral staff in 2005 and was told that utility service would not be available until "probably 2020." At that time, the applicant chose not to apply for annexation, but to apply for a Lee Plan amendment.

It is Planning staff's understanding that the impediment to annexations in this area is the fact that the subject parcel is located in the Greater Pine Island Water Association franchise area and involves the release of water rights to the City of Cape Coral. In addition, the City Utility Plan does not show the area receiving water/sewer services until sometime between the year 2010 and 2012.

B. CONCLUSIONS

The proposed amendment will reduce the population impact of development on the subject property. Commercial uses are appropriate to the site and conform to the site location standards of the Lee Plan. Commercial development on this site is also compatible with the future land use goals of the City of Cape Coral. The Commercial future land use category will have a minimal impact on the School District. Future commercial development on the subject property will require buffering against the residential lots abutting the south boundary.

C. STAFF RECOMMENDATION

Planning staff recommend that the Board of Commissioners transmit the amendment to redesignate the future land use on the subject property from Rural to Commercial.

**PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: March 24, 2008

A. LOCAL PLANNING AGENCY REVIEW

Planning staff and the applicant gave brief presentations.

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT
SUMMARY**

1. RECOMMENDATION:

The LPA voted to transmit the proposed plan amendment. The LPA also voted to amend Lee Plan Map 7, the Future Sewer Service Areas Map to include the subject property. One LPA member asked the applicant about the planned uses for the subject property. The applicant stated that the property would include a mix of general retail uses with the possibility of hotel/motel space as well. Another member asked about the access to the property from both Pine Island Road and Veteran's Parkway. The applicant stated that they would seek a shared access with the gas station to the east on Pine Island Road. He then stated that there is a right-in/right-out access on Veteran's Parkway as previously designated by the Board of County Commissioners. The applicant may seek a shared access with the Royal Tee subdivision abutting the south side of the property.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	<u>AYE</u>
LES COCHRAN	<u>AYE</u>
RONALD INGE	<u>ABSENT</u>
JACQUE RIPPE	<u>ABSENT</u>
CARLETON RYFFEL	<u>AYE</u>
LELAND M. TAYLOR	<u>ABSENT</u>
RAE ANN WESSEL	<u>AYE</u>

**PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: October 22, 2008

A. BOARD REVIEW:

The Board of County Commissioners provided no discussion concerning the proposed plan amendment. No public input was provided concerning the proposed plan amendment. This item was approved on the consent agenda.

BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

The Board of County Commissioners voted to transmit the proposed plan amendment.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board accepted the finding of facts as advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW

AYE

TAMMARA HALL

AYE

ROBERT P. JANES

AYE

RAY JUDAH

AYE

FRANKLIN B. MANN

AYE

**PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: January 16, 2009

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs provided no Objections, Recommendations, or Comments on the proposed amendment.

B. STAFF RESPONSE

Planning staff recommend that the Board of County Commissioners adopt the proposed amendment as transmitted.

**PART VI - BOARD OF COUNTY COMMISSIONERS
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: February 25, 2009

A. BOARD REVIEW:

This plan amendment was approved as part of the consent agenda. The Board provided no discussion concerning the proposed plan amendment. No Members of the public appeared.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

The Board of County Commissioners adopted the proposed plan amendment.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board of County Commissioners accepted the finding of facts as advanced by Staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW

AYE

TAMMARA HALL

AYE

ROBERT P. JANES

AYE

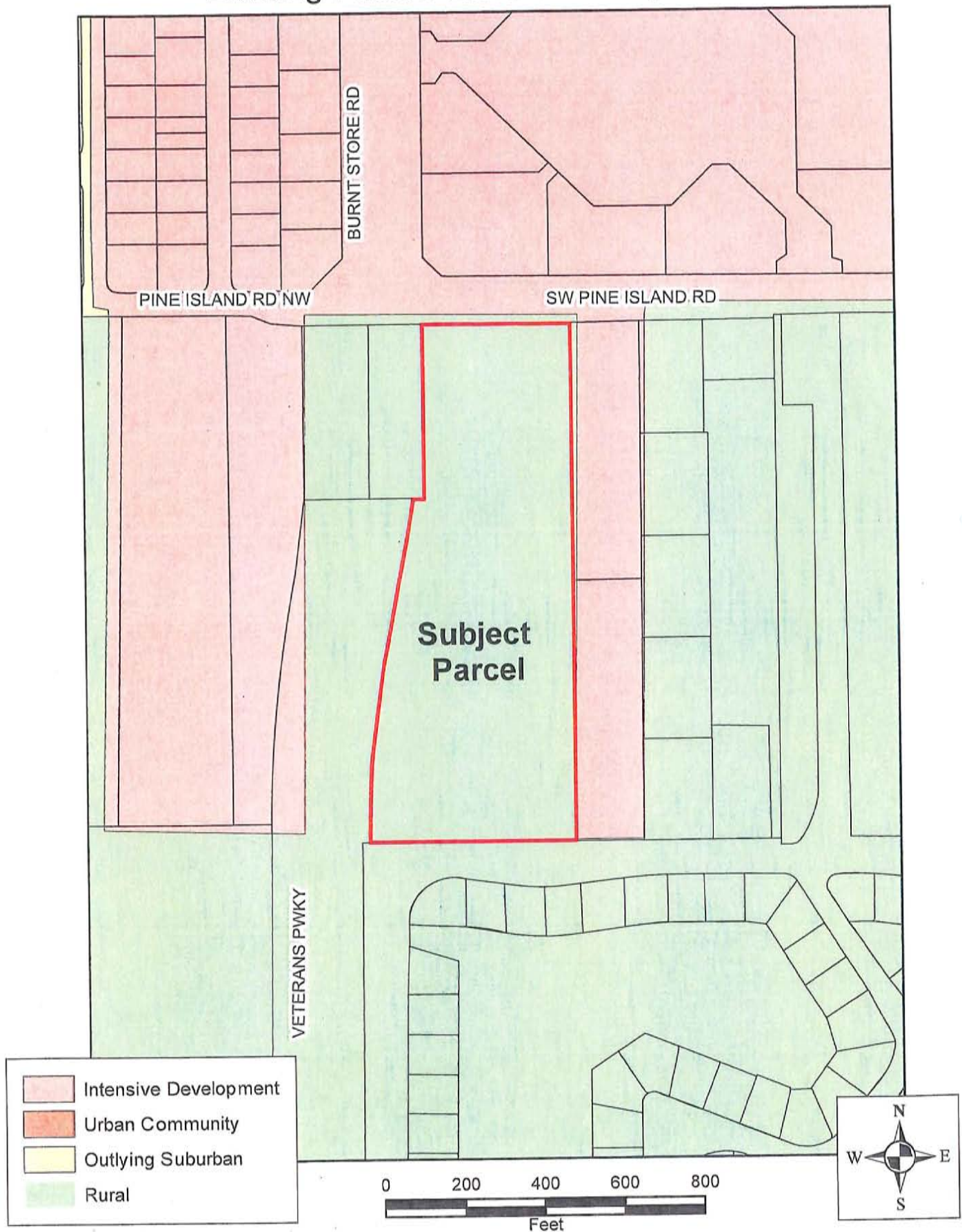
RAY JUDAH

AYE

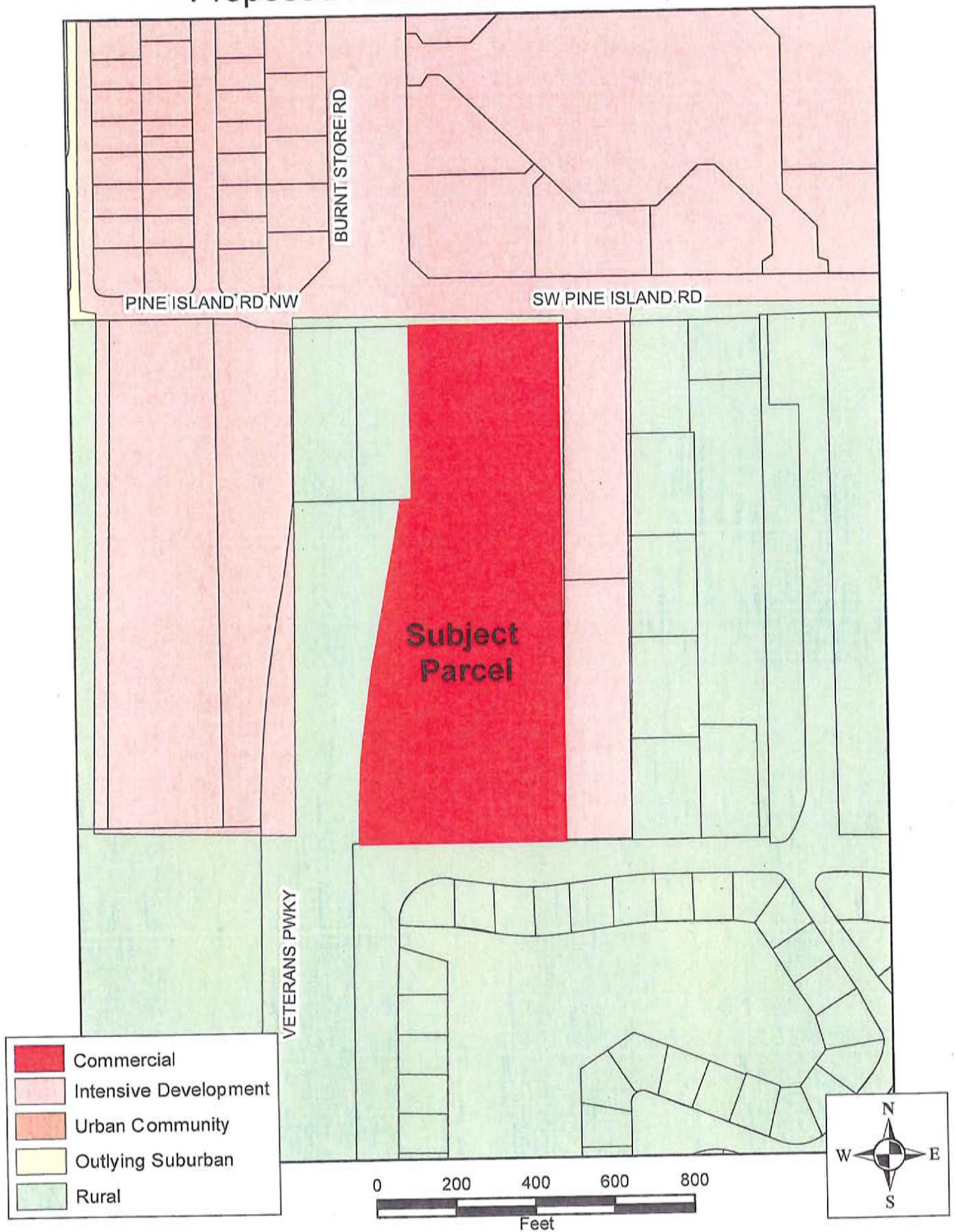
FRANKLIN B. MANN

AYE

CPA2006-15 Cauthen Amendment Existing Future Land Use Map



CPA2006-15 Cauthen Amendment Proposed Future Land Use Map



RECEIVED

OCT 28 2008

COMMUNITY DEVELOPMENT

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 479-8585
FAX: (239) 479-8519

2006-00015
APPLICATION FOR A
COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____

APPLICATION FEE _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐ Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:

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

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

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.

03/14/08
DATE

Mike Becker
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

John Cauthen

APPLICANT

4353 Michigan Link

ADDRESS

Fort Myers

FL

33916

CITY

STATE

ZIP

239-851-3830

239-334-2952

TELEPHONE NUMBER

FAX NUMBER

Michael E. Roeder, AICP

AGENT*

1625 Hendry Street, Suite 301

ADDRESS

Fort Myers

FL

33901

CITY

STATE

ZIP

239-334-2722

239-334-1446

TELEPHONE NUMBER

FAX NUMBER

3150 SW Pine Island Rd, LLC

OWNER(s) OF RECORD

4353 Michigan Link

ADDRESS

Fort Myers

FL

33916

CITY

STATE

ZIP

239-851-3830

239-334-2952

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

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

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☐ Text Amendment

☒ Future Land Use Map Series Amendment
(Maps 1 thru 21)

List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):

Map amendment from Rural to Commercial.

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

A. Property Location:

1. Site Address: 3150 SW Pine Island Road, Cape Coral, FL 33991

2. STRAP(s): 20-44-23-00-00002.0000

B. Property Information

Total Acreage of Property: 13.5 ± acres

Total Acreage included in Request: 13.5 ± acres

Area of each Existing Future Land Use Category: Rural

Total Uplands: 13.5 acres

Total Wetlands: NA

Current Zoning: AG-2

Current Future Land Use Designation: Rural

Existing Land Use: Vacant

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

Lehigh Acres Commercial Overlay: NA

Airport Noise Zone 2 or 3: NA

Acquisition Area: NA

Joint Planning Agreement Area (adjoining other jurisdictional lands): NA

Community Redevelopment Area: NA

D. Proposed change for the Subject Property: Intensive Development

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 1 unit per acre

Commercial intensity

Industrial intensity

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 14 units per acre (181 total residential units)

Commercial intensity 400,000 square feet

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 Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. 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.
4. Map and describe existing zoning of the subject property and surrounding properties.
5. The legal description(s) for the property subject to the requested change.
6. A copy of the deed(s) for the property subject to the requested change.
7. An aerial map showing the subject property and surrounding properties.
8. 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 2020 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:
- a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space.

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;

- Current LOS, and LOS standard of facilities serving the site;
 - Projected 2020 LOS under existing designation;
 - Projected 2020 LOS under proposed designation;
 - 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).
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;
 - c. Solid Waste;
 - d. Mass Transit; and
 - e. 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 with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating wetlands, aquifer recharge areas, and rare & 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).

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 2020 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.

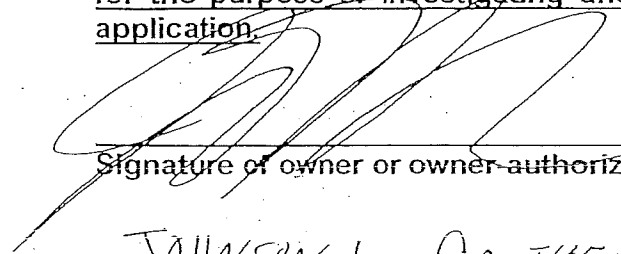
1. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
 2. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

AFFIDAVIT

I, Johnson W. Cauthen as Managing Member of 3150 SW Pine Island Road, LLC, a Florida Limited Liability Company, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.


Signature of owner or owner-authorized agent

9/27/06
Date

JOHNSON W. CAUTHEN
Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 27 day of SEPT 2006, by Johnson W. Cauthen as Managing Member of 3150 SW Pine Island Road, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification.

(SEAL)



CANDICE L. FREESE
MY COMMISSION # DD 502750
EXPIRES: January 28, 2010
Bonded Thru Budget Notary Services

Candice L. Freese
Signature of notary public

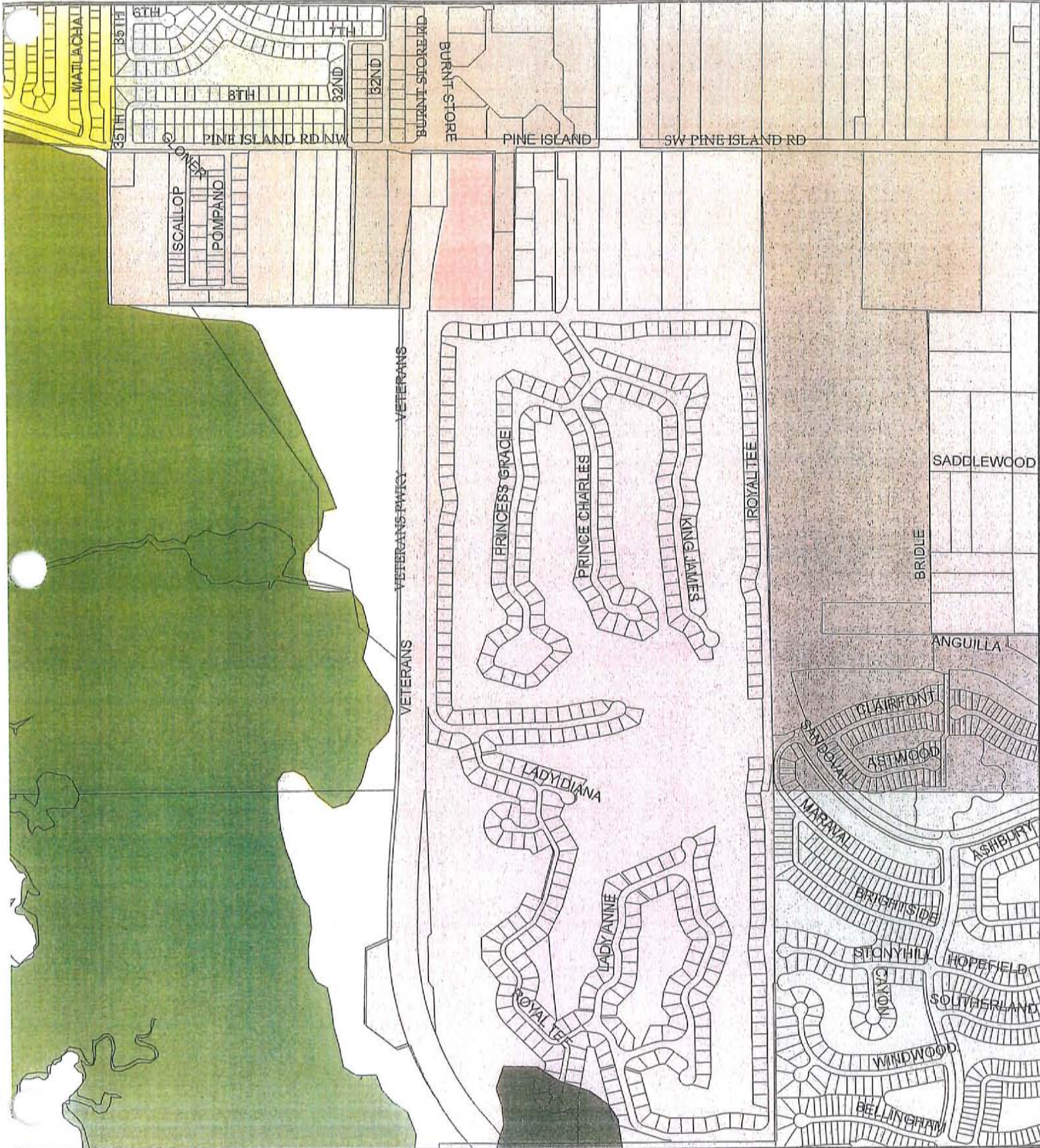
Printed name of notary public

Existing Land Uses
EXHIBIT A.3

The subject property is vacant and designated Rural on the County's land use map. To the north of the subject property is Pine Island Road and then a large shopping center anchored by Publix. This property is located in the Pine Island Corridor District in the City of Cape Coral. To the west of the subject property is Veterans Pkwy. and beyond that is a vacant parcel that is also a part of the Pine Island Corridor District. To the south is the Sandoval Residential Development in the City of Cape Coral and to the east is a Shell Gas Station in the Pine Island District Corridor and also Royalty Country Club which is in Unincorporated Lee County and is designated Rural.

Future Land Use

Product of GIS and Map Sales Department
Lee County Property Appraiser's Office
Kenneth M. Wilkinson, C.F.A.
Property Appraiser



MAP DISCLAIMER:
Maps and documents made available to the public by the Lee County Property Appraiser's Office are not legally recorded maps or surveys and therefore are not intended to be used as such. The maps and documents are created as part of a Geographic Information System (GIS) that compiles records, information, and data from various departments, cities, county, state and federal sources. The source data may contain errors. Users are encouraged to examine the documentation or metadata associated with the data on which this map is based or information related to its accuracy, currentness, and limitations.

FUTURE LAND USE	
	Conservation Lands Upland
	Conservation Lands Wetland
	Intensive Development
	Outlying Suburban
	Urban
	Urban Community
	Commercial
	Subject Parcel
	Parcel Within 100 Feet Buffer
	Parcel Lines

Source: Lee County Property Appraiser
Lee County BOCC

Map Date: March 6, 2008

Prepared By: Carol King

File Location: S:\GIS\ArcMap\MXD\Knot\Conserv_FLU_30-44-23-00-0002.000



0 0.1 0.2 0.4
Miles

Map Scale: 1 inch equals 0.20 miles for Plot Size: 5.5" x 11"

Existing Land Use & Zoning

Legend

20-44-23-00-00002.0000

EXISTING LAND USE

- Single Family Residential
- Multi-family Residential
- Cooperatives
- Mobile Homes
- Commercial
- Industrial
- Institutional/Government
- Agricultural
- Vacant

ZONING

- Unincorporated County
- City of Cape Coral

Map Details:

- Streets:** Veterans Pkwy, Burnt Store Rd, PINE ISLAND RD NW, SW PINE ISLAND RD, CENTUS PKWY, SW 3RD LN, SW 4TH LN, SW 5TH ST, SW 6TH ST, SW 7TH ST, SW 8TH ST, SW 9TH ST, SW 10TH ST, SW 11TH ST, SW 12TH ST, SW 13TH ST, SW 14TH ST, SW 15TH ST, SW 16TH ST, SW 17TH ST, SW 18TH ST, SW 19TH ST, SW 20TH ST, SW 21ST PL, SW 22ND PL, SW 23RD PL, SW 24TH PL, SW 25TH PL, SW 26TH PL, SW 27TH PL, SW 28TH PL, SW 29TH PL, SW 30TH PL, SW 31ST PL, SW 32ND PL, SW 33RD PL, SW 34TH PL, SW 35TH PL, SW 36TH PL, SW 37TH PL, SW 38TH PL, SW 39TH PL, SW 40TH PL, SW 41ST PL, SW 42ND PL, SW 43RD PL, SW 44TH PL, SW 45TH PL, SW 46TH PL, SW 47TH PL, SW 48TH PL, SW 49TH PL, SW 50TH PL, SW 51ST PL, SW 52ND PL, SW 53RD PL, SW 54TH PL, SW 55TH PL, SW 56TH PL, SW 57TH PL, SW 58TH PL, SW 59TH PL, SW 60TH PL, SW 61ST PL, SW 62ND PL, SW 63RD PL, SW 64TH PL, SW 65TH PL, SW 66TH PL, SW 67TH PL, SW 68TH PL, SW 69TH PL, SW 70TH PL, SW 71ST PL, SW 72ND PL, SW 73RD PL, SW 74TH PL, SW 75TH PL, SW 76TH PL, SW 77TH PL, SW 78TH PL, 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465TH PL, SW 466TH PL, SW 467TH PL, SW 468TH PL, SW 469TH PL, SW 470TH PL, SW 471ST PL, SW 472ND PL, SW 473RD PL, SW 474TH PL, SW



EXHIBIT A.6

This instrument prepared by:
Burnt Store Title Services, Inc.
15500 Burnt Store Rd., Suite 106
Punta Gorda, FL 33950
941-833-1067
Debbie Bollinger



Property Appraiser's
Parcel Identification No: 20-44-23-00-00002.0000

INSTR # 6359326
OR BK 04367 Pgs 0202 - 213; (12pgs)
RECORDED 07/13/2004 04:21:46 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
DEED DOC 25,666.90
DEPUTY CLERK G Sherwood

Warranty Deed by Trustee (Section 689.071, Florida Statutes)

*12 pages
25666.90*

THIS INDENTURE, made July 15, 2004, between Ronald A. York, Trustee and James L. Bevellard, Trustee Under Trust Dated 11/14/1989, pursuant to Florida Statute 689.071 under the provisions of the unrecorded Trust with full power and authority in them jointly, or if one dies, then in the survivor to protect, conserve, and to sell, or to lease, or to encumber or otherwise to manage and dispose of the real property described hereafter under the authority of 689.071, Florida Statute (1981), whose post office address is 4524, SE 16th Place Suite 3, Cape Coral, Florida 33904 Grantor*, and 3150 SW Pine Island Road LLC, a Florida limited liability company, Grantee*, and whose post office address is 4353 Michigan Link Ft Myers FL 33916

copy of corporation documents attached
**Grantor* and *Grantee* are used for singular or plural, as context requires.

Witnesseth:

That the Grantor, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying in Lee County, Florida, to wit:

See Exhibit "A" attached hereto and expressly made a part hereof.

This deed is executed subject to restrictions, reservations and easements of record and taxes for the current year

TO HAVE AND TO HOLD, this real estate in fee simple to the grantee and the grantee's heirs, successors, and assigns, forever, with the appurtenances

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002, and easements and restrictions of record, if any, but this reference to said restrictions shall not serve to reimpose the same.

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made, and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of being only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in his own right, but solely in the exercise of powers conferred upon him as Trustee and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee or any of the beneficiaries under said Trust Agreement on account of this instrument.

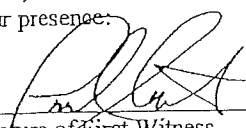
FURTHER, GRANTOR herein, being first duly sworn by the undersigned and by execution hereof, deposes and says: that the named Declaration of Trust set forth above, remains in full force and effect, never having been terminated and/or revoked. That said Declaration of Trust provides that the Trustee shall have the


express power to sell, assign, exchange, convey and otherwise transfer any part or all of the property held under the terms of the trust at such times and upon such terms and conditions as the trustee may determine prudent and for the best interest of the trust estate and to receive and receipt for the proceeds of the sale. Further, that the property is not considered homestead property of the grantor or its beneficiaries under the meaning of the laws of the State of Florida.

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal the day and year first above written:

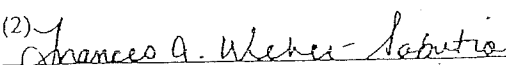
Signed, sealed and delivered
in our presence:

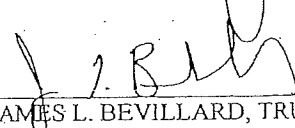
(1)


Signature of First Witness
Printed Name: Paul Sabutis.


RONALD A. YORK, TRUSTEE

(2)


Signature of Second Witness
Printed name: Frances A. Weber-Sabutis


JAMES L. BEVILLARD, TRUSTEE

STATE OF FLORIDA
COUNTY OF

I HEREBY CERTIFY that on this date, before me, an officer duly qualified in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Ronald A. York, Trustee and James L. Bevallard, Trustee Under Trust Dated 11/14/1989, who executed the foregoing instrument in his/her/their personal or authorized representative capacity(ies) indicated above, and

☒ who is personally known to me by ongoing acquaintance of 20 years/months, or

☐ who has produced their _____ as identification,

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of
July, 20 04



Karen Gemma Mayes
My Commission DD171930
Expires February 13, 2007

(NOTARY SEAL)


Notary Public Karen Gemma Mayes

Printed Notary Signature

My commission expires: 02/13/2007
My Commission Number DD171930

Exhibit "A"

A portion of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 44 South, Range 23 East, Lee County, Florida, LESS and EXCEPT right of way for Pine Island Road (SR No. 78) AND a portion of the W $\frac{1}{4}$ of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 44 South, Range 23 East, Lee County, Florida, LESS and EXCEPT right of way for said Pine Island Road (SR No. 78), said portions being more particularly described as follows: Commence at a railroad spike marking the NW corner of said Section 20; thence S 0 degrees 11'50" W along the West line of said NW $\frac{1}{4}$ of Section 20, 33.00 feet to an intersection with the South right of way line of said Pine Island Road (SR No. 78); thence due East along said right of way line, 134.84 feet to a steel pin with a plastic cap bearing the stamp LB 697 and the Point of Beginning; thence continue due East along the said right of way line, 370.96 feet to a steel pin and cap; thence S 00 degrees 03'41" W, 1,299.58 feet to a steel pin and cap; thence N 89 degrees 53'31" W, 508.88 feet to a 2 $\frac{1}{2}$ " round concrete monument marking the SW corner of said West $\frac{1}{4}$ of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said section 20; thence N 89 degrees 27'38" W, 164.71 feet to a steel pin and cap; thence N 00 degrees 10'39" E, 861.77 feet to a steel pin and cap; thence S 89 degrees 49'21" E, 300.00 feet to a steel pin and cap; thence N 00 degrees 10'39" E, 436.24 feet to a steel pin and cap and the Point of Beginning. LESS and EXCEPT Burnt Store Extension road right of way described in Order of Taking recorded September 30, 1999 in O.R. Book 3173, Page 1317, Public Records of Lee County, Florida.



OF A PARCEL LYING IN THE NW ¼ OF THE NW ¼ OF SECTION 20,
TOWNSHIP 14 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

1. THE CERTIFICATE OF AUTOMOBILE LIABILITY OF JERRY C. DOONER AND ASSOCIATES, INC. IS UN-CONTESTED.
2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT HAS BEEN REVIEWED AS PART OF THIS SUIT.
3. THE SUIT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND HONORABLE TITLE SEARCH.
4. IMPROVEMENTS OR AN ADDITION TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED DEEDS AS SHOWN.
5. THERE ARE NO VISIBLE IMPROVEMENTS OTHER THAN ANY SHOWN.
6. THIS SUIT DOES NOT HAVE ANY IMPROVEMENTS AS TO ZONING OR DEVELOPMENT RESTRICTIONS OF THE SUBJECT PARCEL.
7. THIS SUIT DOES NOT REFLECT OTHER CHANGES OR ENCUMBRANCES OF THE SUITORS PARCEL.
8. ALL NEEDED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY.
9. BEGINNING FROM THE SOUTHWEST CORNER OF THE PARCEL BEING SITUATE FOR THE FLOODING OF THE SUBJECT PARCEL AND TRAILING SOUTHWEST CORNER OF THE LEE COUNTY SUPERIOR COURT, MAP 27724, THE BOUNDARY OF THE UNINCORPORATED SOUTH-WEST-1/4 OF THE 1-1/4 AC. PLANO RANGING AS BEING SHOWN AS BEING SHOWN.
10. THE OWNER INCORPORATES CORNER AND TIES TO CONTROL MONUMENTS SHOWN FROM ESTABLISHING THE CORNER. THE ADJACENT ARE BEING LOCATED A PUBLIC ROAD, 1700 LANT POND, PROCEEDS.
11. ALL DISTANCES ARE IN FEET AND DECIMAL INCHES UNLESS OTHERWISE NOTED.
12. DIMENSIONS SHOWN ARE CALCULATED FROM FIELD TIE UNLESS OTHERWISE NOTED.
13. SURVEYED PARCEL, CONTAINS 13.65 ACRES, MORE OR LESS.
14. DATE OF LAST FIELD WORK, 2-28-2004, FIELD BOOK #1, PAGES 2-40 A FIELD BOOK #1, PAGES 13-14.
15. THIS SURVEY IS A FIELD MAP WITHOUT THE BOUNDARY AND THE ORIGINAL BOUNDARY, ZONING, OF THE SUBJECT PARCEL AND MAPS, OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
16. NO ENVIRONMENTAL ASSESS OR UNDESIRABLE ENCUMBRANCE HAS BEEN MADE AS PART OF THIS SURVEY. INCLUDING WATERSHED AND AREAS BEING ARE APPROVED AND PLACED FROM INTERNATIONAL ZONING OR AN ACTUAL RECORD OF THE SUBJECT PARCEL, A ASSOCIATED, INCORPORATED, OR OTHERWISE, THE SURVEYING IS FOR INFORMATIONAL PURPOSES ONLY.
17. ANY ADDITIONAL DEED SITES ARE FOR INFORMATIONAL PURPOSES ONLY. THE SURVEY MAPS MADE OF ADDITIONAL LOTS.
18. SURVEY PARCEL IS LOCATED IN FLOOD ZONE AS BASED ON FLOOD INSURANCE RATE

A PORTION OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LESS AND EXCEPT EIGHT-OR-MORE FEET FOR THE GRAND ROAD (SEE PG. 78).

[illegible]

ALL LESS FRONT-OF-HAY FOR VETERANS MARKET.
VETERANS MARKET WAS FORMERLY KNOWN AS BLUNT STONE ROAD EXTENSION PER THE
ORDER OF JAMES C. DOWNEY AND RECORDED IN OUR BOOK 272, PAGE 2217. PUBLIC
ACCESS OF LEE COUNTY, FLORIDA

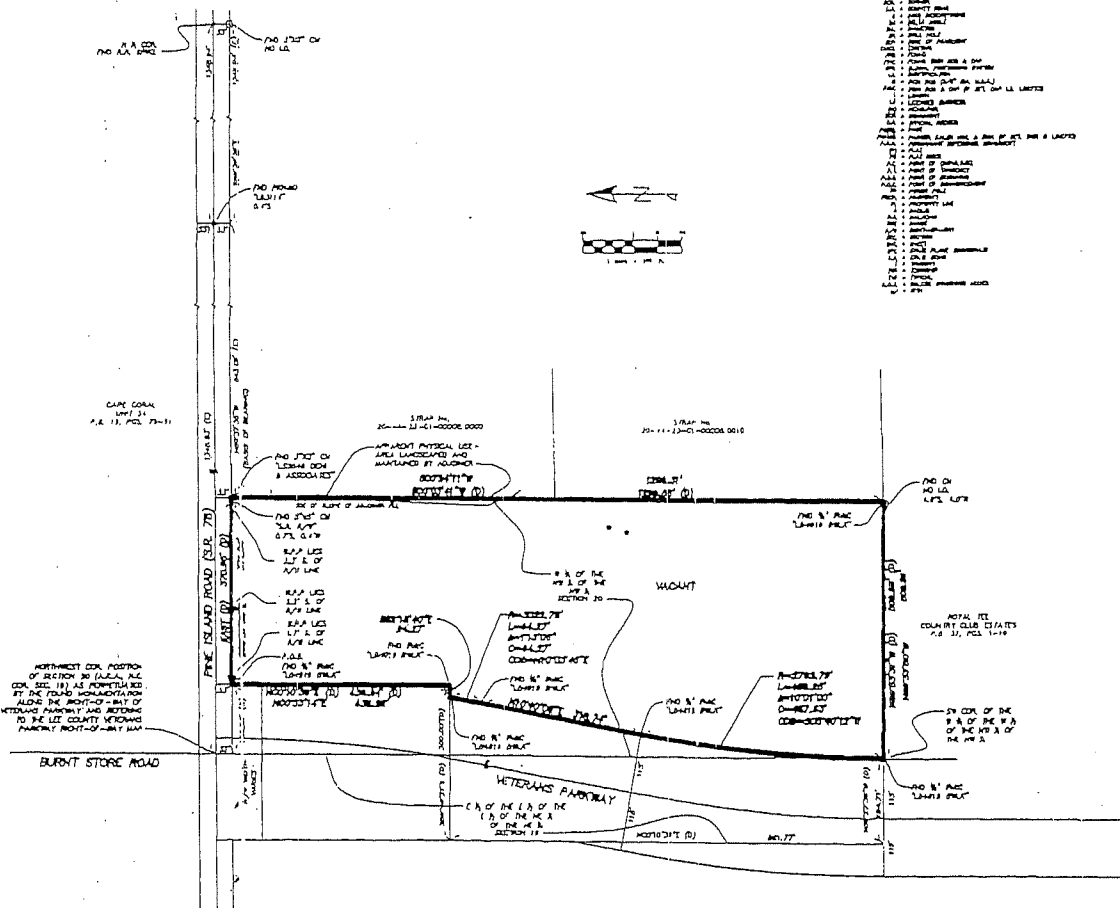
CONTAINING 1.86 ACRES MORE OR LESS, ALL BEING IN THE COUNTY OF LEE, STATE OF FLORIDA.

SUBJECT TO A LEE COUNTY ELECTRIC COOPERATIVE AGREEMENT AS ACCORDED IN OUR BOOK 4812, PAGE 1044 PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

country: na

THE JOURNAL OF THE

JAMES H. WILSON (FOR THE FIRM LITTLER
PROFESSIONAL PURVEYOR AND RAYMOND
FLORIAN LISCIONE, JR.
THE 7 DAY OF JAN 2004



1. ALICE BROWN 42
 2. JAMES BROWN 43
 3. CHARLES BROWN 44
 4. EDWARD BROWN 45
 5. FRANK BROWN 46
 6. GEORGE BROWN 47
 7. HENRY BROWN 48
 8. IRVING BROWN 49
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 241. RAYMOND BROWN

JAMES INK & ASSOCIATES, LLP

BOUNDARY SURVEY	CONVYTH 126	DATE	BY
PACCEL IN THE NW 1/4 OF THE NW 1/4	SEC. 36-11-10-10	10/20/04	ALAN C. C. C.
US CO. FLORIDA	PRODUCED BY: J. J. J.	10/20/04	ALAN C. C. C.
	US CO. FLORIDA	10/20/04	ALAN C. C. C.

PARENTS OF THE NEW 1/4 OF THE NEW 1/4
NEW COUNTY, FLORIDA

107

JEFFREY C. COOMER AND ASSOCIATES, INC.
SURVEYING AND MAPPING
3800 COLONIAL BOULEVARD, SUITE 4, FORT MYERS, FLORIDA, 33916
PHONE (836) 377-0722 FAX (836) 377-7179 EMAIL [SURVEYING@CCOOMER.COM](mailto:surveying@ccoomer.com)



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

July 13, 2004

SARA LEA
CSC
TALLAHASSEE, FL

The Articles of Organization for 3150 S.W. PINE ISLAND ROAD, L.L.C. were filed on July 13, 2004, and assigned document number L04000051703. Please refer to this number whenever corresponding with this office.

In accordance with section 608.406(2), F.S., the name of this limited liability company is filed with the Department of State for public notice only and is granted without regard to any other name recorded with the Division of Corporations.

The certification you requested is enclosed.

A limited liability annual report/uniform business report will be due this office between January 1 and May 1 of the year following the calendar year of the file date. A Federal Employer Identification (FEI) number may be required before this report can be filed. Please apply NOW with the Internal Revenue Service by calling 1-800-829-3676 and requesting form SS-4.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Buck Kohr
Document Specialist
Registration/Foreign Qualification
Division of Corporations

Letter Number: 604A00044569

Account number: 072100000032

Amount charged: 155.00

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Organization of 3150 S.W. PINE ISLAND ROAD, L.L.C., a limited liability company organized under the laws of the state of Florida, filed on July 13, 2004, as shown by the records of this office.

The document number of this limited liability company is L04000051703.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Thirteenth day of July, 2004



CR2EO22 (2-03)

Glenda E. Hood
Glenda E. Hood
Secretary of State

ARTICLES OF ORGANIZATION FOR FLORIDA
LIMITED LIABILITY COMPANY
OF

3150 S.W. PINE ISLAND ROAD, L.L.C.

FILED
04 JUL 13 PM 12:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

Name

The name of this Limited Liability Company is 3150 S.W. PINE ISLAND ROAD, L.L.C.

ARTICLE II

Address

The mailing address and street address of the principal office of the Limited Liability Company is:
4353 Michigan Link Fort Myers, FL 33916.

ARTICLE III

Duration

The period of duration of the Limited Liability Company is in perpetuity except as may be terminated pursuant to the Limited Liability Operating Agreement.

ARTICLE IV

Registered Office and Agent

The initial registered office of this Company shall 4353 Michigan Link Fort Myers, FL 33916, Telephone: (239) 334-7343, and its initial registered agent at such office shall be Johnson W. Cauthen.

ARTICLE V

Management

The Limited Liability Company shall be managed by a Manager in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain additional provisions for the regulation and management of the affairs of the Company consistent with law or these articles of organization. The names and addresses of the members of the Company are:

Albert O'Donnell

4291 Williams Road
Estero, FL 33928

Patricia O'Donnell

4291 Williams Road
Estero, FL 33928

ARTICLE VI

Admission of Additional Members

Additional members will be admitted only with the unanimous consent of all Members upon such terms as are unanimously agreed to by all Members.

ARTICLE VII

Members Rights to Continue Business

The remaining members of the Limited Liability Company shall have the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company.

Dated this 12 day of July, 2004.

By: 

JOHNSON W. EAUTHEN

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE


PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA:

1. The name of the Limited Liability Company is 3150 S.W. Pine Island Road, L.L.C.
2. The name and address of the registered agent and office is:

JOHNSON W. CAUTHEN
4353 Michigan Link
Fort Myers, FL 33916
Telephone: (239) 334-7343

Having been named as registered agent and to accept service of process for the above-stated Limited Liability Company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated: July 12, 2004



JOHNSON W. CAUTHEN

MEMBER'S AFFIDAVIT

The undersigned, being all of the Members of 3150 S.W. PINE ISLAND ROAD, L.L.C., a Florida limited liability company (the "Company"), who being by me first duly sworn, state as follows:

1. That the Company owns the real property described as follows:

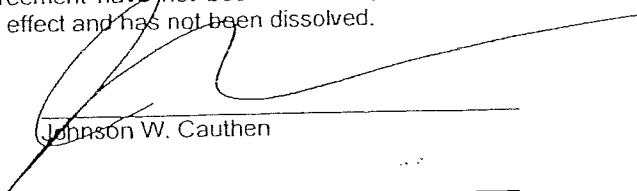
See attached Exhibit "A"

2. That the undersigned, Johnson W. Cauthen, Albert O'Donnell and Patricia O'Donnell (the "Members") represent all of the members of the Company.

3. That Johnson W. Cauthen (the "Manager") is the Manager of the Company.

3. That the Manager, on behalf of the Company, is authorized to obtain a loan or loans from COLONIAL BANK, N.A., its successors and/or assigns (the "Bank") to the Company, without limit as to amount, including any amendments, modifications, or renewals thereof, on such terms and conditions required by Bank, and to encumber any and all property of the Company, including, but not limited to, the Real Property, as security for said loan or loans, on such terms and conditions as required by the Bank. The Manager, on behalf of the Company, is authorized to execute and deliver to the Bank any and all documents requested by the Bank to evidence or secure said loan or loans, including, but not limited to, promissory notes, mortgages, security agreements, assignments, financing statements and any other instruments requested by Bank, and any amendment, modification or renewal of the same.

4. That the Articles of Organization and Operating Agreement delivered to the Bank are a true and correct copy of the Articles of Organization and Operating Agreement of the Company, and said Articles and Operating Agreement have not been amended, modified, or terminated, and the Company is in full force and effect and has not been dissolved.



Johnson W. Cauthen

Albert O'Donnell

Patricia O'Donnell

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 15 day of July, 2004, by JOHNSON W. CAUTHEN, who ☒ is personally known to me or who ☐ has produced _____ as identification.

NOTARY RUBBER STAMP SEAL
OR EMBOSSED SEAL

DEBORAH LEA BOLLINGER
MY COMMISSION #CC 98478
EXPIRES: NOV 29, 2004
FL NOTARY SERVICE & BONDING, INC.

Notary Public

DEBBIE BOLLINGER

Printed Name

Commission No.

Expiration Date

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 15 day of July, 2004, by ALBERT O'DONNELL, who ☐ is personally known to me or who ☐ has produced _____ as identification.

NOTARY RUBBER STAMP SEAL
OR EMBOSSED SEAL



DEBORAH LEA BOLLINGER
MY COMMISSION #CC 98478
EXPIRES: NOV 29, 2004
FL NOTARY SERVICE & BONDING, INC.

Notary Public

DEBBIE BOLLINGER

Printed Name

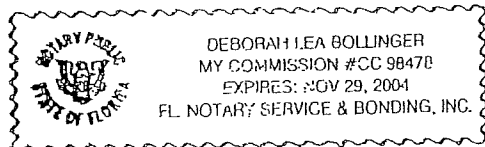
Commission No.

Expiration Date

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 15 day of July, 2004, by PATRICIA O'DONNELL, who ☐ is personally known to me or who ☐ has produced _____ as identification.

NOTARY RUBBER STAMP SEAL
OR EMBOSSED SEAL



Notary Public

DEBBIE BOLLINGER

Printed Name

Commission No.

Expiration Date

Exhibit "A"

A portion of the E ½ of the E ½ of the E ½ of the NE ¼ of the NE ¼ of Section 19, Township 44 South, Range 23 East, Lee County, Florida, LESS and EXCEPT right of way for Pine Island Road (SR No. 78) AND a portion of the W ¼ of the W ½ of the NW ¼ of the NW ¼ of Section 20, Township 44 South, Range 23 East, Lee County, Florida, LESS and EXCEPT right of way for said Pine Island Road (SR No. 78), said portions being more particularly described as follows: Commence at a railroad spike marking the NW corner of said Section 20; thence S 0 degrees 11'50" W along the West line of said NW ¼ of Section 20, 33.00 feet to an intersection with the South right of way line of said Pine Island Road (SR No. 78); thence due East along said right of way line, 134.84 feet to a steel pin with a plastic cap bearing the stamp LB 697 and the Point of Beginning; thence continue due East along the said right of way line, 370.96 feet to a steel pin and cap; thence S 00 degrees 03'41" W, 1,299.58 feet to a steel pin and cap; thence N 89 degrees 53'31" W, 508.88 feet to a 2 ½ "round concrete monument marking the SW corner of said West ¼ of the W ½ of the NW ¼ of the NW ¼ of said section 20; thence N 89 degrees 27'38" W, 164.71 feet to a steel pin and cap; thence N 00 degrees 10'39" E, 861.77 feet to a steel pin and cap; thence S 89 degrees 49'21" E, 300.00 feet to a steel pin and cap; thence N 00 degrees 10'39" E, 436.24 feet to a steel pin and cap and the Point of Beginning. LESS and EXCEPT Burnt Store Extension road right of way described in Order of Taking recorded September 30, 1999 in O.R. Book 3173, Page 1317, Public Records of Lee County, Florida.

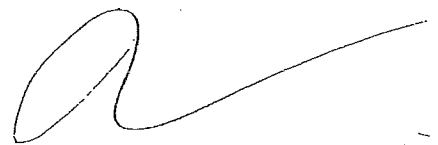


EXHIBIT B.1



TRAFFIC CIRCULATION ANALYSIS
PREPARED FOR A
COMPREHENSIVE PLAN AMENDMENT

FOR

CAUTHEN SITE
3150 SW PINE ISLAND ROAD

: PROJECT NO. 0609.27

PREPARED BY:
TR Transportation Consultants, Inc.
13881 Plantation Road, Suite 11
Fort Myers, Florida 33912-4339
239-278-3090

September 28, 2006

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 Intensive Development. The approximately 12.95 acre property is located at the southeast corner of Pine Island Road and Veterans Parkway in Lee County, Florida. The existing land use designation on the property is Rural.

The following report will examine the impacts of changing the future land use category from the existing land use to Intensive Development.

II. EXISTING CONDITIONS

The subject site is currently vacant. The site is bordered to the north by Pine Island Road (S.R. 78), to the east by commercial and vacant land, to the south by the Royal Tee residential community (now referred to as Cape Royal) and to the west by Veterans Parkway.

Pine Island Road (S.R. 78) is a two-lane arterial roadway that extends from Pine Island to east of I-75. Pine Island Road has a posted speed limit of 55 mph adjacent to the subject site and is under the jurisdiction of the Florida Department of Transportation (FDOT). Pine Island Road has been designated by FDOT as a Federal Intrastate Highway System (FIHS) route. Due to this designation, the adopted Level of Service for this roadway is higher pursuant to Florida Administrative Code. This is also adopted in the Lee County Comprehensive Plan (Lee Plan). Currently, the adopted Level of Service on Pine Island Road east of Burnt Store Road to U.S. 41 is LOS "C".

Other roads in the area of influence, including Pine Island Road west of Burnt Store Road, have an adopted Level of Service Standard of LOS "E" pursuant to the Lee County Comprehensive Plan. Chiquita Boulevard, which is under the jurisdiction of the City of

Cape Coral, has an adopted Level of Service of LOS "D". The Level of Service thresholds utilized in this analysis are outlined in the Appendix of this report in Table 1A.

III. PROPOSED PLAN AMENDMENT

The proposed Comprehensive Plan Amendment would change the future land use designation on the subject site from Rural to Intensive Development. 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 both residential and commercial uses.

With the proposed land use change, the map amendment would include a text to limit the development to the following uses: 181 single family residential units, 80,000 square feet of office uses, 80,000 square feet of retail uses, 20,000 square feet of medical office uses and 20,000 square feet of restaurant uses. Table 1 highlights the intensity of uses that are proposed with the proposed land use designation.

Table 1
3150 SW Pine Island Road
Land Uses

Land Use Category	Intensity
Single Family Homes	181 Units
Retail	80,000 square feet
Office	80,000 square feet
Medical Office	20,000 square feet
Restaurants	20,000 square feet

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) recently updated 2030 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) 1032. For this analysis, a new TAZ was created (TAZ 1757) to analyze the impacts the proposed change would have on the 2030 Financially Feasible plan as adopted by the Lee County Metropolitan Planning Organization. **Table 3** identifies the land uses that were computed and utilized for TAZ 1757 and for the Long Range Transportation Analysis. The employment per 1,000 square feet for retail and restaurant uses as well as service uses (office/medical office) was taken from the factors provided in the "Typical Employment Conversion Factors" table, utilized by the MPO and Lee County. The residential population was based on the residents per dwelling unit ratio that is contained in TAZ 1032.

Table 3
TAZ 1757
Land Uses for Analysis

Land Use Category	Intensity
Single Family Homes	396 Population
Retail/Restaurant	250 Employees
Service (Office/Medical Office)	384 Employees

The modifications made to the TAZ data, including ZDATA1 and ZDATA2 files, are attached to the Appendix for reference.

With this amendment, it was assumed that there would be site access provided to both Pine Island Road and Veterans Parkway. The subject site has approximately 1,250 feet of frontage along Veterans Parkway.

The 2030 Long Range Transportation model (FSUTMS) was run with the data shown in Table 3 to indicate what additional improvements above and beyond those identified in the 2030 Financially Feasible Highway Plan would be required to support the map amendment. The financially feasible highway plan, as approved by the MPO, was included in the FSUTMS runs. Based on the MPO plan, the financially feasible road network in this area includes widening of several roads. State Route 78 is recommended to be widened between Burnt Store Road and Chiquita Boulevard. This project is in fact in the final stages of design. No funding for construction has yet been identified by FDOT at this time. Burnt Store Road north of Pine Island Road is also shown to be widened to four lanes in the 2030 Financially Feasible Plan. Lee County has commenced design of this improvement and it is scheduled for construction within the next six to ten years. Other improvements in the area include the widening of Veterans Parkway from Chiquita Boulevard east as a limited access expressway with grade separations at all of the major cross streets. Based on this analysis, no roadway segments are shown to operate below the adopted Level of Service standard in the year 2030.

Table 1B included in the Appendix of this report identifies the projected 2030 peak hour, peak direction volumes anticipated based on no changes to the 2030 Financially Feasible travel model as currently adopted by the MPO. The table identifies the projected peak hour, peak direction volume and the Level of Service on that link that is projected in 2030 with the improvements that are identified on the Financially Feasible Highway Plan.

Table 1C includes the peak hour, peak direction volumes with the model output based on the inclusion of TAZ 1757 as previously discussed. The Florida Standard Urban Transportation Model Structure (FSUTMS) was ran with the modified TAZ data as shown in Table 3. As can be seen from the results, there are no changes to the Level of Service on any of the area roadways as a result of the proposed change to the land use as identified in this analysis.

Short Range Impacts (5-year horizon)

The Lee County Capital Improvement Program for Fiscal Year 2006/2007 to 2010/2011 was reviewed, as well as the FDOT Work Program for Fiscal Year 2005/2006 to 2009/2010 to determine the short term impacts the proposed land use change would have on the surrounding roadways.

There are no roadway 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. FDOT is currently in the process of finalizing design plans for the widening of S.R. 78 from Burnt Store Road to Chiquita Boulevard. There has been no construction funding established at this time for this improvement.

Recommendations to the Long Range Transportation Plan

Based on the analysis with the 2030 Financially Feasible Highway Plan, the roadway segments in the study area will operate within acceptable conditions in 2030 with the additional units requested with this plan amendment. The only exception is the segment of Pine Island Road west of Burnt Store Road. This segment of Pine Island Road has been deemed constrained due to the Matlacha Pass Bridge and Lee Plan Policies in effect. The impact this amendment has on that segment is negligible, based on the analysis. As can be seen in Table 1B and 1C, the projected 2030 peak hour, peak direction volume on this link is only projected to increase by less than 1% as a result of the change in land use.

V. CONCLUSION

The proposed comprehensive plan amendment is to modify the future land use from Rural to Intensive Development on approximately 12.95 acres located at the southeast corner of Pine Island Road and Veterans Parkway will not cause any changes to be made to the Long Range Transportation Plan. An analysis of the 2030 Recommended Long Range Transportation Plan indicate that the roadway segments will operate within the acceptable Level of Service standards in 2030 without modification to the Long Range Transportation Plan.

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APPENDIX

TABLES 1A, 2A & 3A

TABLE 1A
PEAK DIRECTION LEVEL OF SERVICE THRESHOLDS

<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>
Pine Island Road	W. of Veterans/Burnt Store	2LN	100	360	710	1000	1270
	E. of Veterans/Burnt Store	4LN	450	1630	1900	1950	1950
	E. of Centroid Connection	4LN	450	1630	1900	1950	1950
	E. of Surfside Blvd.	4LN	450	1630	1900	1950	1950
	E. of Chiquita Blvd.	4LN	450	1630	1900	1950	1950
	W. of Santa Barbara	4LN	450	1630	1900	1950	1950
Veterans Pkwy	S. of Pine Island Rd.	4LN	270	1620	1970	2030	2030
	W. of Surfside Blvd.	4LN	270	1620	1970	2030	2030
	E. of Surfside Blvd.	4LN	270	1620	1970	2030	2030
	E. of Chiquita Blvd.	6LN	1590	2580	3720	4820	5480
	W. of Santa Barbara	6LN	1590	2580	3720	4820	5480
Burnt Store Road	N. of Pine Island Rd.	4LN	450	1630	1900	1950	1950
Chiquita Blvd.	S. of Pine Island Rd.	6LN	0	0	1740	2450	2580
	N. of Veterans Pkwy.	6LN	0	0	1740	2450	2580

LEVEL OF SERVICE THRESHOLDS TAKEN FROM LEE COUNTY GENERALIZED LOS TABLES
 FOR PINE ISLAND ROAD, VETERANS PARKWAY AND BURNT STORE ROAD
 FOR CHIQUITA BOULEVARD (CITY OF CAPE CORAL ROAD), FDOT GENERALIZED LOS TABLE 4-7 FROM Q/LOS MANUAL USED
 FOR VETERANS PARKWAY EAST OF CHIQUITA BLVD., UNINTERRUPTED FLOW HIGHWAY UTILIZED

Table 1B
2030 Traffic Conditions
2030 Financially Feasible Road Network

ROADWAY	SEGMENT	# Of	LOS Std.	Raw FSUTMS	PCS	PSWDT/AADT	2030	K-100	D	Total Traffic	LOS Serv.	LOS
		Lanes		PSWDT	#	Factor	AADT	Factor	Factor	Pk Direction	Std.	
Pine Island Road	W. of Veterans/Burnt Store	2LN	E	39,938	3	1.22	32,736	0.097	0.55	1,746	1,270	F
	E. of Veterans/Burnt Store	4LN	C	19,608	3	1.22	16,072	0.097	0.55	857	1,900	B
	E. of Centroid Connection	4LN	C	18,129	3	1.22	14,860	0.097	0.55	793	1,900	B
	E. of Surfside Blvd.	4LN	C	21,212	3	1.22	17,387	0.097	0.55	928	1,900	B
	E. of Chiquita Blvd.	4LN	C	24,504	3	1.22	20,085	0.097	0.55	1,072	1,900	B
	W. of Santa Barbara	4LN	C	30,151	3	1.22	24,714	0.097	0.55	1,318	1,900	B
Veterans Pkwy	S. of Pine Island Rd.	4LN	E	25,550	50	1.03	24,806	0.091	0.63	1,422	2030	B
	W. of Surfside Blvd.	4LN	E	23,381	50	1.03	22,700	0.091	0.63	1,301	2030	B
	E. of Surfside Blvd.	4LN	E	35,791	50	1.03	34,749	0.091	0.63	1,992	2030	D
	E. of Chiquita Blvd.	6LN	E	58,192	50	1.03	56,497	0.091	0.63	3,239	5480	C
	W. of Santa Barbara	6LN	E	64,772	50	1.03	62,885	0.091	0.63	3,605	5480	C
Burnt Store Road	N. of Pine Island Rd.	4LN	E	24,283	12	1.08	22,484	0.091	0.64	1,309	1950	B
Chiquita Blvd.	S. of Pine Island Rd.	6LN	D	31,077	50	1.03	30,172	0.091	0.63	1,730	2450	C
	N. of Veterans Pkwy.	6LN	D	29,496	50	1.03	28,637	0.091	0.63	1,642	2450	C

Table 1C
2030 Traffic Conditions with Proposed Density at River Hall
2030 Financially Feasible Road Network

ROADWAY	SEGMENT	# Of Lanes	LOS Std.	Raw FSUTMS PSWDT	PCS #	PSWDT/AADT Factor	2030 AADT	K-100 Factor	D Factor	Total Traffic Pk Direction	LOS Serv. Volume	LOS
Pine Island Road	W. of Veterans/Burnt Store	2LN	E	39,995	11	1.22	32,783	0.097	0.55	1,749	1,270	F
	E. of Veterans/Burnt Store	4LN	C	21,805	11	1.22	17,873	0.097	0.55	954	1,900	B
	E. of Centroid Connection	4LN	C	21,983	11	1.22	18,019	0.097	0.55	961	1,900	B
	E. of Surfside Blvd.	4LN	C	20,932	5	1.22	17,157	0.097	0.55	915	1,900	B
	E. of Chiquita Blvd.	4LN	C	26,171	5	1.22	21,452	0.097	0.55	1,144	1,900	B
	W. of Santa Barbara	4LN	C	30,536	5	1.22	25,030	0.097	0.55	1,335	1,900	B
Veterans Pkwy	S. of Pine Island Rd.	4LN	E	24,751	5	1.03	24,030	0.091	0.63	1,378	2030	B
	W. of Surfside Blvd.	4LN	E	24,062	5	1.03	23,361	0.091	0.63	1,339	2030	B
	E. of Surfside Blvd.	4LN	E	36,234	5	1.03	35,179	0.091	0.63	2,017	2030	D
	E. of Chiquita Blvd.	6LN	E	58,200	5	1.03	56,505	0.091	0.63	3,239	5480	C
	W. of Santa Barbara	6LN	E	64,563	5	1.03	62,683	0.091	0.63	3,594	5480	C
Burnt Store Road	N. of Pine Island Rd.	4LN	E	25,377	5	1.08	23,497	0.091	0.64	1,368	1950	B
Chiquita Blvd.	S. of Pine Island Rd.	6LN	D	28,188	5	1.03	27,367	0.091	0.63	1,569	2450	C
	N. of Veterans Pkwy.	6LN	D	28,965	5	1.03	28,121	0.091	0.63	1,612	2450	C

EXISTING TAZ 1032

1 1032 365 10 9 779 0 30 70 6 20 20 20 22 78 0 0 99 0

2 21032 13 17 64 94 0 0 0

NEW TAZ 1757

1 1757 181 10 9 386 0 30 70 0 0 0 0 0 0 0 0 99 0

2 21757 0 250 384 634 0 0 0

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**2030 FINANCIALLY FEASIBLE
HIGHWAY PLAN**

Adopted Year 2030 HIGHWAY ELEMENT

Adopted December 7th, 2005 with Amendments on January 20th, & March 17th, 2006

ROAD SEGMENT: Name of numbered or named road to be improved				EXISTING Highway Network and COMPLETED highway projects to be built by FY 2005		FINANCIAL FEASIBILITY STATUS				
PROJECT: Start of segment to be added or improved				IMPROVEMENT: Description of facility following proposed improvement						
TO: End of segment to be added or improved										
FDOT										
2490	Allico Rd	U.S. 41	Dusty Rd	2490	60	0.48	Last two years of SIS payoff	\$2,442,699	\$2,442,699	Feasible
Arterial roads & expressways		Lee & Collier Counties		Traveler information broadcast capability		Hall of capital cost of expanding the bicounty system to monitor travel speed in real time by using vehicles equipped with toll transponders or probes		\$3,450,000	-	Contingent
Caloosahatchee bridges		Cape Coral, Mid Point, U.S. 41, & Edison Bridges & their approaches		Incident management system		Stage II implementation		\$5,800,000	\$5,800,000	Feasible
Computerized traffic signal system		Countywide		Upgrade to ATMS				\$27,600,000	\$27,600,000	Feasible
Drawbridges		On S.R. 31 (Aradia Rd) & Broadway (C.R. 78A) @ Caloosahatchee River, Pine Island Rd @ Malletta Pass, & C.R. 865 @ Big Cypress Pass		Security cameras		Motion & object sensors, video & audio surveillance to monitor for potential threats from terrorist attacks, acts of God, or other incidents		\$900,000	-	Feasible
Intermodal freight terminal		State Farmers Market, S.R. 78, or Allico Rd		Railroad intermodal terminal		TOFC/COFC terminal and team track		\$6,505,333	-	Contingent
I-75 approach roads		Collier County line		Dynamic Kinesis		SIS		\$3,290,000	-	Contingent
I-75 detour routes		Collier County line		I-75 detour routes		SIS, dynamic and/or static traveler signs		\$5,810,000	-	Contingent
I-75		Collier County line		Bonita Beach Rd		SIS		\$13,322,400	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		\$68,025,000	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent
I-75		Bonita Beach Rd		Bonita Beach Rd		SIS		-	-	Contingent

Adopted Year 2030 HIGHWAY ELEMENT
 Adopted December 7th, 2005 with Amendments on January 20th, & March 17th, 2006

ROAD ELEMENT: Name of new road or road to be improved FROM: Start of segment to be added or improved TO: End of segment to be added or improved			E & C EXISTING roadway network plus COMMITTED roadway projects to be built by FY 04/05 IMPROVEMENT: Description of facility including proposed improvement		FINANCIAL FEASIBILITY STATUS				
LEE COUNTY									
19th St W	Tena Ave N	Ann Ave @ 9th St W	2L	4L	1.75	Connect across canals	\$23,789,743	\$23,789,743	Feasible
40th St SW Ext	Current terminus	Alabama Rd	None	2L	0.10		\$1,878,049	\$1,878,049	Feasible
61st St W	Cemetary Rd at Stratton Rd	Sunshine Blvd	2L	2L	2.11	Connect across canals	\$18,385,011		Feasible
91st St W	Ann Ave at 19th St W	Richmond Ave	2L	4L	2.34		\$30,761,430	\$30,761,430	Feasible
91st St E	@ Thompson Ave and Dayton Ave		2L	2L	0.20	Region derelict	\$2,058,818	\$2,058,818	Feasible
Alabama Rd	40th St SW Ext	Sunrise Blvd Ext	2L	4L	1.05		\$12,174,215	\$12,174,215	Feasible
Alice Expwy	Summerlin Rd	S.R. 82 (Immokalee Rd)	None	None	18.35	Potential Sunbol Causeway surplus toll project; Includes 4 toll collection gantries & 2 equipment buildings			Contingent
Andree Ln	Hammway Dr	Metro Pkwy	None	None	0.25		\$7,993,683	\$7,993,683	Feasible
Arborwood Pkwy Ext	Fort Myers city limits	Gateway Blvd	None	2L	1.32		\$19,884,209	\$19,884,209	Feasible
Bass Rd Ext	Gladious Dr	A & W Bulb Rd	None	2L	0.98		\$10,882,780		Contingent
Ben Hill Griffin Pkwy	FGCU Blvd	1 mile South of Alice Rd	4L	None	3.15	Not needed by 2030 if CR 951 Ext is Included	\$15,408,878		Contingent
Beth Stacey Blvd Ext	SW 23rd St	Milwaukee Blvd	None	2L	1.09	County share (53%) only. Developer has agreed to absorb the other 47%.	\$5,948,896	\$5,948,896	Feasible
Bonita Beach Rd	Vanderbilt Dr	Old U.S. 41 Rd (C.R. 887)	4L	6L	2.36		\$25,783,783	\$25,783,783	Feasible
Bonita Beach Rd	Old U.S. 41 Rd (C.R. 887)	Imperial St	4L	6L	1.03		\$11,097,000	\$11,097,000	Feasible
Boy Scout Dr	Summerlin Rd	U.S. 41 (Cleveland Ave)	6L	6L	0.50		\$5,881,215		Contingent
Buckingham Rd Ext	S.R. 82 (MLK Blvd) @ Hanson St Ext	800 North of current S.R. 82 intersection	None	2L	0.56		\$8,536,558	\$8,536,558	Feasible
Buckingham Rd	Orange River Blvd	S.R. 80 (Palm Beach Blvd)	2L	4L	2.55		\$28,760,000		Contingent
Buckingham Rd	Gunnery Rd	Orange River Blvd	2L	4L	2.95		\$29,595,847		Contingent
Burnt Store Rd / Veterans Expwy	@ S.R. 78 (Pine Island Rd)		2L	4L	0.50	Surplus toll revenue project, county share			Contingent
Burnt Store Rd	S.R. 78 (Pine Island Rd)	Van Buren Pkwy	2L	4L	3.10	Surplus toll revenue project, county share			Contingent
Burnt Store Rd	Kissel Pkwy	Charlotte County line	2L	4L	6.00	Surplus toll revenue project, county share			Contingent
Cape Coral Bridge	@ Toll Plaza		None	4L		Convert existing toll facilities to open road tolling			Contingent
C.R. 851 Ext	Collier County line	Bonita Beach Rd	None	4L	1.00	Unlimited access expressway			Contingent
C.R. 951 Ext	Bonita Beach Rd	Alice Expwy	None	None	14.24	Unlimited access expressway; includes 3 toll collection gantries & 2 equipment buildings			Contingent
C.R. 951 Ext	@ Alice Expwy		None	None		Cost estimate assumes a trumpet interchange	\$5,072,309	\$5,072,309	Feasible
Cedarree Ave & Ext	Buckingham Rd	Centennial Blvd	Half (SSR)	4L	0.35		\$7,184,482	\$7,184,482	Feasible
Centennial Blvd	Cedarree Ave	Gunnery Road	2L	4L	0.42		\$3,144,438	\$3,144,438	Feasible
Centennial Blvd Ext	Gunnery Rd	Sunset Rd	None	4L	0.18		\$4,820,000	\$4,820,000	Feasible
Coastal area IMS expansion	On Bonita Beach Rd, Estero Blvd, S.R. 885 & Pine Island Rd		None	2L	0.50		\$11,800,000		Contingent
Coconut Rd Ext	Old Lighthouse Rd	I-75	None	2L	1.07		\$25,200,000		Contingent
Coconut Rd Ext	I-75	C.R. 951 Ext	None	2L		Not needed if C.R. 951 Ext is not Included			Contingent
Colonial Blvd (S.R. 884)	Midpoint Bridge	East of Summerlin Rd	6L	6L	0.45				Contingent
Colonial Blvd (S.R. 884)	East of Summerlin Rd	U.S. 41 (Cleveland Ave)	6L	6L	0.50				Contingent
Colonial Blvd (S.R. 884)	U.S. 41 (Cleveland Ave)	East of U.S. 41 (Cleveland Ave)	6L	6L	0.18				Contingent
Colonial Blvd express lanes	Midpoint Bridge	East of U.S. 41 (Cleveland Ave)	6L	6L	0.54	Includes 2 toll collection gantries & 1 equipment building			Contingent
Colonial Blvd (S.R. 884)	East of U.S. 41 (Cleveland Ave)	East of Fowler St	6L	6L	0.81				Contingent
Colonial Blvd (S.R. 884)	East of Fowler St	S.R. 739 (Metro Pkwy)	6L	6L		Toll funding, but contingent upon supplemental discretionary funding; cost includes open road tolling			Contingent
Colonial Blvd (S.R. 884)	@ S.R. 739 (Metro Pkwy)		6L	6L	0.27				Contingent
Colonial Blvd (S.R. 884)	S.R. 739 (Metro Pkwy)	East of S.R. 739 (Metro Pkwy)	6L	6L		Includes 2 toll collection gantries & 1 equipment building			Contingent
Colonial Blvd (S.R. 884)	East of U.S. 41 (Cleveland Ave)	East of S.R. 739 (Metro Pkwy)	6L	6L	1.56				Contingent
Colonial Blvd (S.R. 884)	East of S.R. 739 (Metro Pkwy)	West of Winkler Ave	6L	6L	1.38				Contingent
Colonial Blvd (S.R. 884)	West of Winkler Ave	I-75 West side ramps	6L	6L	0.69				Contingent
Colonial Blvd (S.R. 884)	I-75 West side ramps	East of Forum Blvd	6L	6L		Includes 3 toll collection gantries & 1 equipment building			Contingent
Colonial Blvd (S.R. 884)	East of S.R. 739 (Metro Pkwy)	East of Forum Blvd	6L	6L	1.47				Contingent
Colonial Blvd (S.R. 884)	East of Forum Blvd	West of S.R. 82 (MLK Blvd-Immokalee Rd)	6L	6L	0.40	Powerline must be raised			Contingent
Colonial Blvd (S.R. 884)	West of S.R. 82 (MLK Blvd-Immokalee Rd)	East of S.R. 82 (MLK Blvd-Immokalee Rd)	6L	6L		Includes 2 toll collection gantries & 1 equipment building			Contingent
Colonial Blvd (S.R. 884)	East of Forum Blvd	East of S.R. 82 (MLK Blvd-Immokalee Rd)	6L	6L	0.83	Not needed once Estero Parkway Ext is completed	\$5,184,267		Contingent
Carleesrow Rd	Three Oaks Pkwy	Ben Hill Griffin Pkwy	6L	6L					Contingent

Adopted Year 2030 HIGHWAY ELEMENT Adopted December 7th, 2005 with Amendments on January 20th, & March 17th, 2006

ROAD SEGMENT: Name of road and use to be improved			E & G EXISTING roadway network plan, COMMITTED roadway projects to be built by FY 2005		FINANCIAL FEASIBILITY STATUS			
FROM: Start of segment to be added or improved			IMPROVEMENT: Description of facility (including proposed improvement)		Project description, project location, project length, project cost, project funding source, project status			
TO: End of segment to be added or improved								
Countywide					\$7,725,000/year, adjusted for inflation	\$154,500,000	\$154,500,000	
44422 Crystal Dr	U.S. 41 (South Tamiami Tr)	Plantation Rd	2L	4L	1.53		\$15,948,726	\$15,948,726
45072 Crystal Dr Ext	Plantation Rd	Six Mile Cypress Pkwy	None	2L	1.00		\$11,911,835	\$11,911,835
45112 Daniels Pkwy	West of Metro Pkwy	East of Chamberlin Pkwy	5L	5L	5.80	Includes 11 overpasses, rounding I-75 & the SGRR, 5 toll collection gantries & 2 equipment buildings		
45112 Daniels Pkwy	East of Chamberlin Pkwy	Gateway Blvd	4L	6L	1.70		\$11,530,000	\$11,530,000
45112 Del Prado Blvd	Cape Coral Pkwy	S.R. 78 (Pine Island Rd)	4L	6L	0.28	For left turn from southbound Del Prado Blvd toward bridge		
45112 Del Prado Blvd	S.R. 78 (Pine Island Rd)	Mellow Dr	2L	4L	2.52	Unspecified needed improvements	\$319,068	\$319,068
45112 Del Prado Blvd	U.S. 41 (North Tamiami Tr)	Nails Grade Rd	2L	4L	2.23	Not needed if extension to I-75 is not included	\$40,839,518	
45112 Del Prado Blvd	Mellow Dr	U.S. 41	2L	4L	0.50	Interchange with I-75 not included; includes 2 toll collection gantries & 1 equipment building		
45112 Del Prado Blvd Ext	Garden Blvd	Luckett Rd	None	2L	0.75		\$6,109,375	\$6,109,375
45112 Del Prado Blvd Ext	S.R. 82 (MLK Blvd)	Arboretum Pkwy Ext	2L	4L	0.75		\$29,903,836	\$29,903,836
45112 Del Prado Blvd Ext	Arboretum Pkwy Ext	Carwood Ave	None	2L	0.76		\$3,414,190	\$3,414,190
45112 Del Prado Blvd Ext	Lee Blvd	Centennial Blvd	2L	4L	1.70		\$2,876,484	\$2,876,484
45112 Del Prado Blvd Ext	Centennial Blvd	Buckingham Rd	2L	4L	0.55		\$12,233,652	\$12,233,652
45112 Del Prado Blvd Ext	U.S. 41 (North Cleveland Ave)	Business U.S. 41 (North Tamiami Tr)	None	2L	0.61		\$5,613,925	\$5,613,925
45112 Del Prado Blvd Ext	Sunrise Blvd	Alabama Rd	2L	4L	1.47		\$54,007,568	\$54,007,568
45112 Del Prado Blvd Ext	Bonita Beach Rd	Collier County line	4L	6L	0.98		\$13,900,000	\$13,900,000
45112 Del Prado Blvd Ext	East 17th St	S.R. 80 (Palm Beach Blvd)	2L	4L	1.24		\$3,241,056	\$3,241,056
45112 Del Prado Blvd Ext	Hines Ave	Hardy County line	None	2L	0.53	Across canal	\$28,940,000	\$28,940,000
45112 Del Prado Blvd Ext	Lee County roads	Lee County TMC, U.S. 41, S.R. 78, S.R. 82 & S.R. 867	2L	4L	0.53	Upgrade & expand Lee County traffic management center	\$4,161,973	\$4,161,973
45112 Del Prado Blvd Ext	NE 24th Ave @ Kismet Pkwy	U.S. 41 (North Cleveland Ave)	2L	4L	1.50	Upgrade & expand Lee County traffic management center	\$530,000	\$530,000
45112 Del Prado Blvd Ext	U.S. 41 (North Cleveland Ave)	Business U.S. 41 (North Tamiami Tr)	2L	4L	0.68	Deploy video cameras & motorist information field devices	\$15,684,791	\$15,684,791
45112 Del Prado Blvd Ext	U.S. 41 (North Tamiami Tr)	Stator Rd	None	2L	0.25	Realign with Kismet Pkwy	\$6,988,104	\$6,988,104
45112 Del Prado Blvd Ext	Ortiz Ave	Enterprise Pkwy	2L	4L	0.50		\$24,394,237	\$24,394,237
45112 Del Prado Blvd Ext	Enterprise Pkwy	I-75 Northbound ramps	4L	6L	0.55		\$7,870,000	\$7,870,000
45112 Del Prado Blvd Ext	I-75 Northbound ramps	Holsloin Dr	2L	4L	0.59		\$2,429,563	\$2,429,563
45112 Del Prado Blvd Ext	Holsloin Dr	Staley Rd	2L	4L	0.87		\$5,771,849	\$5,771,849
45112 Del Prado Blvd Ext	Greenbriar Farms Rd	Pangola Dr	2L	4L	0.25		\$7,868,884	\$7,868,884
45112 Del Prado Blvd Ext	Pangola Dr	Buckingham Rd	2L	4L	2.40		\$1,312,923	\$1,312,923
45112 Del Prado Blvd Ext	Sunshine Blvd @ 61st St W	Cul de sac	None	2L	0.10	Across canal	\$32,745,817	\$32,745,817
45112 Del Prado Blvd Ext	Mid Point Bridge	@ Toll Plaza	2L	4L	0.86	Convert existing toll facilities to open road tolling	\$1,087,220	\$1,087,220
45112 Del Prado Blvd Ext	SE 17th Pl	East of McGregor Blvd	2L	4L	0.33	Convert existing toll facilities to open road tolling		
45112 Del Prado Blvd Ext	Nalle Grade Rd Ext	S.R. 31 (Arcadia Rd)	None	2L	2.50	Surplus toll revenue project, county share		
45112 Del Prado Blvd Ext	NE 24th Ave Ext	Garden Blvd	None	2L	0.25		\$17,567,837	\$17,567,837
45112 Del Prado Blvd Ext	Now beach bridge	Esler Rd	None	2L	0.25		\$2,913,088	\$2,913,088
45112 Del Prado Blvd Ext	North Airport Rd Ext	Current terminus	None	2L	0.62	Completion assumed in 2015; includes toll collection gantries on both new & existing S.R. 885 bridges & 1 equipment building		
45112 Del Prado Blvd Ext	Orange River Blvd	Nash Rd	2L	4L	1.35		\$24,882,436	\$24,882,436
45112 Del Prado Blvd Ext	Ortiz Ave	Colonial Blvd	2L	4L	1.08		\$13,227,602	\$13,227,602
45112 Del Prado Blvd Ext	Palmetto Ln	Daniels Pkwy	2L	4L	1.73		\$14,372,911	\$14,372,911
45112 Del Prado Blvd Ext	Pine Island Rd	Malibu Blvd	2L	4L	1.44		\$13,900,000	\$13,900,000
45112 Del Prado Blvd Ext	Plantation Rd	Six Mile Cypress Pkwy	2L	4L	0.57		\$17,876,387	\$17,876,387
45112 Del Prado Blvd Ext	Plantation Rd	Daniels Pkwy	2L	4L	1.17	Needed for concurrency	\$4,024,462	\$4,024,462
45112 Del Prado Blvd Ext	Sanibel Causeway	@ Toll Plaza	2L	4L	2.53		\$11,270,000	\$11,270,000
45112 Del Prado Blvd Ext	Sandy Lane Ext (North)	Caracas Rd	None	2L	2.25	Convert to open road tolling. Assumed toll surplus funding	\$28,652,021	\$28,652,021
45112 Del Prado Blvd Ext	Six Mile Cypress Pkwy	U.S. 41 (South Tamiami Tr)	2L	4L	1.14		\$18,420,000	\$18,420,000
45112 Del Prado Blvd Ext	S.R. 739 (Business U.S. 41)	Littleton Rd	2L	4L	2.54		\$7,547,696	\$7,547,696
45112 Del Prado Blvd Ext	Stingray Rd	Jamerson Pkwy	2L	4L	1.63		\$21,480,000	\$21,480,000
45112 Del Prado Blvd Ext	Summerlin Rd	Gladys Rd	4L	6L	1.83		\$21,840,789	\$21,840,789
45112 Del Prado Blvd Ext	Sunrise Blvd Ext	Alabama Rd	None	2L	1.19	Sanibel Causeway toll surplus project	\$13,070,378	\$13,070,378

Adopted Year 2030 HIGHWAY ELEMENT
 Adopted December 7th, 2005 with Amendments on January 20th, & March 17th, 2006

ROAD SEGMENT: Name of new road or need to be improved FROM: Start of segment to be added or improved TO: End of segment to be added or improved	EXISTING/COMMITTED PROJECTS TO BE PAID BY FY 2005 IMPROVEMENT: Description of facility including proposed improvement		FINANCIAL FEASIBILITY STATUS	
12524 Sunrise Blvd Ext	Richmond Ave	Victoria Ave S	0.31	
12524 Sunrise Rd Ext	Sunland Blvd	Tena Ave N	0.15	Across canal
12524 Sunrise Rd	Centennial Blvd Ext	Sunland Blvd	1.28	\$3,836,491
12524 Sunrise Blvd Ext	75th St W	S.R. 80 (Palm Beach Blvd)	1.95	\$2,949,372
12524 Three Oaks Pkwy	Coconut Rd	Estero Pkwy	3.84	\$11,875,187
12524 Todd Ave Ext	S.R. 82 (Immokalee Rd)	Westgate Blvd	0.56	\$11,511,911
12524 Vanderbilt Drive	Woods Edge Pkwy	Bonita Beach Rd	1.00	\$31,801,630
12524 Veterans Pkwy	Chiquita Blvd	Skyline Blvd	1.00	\$8,633,618
12524 Veterans Pkwy	@ Skyline Blvd	@ Santa Barbara Blvd	0.45	\$1,723,068
12524 Veterans Pkwy	@ County Club Blvd	@ Skyline Blvd	0.45	
12524 Veterans Pkwy-Mid Point Bridge-Colonial Blvd	West of Skyline Blvd	East of S.R. 82 (Dr Martin Luther King Jr Blvd-Immokalee Rd)	15.20	
This table does not imply a commitment on the part of this jurisdiction to complete the projects listed for it.			Other projects: \$2,164,508,023 \$706,862,350 PROJECT COSTS Subtotal: \$3,605,874,780 \$870,836,158	
			6 Cent LOGT Plus 5 Cent LOGT 50%: \$226,762,734 \$226,762,734 3rd Cent Motor Fuel Tax: \$45,713,426 \$45,713,426 Transportation Impact Fees: \$373,756,615 \$373,756,615 FINANCIAL RESOURCES (2011-2030) Total: \$872,677,571 \$872,677,571 Cape Coral & Mid Point toll surplus balance / (deficit): (\$698,680,147) (\$32,326,121) Sanibel Causeway toll surplus balance / (deficit): (\$801,251,098) \$3,497,836 Other projects balance / (deficit): (\$1,433,285,676) \$24,669,897 BALANCE / (DEFICIT): (\$2,730,196,919) \$1,841,712	

LEE COUNTY GENERALIZED
LEVEL OF SERVICE THRESHOLDS

c:\input2

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	100	360	710	1,000	1,270
2	Divided	1,060	1,720	2,480	3,210	3,650
3	Divided	1,590	2,580	3,720	4,820	5,480
Arterials						
Class I (>0.00 to 1.99 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	290	760	900	920
2	Divided	450	1,630	1,900	1,950	1,950
3	Divided	670	2,490	2,850	2,920	2,920
4	Divided	890	3,220	3,610	3,700	3,700
Class II (>2.00 to 4.50 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	210	660	850	900
2	Divided	*	490	1,460	1,790	1,890
3	Divided	*	760	2,240	2,700	2,830
4	Divided	*	1,000	2,970	3,500	3,670
Class III (more than 4.50 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	370	720	850
2	Divided	*	*	870	1,640	1,790
3	Divided	*	*	1,340	2,510	2,690
4	Divided	*	*	1,770	3,270	3,480
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	120	740	930	960	960
2	Divided	270	1,620	1,970	2,030	2,030
3	Divided	410	2,490	2,960	3,040	3,040
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	530	800	850
1	Divided	*	*	560	840	900
2	Undivided	*	*	1,180	1,620	1,720
2	Divided	*	*	1,240	1,710	1,800

JOHN CAUTHEN COMP PLAN AMENDMENT

Utility and Drainage Analysis

Potable Water Supply

The project is located within the Greater Pine Island Water Association (GPIWA) franchise area. The GPIWA has just recently installed a storage tank and high service pumping station on Scallop Drive, about 1/3 mile to the west of the project site. This storage facility should prove to provide ample volume and pressure for this and the other area commercial and residential projects.

The connection points to this system could either be from Cape Royal entrance road via easements or along the Pine Island Road R/W for a 10" connection. If a larger than 10" is required a connection could be obtained by jack and boring north under Pine Island Road (SR 78), approximately 111 feet to a 12" main. The water demand based on the desired uses and prescribed square footages is approximately 120,000 gallons per day.

It is safe to make the assumption that GPIWA, a subsidiary of Lee County Utilities, will maintain a level of service that requires 250 gallons per day per equivalent residential connection (ERC), as stipulated in the Lee County Comprehensive Development Master Plan, section IV, Policy 53.1.2. Systems are also required to deliver the water at a residual minimum pressure of 20-40 PSI, to meet residential and commercial fire flow requirements.

Sewage Disposal

The sewage generation from the site based on the uses and their sizes, is approximately 100,000 Gallons per day. There are three possibilities for sewage disposal from the site, each requiring a lift station and force main.

The first choice would be to go into a Lee County Utilities system by running west down Pine Island Road to a connection point at Matlacha Isles entrance, a distance of approximately 1 mile.

The second choice would be to directional bore under Pine Island Road up Burnt Store Road a distance of 0.4 mile to a City lift station, which is carrying the new shopping center sewage via force main east to a terminus at Chiquita Boulevard. This option would only serve the project's initial flows, pumping at off-peak times.

The third option would send a force main east along the Pine Island Road R/W to the Sandoval Commercial Tract site. This is a distance of approximately 1 mile. This option would not be available until approximately 2009 or 2010.

Sewage Disposal Continued

All of the options mentioned will require the utility companies approval. The first option would meet with the least objection in that the project is within Lee County and is under Lee County control. The second option again has the capacity issue until the area receives utilities, scheduled in the year 2017. The third option would be the second best possibility, with a time tract and capacity commensurate with your project schedule.

The best option being the Lee County Utilities at the entrance to Matlacha Isles, is required by the Lee County Comprehensive Development Master Plan, section IV, Policy 56.1.2. to provide a level of services equal to accepting 200 gallons per day per equivalent residential connection (ERC) for the peak month.

Storm Water Management

Storm water may be limited by the discharge rate of 0.1 CFS/acre, which would require a significant amount of on-site storage in the form of lakes and ponds. However the amount of on-site storage would be significantly reduced if the storm water were handled on a pre-development vs. post-development discharge rate of discharge, after on-site pre-treatment.

The out-fall would be located at the southern border of the site via an existing drainage swale. This swale is collecting water from many projects and is sized such that it should handle our storm water discharge. The swale is piped under Veteran's Parkway and outfalls into the mangrove forest bordering Matlacha Pass. Improvements to the swale in the form of maintenance may be required along the southern border of the site and beyond in order to achieve smooth open channel flow without overflowing it's banks. A second outfall location would be the northern border, into the Pine Island Road corridor. This outfall would be more difficult to permit and would be subject to change when the R/W of Pine Island Road is widened to four lanes.

A level of services as prescribed by the Lee County Comprehensive Development Master Plan, section IV, policy 60.3.1 requiring drainage systems to prevent flooding caused by a 25-year, 3-day storm event for 24 hours, must be met using on and off site measures.

The project will require a general Environmental Resource Permit (ERP) submitted to the South Florida Water Management District. There may be wetlands on the site for which both the Army Corps of Engineers and SFWMD will be involved. The wetlands are more than likely "Isolated wetlands" and can be mitigated either on-site or through a mitigation bank.

Storm Water Management Continued

The Flood elevation presently for finished floor is 8.0 feet above sea level. The existing grades are in the range of 4.0 to 5.0 feet above sea level. A three (3) to four (4) foot fill prism minimum will be required on the site. Lakes and ponds dug on-site will be required as the least cost method of raising the site. In today's dollars off-site fill compacted in place is running in excess of \$15.00 per yard in place. FEMA has announced that they are revising the flood maps in the near future, which could modify the above floor elevation, which intern will most likely increase the size of the fill prism.

Parks, Recreation, and Open Space
EXHIBIT B.2.d

The current County regulatory standard for regional parks is 7 acres per 1,000 total residents and the "desired level of service" standard is 8 acres per 1,000 County residents. The addition of approximately 250 residents to this site would require an additional 1.7 acres of regional park land for the regulatory standard or 2 acres for the "desired level of service" standard. Currently the County has 7,063 acres of regional parks land and plans to develop a 10 acre Idalia site by the Franklin Lock, Fisherman's Co-Op Boat Ramp on Pine Island, and an expansion of Bunch Beach Park will take place in fiscal year 2006-2007. In addition, the City of Cape Coral has proposed a 460 acre park and the City of Fort Myers proposed a 100 acre soccer park. These improvements will likely mean that the desired LOS will be met in the year 2020.

The regulatory LOS for community parks is 0.8 acre per 1,000 permanent residents and the desired LOS standard is 2 acres per 1,000 permanent residents. This property is located in newly defined Pine Island / Burnt Store / Unincorporated Lee County district. The County concurrency report says that both the regulatory standard and the desired standard will be met through the year 2009. The approval of this Comp. Plan Amendment could result in a maximum increase in the regulatory standard of 0.2 acres and the desired LOS standard of 0.5 acres. It is unlikely that this amendment would cause the County to fail to meet the adopted LOS standard for community parks.

EXHIBIT B.3.d



BOARD OF COUNTY COMMISSIONERS

(239) 533-0333

Writer's Direct Dial Number: _____

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Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Ablon
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

September 26, 2006

Mr. Mike Roeder, AICP
Knott, Consoer, Ebelini, Hart & Swett, P.A.
P.O. Box 2449
Fort Myers, FL 33902-2449

Re: Lee Plan Amendment for 3150 SW Pine Island Road

Mr. Roeder:

Lee County Transit received your letter dated September 25, 2006 in reference to the Comprehensive Plan Amendment Application for the subject property at the intersection of Pine Island Road and Veteran's Parkway in Cape Coral Florida. Lee County currently provides very minimal public transportation services to the subject property with service on Thursdays only to Pine Island and Southeast Cape Coral. Currently the closest daily fixed route bus service accessible from the property is approximately 4 miles away at the intersection of Pine Island Road and Santa Barbara Boulevard.

The Lee County Transit Development Plan identifies the need to expand the Thursday only service to regular fixed-route bus service with two hour headways, Monday through Friday, beginning in 2010. The 2030 Lee County Long Range Transportation Plan identifies the need to increase the service level to every 60 minutes in 2018. Any future development of this site should allow for access to the transit system on Pine Island Road.

If you have any questions please contact me at the telephone number listed above or send an e-mail to mhorsting@leegov.com.

Sincerely,

Michael Horsting, AICP
Planner, Lee County Transit



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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County Manager

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County Attorney

Diana M. Parker
County Hearing
Examiner

March 6, 2008

Mr. Michael Roeder
Knott, Consoer, Ebelini
Hart & Swett, P.A.
PO Box 2449
Fort Myers, FL 33902-2449

SUBJECT: Comprehensive Plan Amendment for 3150 SW Pine Island Road

Dear Mr. Roeder:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the 13 acre property located at the south east corner of Pine island Road and Veterans Parkway through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

The Solid Waste Ordinance (05-13, Section 21) and the Lee County Land Development Code, Chapter 10, Section 10-261 have requirements for providing on-site space for placement and servicing of certain multi-family and commercial solid waste containers. Please review these requirements when planning the project. Additionally, please review the Solid Waste Ordinance (05-13, Section 2) which defines those residential dwelling units that are eligible to receive curbside residential collection service. If you have any questions, please call me at (239) 338-3302.

Sincerely,

William T. Newman
Operations Manager
Solid Waste Division

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

November 14, 2007

Michael Roeder
Johnson W. Cauthen
4353 Michigan Link

Ft Myers, FL 33916
Reference to Project: Cauthen

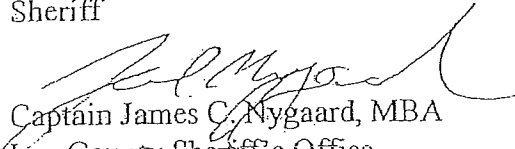
Dear Mr. Roeder

The Lee Plan amendment identified as Cauthen, located at 3150 SW Pine Island Rd, would not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

When you make application for a Development Order for this property, please provide the Lee County Sheriff's Office with a set of plans and uses for each building in this project. A Crime Prevention Through Environmental Design (CPTED) study will be done at that time with recommendations to you and the county staff.

Please contact Kevin Farrell, Coordinator of the Crime Prevention Unit at 477-2821 when you have made application with the county.

Mike Scott
Sheriff


Captain James C. Nygaard, MBA
Lee County Sheriff's Office
Administration Bureau
14750 Six Mile Cypress Pkwy
Fort Myers, FL 33912
239-477-1424 (Office)





Greater
Pine Island
Water Association, Inc.

July 6, 2006

Lee County Division of Concurrency Management
P. O. Box 398
Ft. Myers, FL 33902

Re: 3150 SW Pine Island Road, 20-44-23-00-00002.0000
Corner Veteran's Parkway (east side) & Pine Island Road

To Whom It May Concern:

Please be advised that 3150 SW Pine Island Road LLC, has requested potable water service for a proposed commercial/residential area as referenced above. Water mains are available adjacent to this project site or will be extended or upgraded by the developer under the terms of the Association's Rules and Regulations and Developer Specifications.

The Greater Pine Island Water Association, Inc. has the capacity to provide an average daily flow of 110,083 gallons per day of potable water from its water treatment plant to this site. Under normal operating conditions, static water pressure at the point where the development's water system is connected to the Association's existing main is estimated to be at 60 PSI.

This letter should not be construed as a commitment to serve, but only as to the availability of service.

Sincerely,

William J. Thacher

William J. Thacher
General Manager



City of Cape Coral

January 8, 2007

Mr. Michael E. Roeder, AICP
Director of Zoning & Land Use Planning
Knott, Consoer, Ebelini,
Hart & Swett, P.A.
Attorneys At Law
P.O. Box 2449
1625 Hendry Street
Fort Myers, FL 33902-2449

Re: Letter dated December 15, 2006
Comprehensive Plan Amendment for 3150 SW Pine Island Road

Dear Mr. Roeder:

Based on your request for the evaluation of the comprehensive plan (extremely preliminary) of 3150 Southwest Pine Island Road, we feel we can support this amendment. This is considered a very preliminary acceptance based on the limited information provided by your firm.

If you have any further questions, please feel free to contact us at (239) 242-3393.

Sincerely,

Jeff Mikell
Division Chief

JNM/nis: (3150 SW Pine Island Road)



Department of Fire, Rescue & Emergency Services

DIVISION OF FIRE PREVENTION

P.O. Box 150027 • Cape Coral, Florida 33915-0027

(239) 242-3264 • Fax (239) 242-3398 • ccfire@capecoral.net





THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

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VICE CHAIRMAN • DISTRICT 5

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DISTRICT 2

JANE E. KUCKEL, PH.D.
DISTRICT 3

JAMES W. BROWDER, ED.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

September 29, 2006

Mr. Michael Roeder
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street, Third Floor
Fort Myers, FL 33902

Re: Comprehensive Plan Amendment for 3150 SW Pine Island Road

Dear Mr. Roeder:

Thank you for the opportunity to review the proposed Comprehensive Plan Amendment for 3150 SW Pine Island Road for comments with regard to educational impacts. This proposed development is in the West Choice Zone of the District on South Tamiami Trail in the South Fort Myers Planning Area. This letter is in response to your request dated September 25, 2006.

The proposed maximum total of 200 dwelling units which was specified in the letter, did not state whether these are single family or multi-family units. At this time I will use the generation rate for single family units because it is the higher of the two rates. The Lee County School District is estimating that the proposal could generate up to 63 additional school-aged children. This uses the single family generation rate of 0.316 students per dwelling unit (if you need the multi-family generation rate it is 0.125).

The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, which was revised in November, 2005. This letter uses the revised generation rate.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 335-1415.

Sincerely,

Ellen Lindblad, Long Range Planner
Planning, Growth, & School Capacity Department

Internal Consistency with the Lee Plan
EXHIBITS E.1-E.4

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

The intention for the development of this property would be an intense mixed-use development that combined retail, office and dwelling units in multi-story buildings. It is not clear at this time if the property would qualify for the proposed mixed-use development overlay that would provide a more generous formula for calculating density. For the purposes of this analysis, we are using a potential land use scenario of 200,000 square feet of office, of which 20,000 would be medical office, 80,000 square feet of retail, 20,000 square feet of restaurant and 181 residential units, which would be 14 units per acre over the entire site. Although this mix of uses is fairly intense, even for the Intensive Development category, this site would seem to be the ideal location for such a mixed-use intense development, and the Comp Plan Amendment Analyst needs to consider the maximum development potential. The property would appear to be located in the Pine Island portion of the Planning Community Map and Table 1(b), and that only has an allocation of 5 acres in the Intensive Development land use category. Table 1(b) would have to be amended to add additional acreage to the Intensive Development land use category if this amendment were approved, possibly as much as an additional 13 acres. The addition of approximately 200 dwelling units to the Future Land Use Map would not materially affect any of the County's Planning considerations, since it would only add approximately 450 people under the current persons per household formula. In addition, the County Commission's recent decision to not allow for the calculation of abutting road right-of-way in density calculations has probably lowered the potential residential capacity of the Lee Plan County-wide.

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.

Goal 1: Future Land Use Map. To maintain and enforce a Future Land Use Map showing the proposed distribution, location, and extent of future land uses by type, density, and intensity in order to protect natural and man-made resources, provide essential services in a cost-effective manner, and discourage urban sprawl.

This parcel is located at the corner of two major arterial roads in a fast-developing part of the County. Although it is surrounded by the City of Cape Coral, the City is unable to provide utilities in a timely fashion and it is more logical for it to develop under its unincorporated enclave status. It is a classic infill parcel, and the County should encourage the parcel to be developed with an intense mixed-use concept.

Objective 1.1: Future Urban Areas. Designate on the Future Land Use Map (Map 1) categories of varying intensities to provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services.

This parcel is appropriate for a more intense designation based on its location and potential availability of services.

Policy 1.1.1: The Future Land Use Map contained in this element is hereby adopted as the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County. Map 16 and Table 1(b) are an integral part of the Future Land Use Map series. They depict the extent of development through the year 2020. No development orders or extensions to development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for residential, commercial or industrial uses established in Table 1(b) to be exceeded.

As indicated, Table 1(b) would need to be amended if this map amendment is approved to provide for more acreage in the Intensive Development land use category.

Policy 1.1.2: The Intensive Development areas are located along major arterial roads in Fort Myers, North Fort Myers, and Cape Coral. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, they are well suited to accommodate high densities and intensities. Planned mixed-use centers of high-density residential, commercial, and limited light industrial, and office uses are appropriate in these locations. As Lee County moves towards becoming a metropolitan complex of a half-million people, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities, and specialized professional services that befit such a region. The standard density range is from seven dwelling units per acre to fourteen dwelling units per acre. Maximum density is twenty-two dwelling units per acre.

This site is ideally suited for an intense mixed-use development and this land use category is the most appropriate category for the property. Water can be provided by the greater Pine Island Water Authority and utilities and sewer service can be provided by an extension of the County owned central sewer serving Matlacha. The applicant will be required to arrange for an appropriate affluent disposal site for the additional sewage treatment.

Objective 1.4: Non-Urban Area. Designate on the Future Land Use Map categories for those areas not anticipated for urban development at this time.

Policy 1.4.1: The Rural areas are to remain predominantly rural—that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continues level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre.

Clearly this land is not appropriate for the Rural designation, either by virtue of its location or the lack of public services. It is in the middle of one of the fastest growing areas of Lee County and deserves a land use designation that will allow for its most logical development potential.

Policy 1.7.6: The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2020. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No final development orders or extensions to final development orders will be issued or approved by Lee County which would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded.

As indicated above, Table 1(b) would need to be amended to reflect this additional allocation of Intensive Development acres in the Pine Island Planning Community.

Goal 2: Growth Management. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

This type of mixed-use development in this location will be important to provide shopping and employment opportunities for Cape Coral and surrounding areas and thus reduce the need for long distance automobile travel and other negative impacts of a sprawling development pattern. The County recently completed the extension of Veteran's Parkway at great expense, and it would not make sense to not develop the land that is now serviced by this road.

Objective 2.2: Development Timing. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.

This is a very important infill parcel that should not be bypassed, since the alternative will be a sprawling development pattern.

Objective 2.3: Public Provision of Infrastructure. The Capital Improvements Program will give the highest priority to the planning, programming, and construction of urban services and facilities in the existing developed areas where facilities are inadequate. Next priority will be given to service expansions in existing developed areas, followed by further expansion into other portions of the Future Urban Areas.

Providing for adequate infrastructure to this site should be an important part of the County's land use plan, and the cost of any utility extensions would be borne by the landowner. If this amendment is approved, the County should also amend Map 7 to include this property in its sewage franchise area.

Objective 2.4: Future Land Use Map Amendments. Regularly examine the Future Land Use Map in light of new information and changed conditions, and make necessary modifications.

Policy 2.4.1: The county will accept applications from private landowners or non-profit community organizations to modify the boundaries as shown on the Future Land Use Map. Procedures, fees, and timetables for this procedure will be adopted by administrative code.

Goal 5: Residential Land Uses. To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2020 in attractive and safe neighborhoods with a variety of price ranges and housing types.

The type of mixed-use development contemplated by this Plan Amendment would be an important addition to the inventory of housing for County residents.

Policy 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

There are no physical constraints or hazards which would limit the development of this site. The soils map indicates soils, but due to past clearing of the site and impounded water, much of the site is now supporting wetland vegetation. The development of the site will need to be approved by all the relevant environmental agencies.

Policy 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment.

This property is on the northwestern boundary of the Sandoval Community in Cape Coral. The design of the development will have to ensure that appropriate buffers and protections are afforded to that residential area. On the east there is an existing service station and the property is bounded on the north and the west by major arterial highways.

Goal 6: Commercial Land Uses. To permit orderly and well-planned commercial development at appropriate locations within the county.

This site is very critical to providing for necessary shopping and employment opportunities to this part of the County.

Policy 6.1.2: All commercial development must be consistent with the location criteria in this policy, except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policies 1.8.1 through 1.8.3.

This site is eligible under subparagraph 3 for Community Commercial activity since it is located at the intersection of two arterial streets. The site area for this type of Community Commercial is from 10-35 acres and from 100,000 to 400,000 square feet of commercial activity.

Goal 11: Water, Sewer, Traffic, and Environmental Review Standards. To insure that appropriate water, sewer, traffic, and environmental review standards are considered in reviewing rezoning applications and are met prior to issuance of a county development order.

Development on this site could not be approved unless central water service is provided by the greater Pine Island Water Authority and sewer service by Lee County Utilities.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

This unincorporated enclave is surrounded by the City of Cape Coral which is designated as Pine Island Road District on its Future Land Use Map. This designation would encourage intense commercial and high-density residential development.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

STATE POLICY PLAN:

FL Statute 187.201

(15) LAND USE. -

(a) Goal. - In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

(b) Policies.-

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

(17) PUBLIC FACILITIES.-

(a) Goal. - Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

(b) Policies. –

1. *Provide incentives for developing land in a way that maximizes the uses of existing public facilities.*

REGIONAL POLICY PLAN:

Affordable Housing:

Goal 1. Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.

Strategy:

Increase the supply of affordable housing through public and private efforts.

Actions:

4. *Work with local governments to promote structures and developments that combine commercial and residential uses as a means of providing housing that is affordable and near employment opportunities.*

Goal 2. Southwest Florida will develop (or redevelop) communities that are liveable and offer residents a wide range of housing and employment opportunities.

Strategy: *Develop liveable, integrated communities that offer residents a high quality of life.*

Actions:

1. *Encourage programs that promote infill development in urban areas to maximize the efficient use of existing infrastructure.*
2. *Work with local governments to build structures and developments that combine commercial and residential uses as a means of providing housing that is affordable and near employment opportunities.*
5. *Promote the mix of affordable and non-affordable housing for integrated communities.*

Economic Development:

Strategy: *Ensure the adequacy of lands for commercial and industrial centers, with suitable services provided.*

Actions:

3. *Include in planning efforts the recognition of lands with natural capacity, accessibility, previous preparation for urban purposes, and adequate public facilities.*

Emergency Preparedness:

Goal 6. New private and public developments are built further from flood-prone areas than in the past and structures and roadways are protected from rain-induced flooding.

Strategy: *New developments and redevelopment of existing areas should provide for increased land elevations for public infrastructure and community infrastructure, including potential sheltering or refuge sites.*

Natural Resources:

Goal 4. *Liveable communities designed to improve quality of life and provide for the sustainability of our natural resources.*

Regional Transportation:

Goal 2. *Liveable communities designed to affect behavior, improve quality of life and responsive to community needs.*

Actions:

4. Review comprehensive plans and land development regulations for incentives to develop and redevelop using mixed uses, higher densities, shared parking; and improve vehicular, mass transit, pedestrian and bicycle access and travel, as well as provide a variety of affordable residential densities and types.


Urban Sprawl
EXHIBIT F.2

The subject property is located at one of the most significant intersection in all of Lee County. Pine Island Road is the main east-west corridor in Pine Island and stretches from Pine Island to I-75, while Burnt Store Road extends from south Punta Gorda all the way down to the Mid-Point Bridge via Veterans Pkwy. and from thence to I-75 via Colonial Blvd. To maintain this property as Rural would actually promote urban sprawl in that it needs to be developed at a fairly intense level. The requested amendment will allow for a true Mixed Use development at a level of intensity that is appropriate at this location.

In regard to annexation, the City Utility Plan is not able to provide water or sewer to this site until the year 2018 at the earliest, and the provision of utilities would be the only reason that the property owner would want to be annexed into the City. The property owner has more development opportunities within the Unincorporated County given the utility situation.

Non-Urban Area to a Future Urban Area
EXHIBIT F.2

In this particular case, the designation of the land as Rural is an historical anomaly and is really not supported by any sound planning principles. It was originally expected that this land would be annexed into the City of Cape Coral on the theory that they would be better able to provide needed public services and utilities. However, due to the extraordinary demands on their utility system, they will not be able to provide utilities to this site for at least another ten years, and, therefore, the need to go forward with this amendment under the County's jurisdiction. The property is located at the intersection of two major arterial roads and is in the heart of some of the most rapidly developing portions of northwestern Cape Coral. It is clearly an urban area which has become even more so with the recent completion of Veteran's Parkway connecting to Burnt Store Road. There is no planning or other justification for retaining this Rural designation on this important parcel located at a critical intersection.

	 FLORIDA DEPARTMENT of STATE	
CHARLIE CRIST Governor		KURT S. BROWNING Secretary of State

November 1, 2007

Alison Stowe
 Knott, Consoer, Ebelini, Hart, & Swett
 1625 Hendry St
 Fort Myers, FL 33902
 FAX#: 239-334-1446

Dear Ms. Stowe:


In response to your inquiry of November 1, 2007, the Florida Master Site File lists no previously recorded cultural resources in the following parcels:

T44S, R23E, Section 20

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.

Sincerely,



Michelle Caldwell Cremer, 850-245-6440
 Data Analyst, Florida Master Site File
 Division of Historical Resources
 R. A. Gray Building
 500 South Bronough Street
 Tallahassee, Florida 32399-0250

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

**Justification For Request
EXHIBIT G**

With the completion of Veteran's Parkway approximately three years ago, this intersection became one of the primary nodes in the Cape Coral / North Fort Myers vicinity. Pine Island Road is the main east / west arterial serving northern Cape Coral and Pine Island and Veteran's Parkway / Burnt Store Road is a major connection from Charlotte County across the Mid-Point Bridge into the heart of Fort Myers and then on to Lehigh Acres. The northeast quadrant of this intersection was recently developed as a major Publix shopping center, and the other three quadrants are logical candidates for intense urban and preferably mixed-use development. The current Rural land use designation for this property is totally inappropriate, and one category that would allow it to be developed to its full potential is the Commercial category which encourages intense mixed-use projects. There are no environmental or other constraints on this site, and it has approved access points to Veteran's Parkway at the current time. All relevant planning consideration would support a very intense mixed-use development at this location.

Protected Species Survey

Prepared For:

**Island Rd., LLC.
4353 Michigan Link
Fort Myers, FL 33916**

Site Location:

**13.5 Acre Parcel
3150 S.W. Pine Island Road
Section 20, Twp. 44 S., Rng. 23 E.
Lee County, Florida**

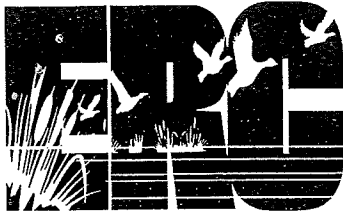
Prepared By:

**Mr. Jeffrey Adair
Environmental Restoration Consultants, Inc.
24571 Redfish Street
Bonita Springs, FL 34134
Phone: (239) 287-2706**

April 26, 2007



Environmental Restoration Consultants, Inc.



Environmental Restoration Consultants, Inc.

April 26, 2007

Mr. John Cauthen
Island Rd., LLC.
4353 Michigan Link
Ft. Myers, FL 33916

Fax: 334-2952

Re: Protected Species Survey
13.5-Acre Parcel; 3150 S.W. Pine Island Rd., Cape Coral
Strap No. 20-44-23-00-00002.0000, Lee County, Florida

Dear Mr. Cauthen:

On your behalf, Environmental Restoration Consultants, Inc. (ERC) performed a site inspection of the above referenced property on April 19, 2007. The purpose of the field investigation and this report is to address the environmental items listed in the Lee County "Application for a Comprehensive Plan Amendment". As such, this report is a compilation of information from field observations and existing sources. The report includes a characterization of existing plant communities (FLUCCS categories) and potentially associated protected species, available soil information, topographic quadrangle information, approximate location of state jurisdictional wetlands, and other relevant information.

Site Location

The 13.50-acre project area is located in the southeast quadrant of the intersection of Veterans Parkway and S.W. Pine Island Road, Section 20, Twp. 44 S., Rng. 23 E., un-incorporated Lee County, Florida (ref. Site Location Map). Adjacent land uses include roadways along the entire west and north perimeter, commercial along the northeast, single-family immediately to the south, and vacant forested lands (degraded pine flatwood) to the southeast. The parcel is completely fenced, with gated access at the north from S.W. Pine Island Rd. The parcel is completely cleared and appears to have been recently graded for agriculture use. As such, access and visual inspection were easy and unimpeded.

Vegetation

In accordance with the Florida Land Use, Cover and Forms Classification System (FLUCCS; FDOT, 1999), we have characterized the parcel as two (2) community types and land use categories. The location, extent, and acreage of each category is determined by field observation and visual interpretation of aerial photography (Lee County, 2005), and is depicted on the attached FLUCCS Map. A general description and representative vegetation for the site is provided in the table below.

Vegetation Communities

FLUCCS Community (Code)	Percent Coverage	Location/Comments
Herbaceous - Dry Prairie (310); 13.35 acres; Photos 1 - 4	98.9%	<p>Site has recently been graded for agricultural use and apparently seeded with browntop millet (<i>Urochloa ramosa</i>) to stabilize sediment. Although the millet and other herbaceous species have begun to establish as ground cover, much of the substrate remains barren and mixed with vegetative debris from saw palmetto (<i>Serenoa repens</i>) trunks and roots. The dominant ground cover is millet. Other common species include ragweed (<i>Ambrosia artemisiifolia</i>), flat sedge (<i>Cyperus odoratus</i>), redroot (<i>Lachnanthes caroliana</i>) and other grasses. Noted species include Spanish needles (<i>Bidens</i> sp.), Caesar weed (<i>Urena lobata</i>), tasselflower (<i>Emilia fosbergii</i>), penny wort (<i>Hydrocotyle</i> sp), spurge (<i>Chamaesyce</i> sp.), and sesbania (<i>Sesbania</i> sp.). Ragweed was most abundant at the north end of the site; flat sedge more abundant at the northeast corner of the parcel; redroot more abundant along the west side of the property.</p> <p>North - south oriented drainage swales are approximately 14" - 24" in depth and appear to be intended to convey water to the south to a east - west oriented swale. No standing water was observed on-site, including the swales. Several limerock boulders were noted.</p>
Mixed Hardwoods - Exotics (438(E)); 0.15 acre	1.1%	<p>Canopy and midstory dominated by earleaf acacia (<i>Acacia auriculiformis</i>) and Java plum (<i>Syzygium cumini</i>). Ground cover dominated by Caesar weed. Other common species included dogfennel (<i>Eupatorium capillifolium</i>), broomgrass, melaleuca (<i>Melaleuca quinquenervia</i>) seedlings, and muscadine grape (<i>Vitis rotundifolia</i>). Debris piles noted.</p>

Due to historic clearing, grading, and the more recent site preparation for agricultural use, the property does not encompass any "unique" upland or wetland communities, nor are any heritage trees or cabbage palm having a minimum 8' of clear trunk (c.t.) present.

Soil Types

Review of the Soil Survey of Lee County, Florida (USDA-SCS, 1984; ref. Soil Map) indicates the majority of the project area is underlain by Boca fine sand (13), with only the southwest portion underlain by Wabasso sand (35). Both soil types are designated as "non-hydric" by the Natural Resource Conservation Service (NRCS; a.k.a. SCS).

Relevant environmental and hydrologic exerts for each soil type selected from the Soil Survey are provided below:

Boca fine sand (13)

- "This is a nearly level, poorly drained soil on flatwoods."

- "In most years, under natural condition, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.
- Natural vegetation consists of sawpalmetto, pineland threeawn, South Florida slash pine, and waxmyrtle."

Wabasso sand (35)

- "This is a nearly level, poorly drained soil on flatwoods."
- "In most years, under natural condition, the water table is less than 10 inches below the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months. It recedes to a depth of more than 40 inches during extended dry periods".
- Natural vegetation consists of sawpalmetto, South Florida slash pine, pineland threeawn, cabbage palm, and bluestem."

Topography and Flood Zoning

General topography information is provided on the U.S.G.S. Quadrangle Map exhibit. Review of elevation contours on the map appear to indicate the parcel is at approximately 4 ft. - 5 ft. NGVD. To date, ERC is unaware of any topographical survey for this parcel.

Review of the FIRM Map indicates the project is located in Zone A8, which is determined by FEMA to be within the 100-year flood-plain (ref. FIRM Map exhibit attached; also ref. FEMA web site).

Historical Resources

A review for "archeological sensitivity" was requested from Lee County on September 21, 2006. Discussion with Ms. Gloria Sago, Historic and Archaeological Resources, on September 27, 2006 indicated that "there are no known historic or archaeological resources associated with this parcel". Written confirmation should be forthcoming in the near future.

Wetland Assessment

The preliminary assessment is based on state wetland jurisdiction determination guidelines, Chapter 62-340, F.A.C. The investigation involved spot ground truthing and evaluation of vegetation, available soil information, and hydrology relative to site conditions and regulations. Historical and/or recent site conditions and activities, such as disturbance, may effect the final determination. Depending on the particular type of project proposed in Lee County (i.e. residential, multi-family, etc.), the state may be represented by either the South Florida Water Management District (SFWMD) or the Florida Department of Environmental Protection (DEP). The precise location of any jurisdictional wetlands and/or surface waters can not be determined until the limits are field verified by the state.

Review of the Soil Survey of Lee County, Florida (USDA – SCS, 1984) indicates the parcel is underlain by Boca fine sand (13) and Wabasso sand (35), both of which has been determined by the USDA to be non-hydric soil types (ref. Soil Map). Under natural conditions both soil types support pine flatwood with saw palmetto, a community type considered upland. In addition, given the current site conditions and apparent agricultural use, wetland regulatory agencies would not likely consider the site to encompass any wetlands and/or other surface waters. However, please note that man-made ditches and swales may be

considered surface waters by the state should hydric conditions prevail during the wet season. Such features do not generally require wetland mitigation when excavated from upland soil types.

Wildlife

The field investigation was performed to identify potential critical habitat and/or note any direct observations or signs of protected wildlife species as required by the Lee County Comprehensive Plan Amendment application, and designated by the Lee County Land Development Code (LDC), Appendix H – Protected Species List. Designation of a particular habitat type on-site relative to the associated species listed in the LDC indicates the potential for such species to reside and/or forage on-site and is used as a review “tool” by Lee County environmental staff, but by no means indicates that such species utilize the site. The table below lists habitat types existing on-site and potential species affiliated with the respective community. In addition, species not associated with a generalized FLUCCS category, but frequently affiliated with particular site conditions (i.e. gopher tortoises with berms), are also listed based on existing landscape features observed during the inspection. Based on the information provided herein, or otherwise known or deemed necessary, the County may require species specific surveys during review of any proposed project.

Potential Protected Species

FLUCCS	Fauna/Flora	Status			Observe		Comments
		Lee	FWC	FWS	Yes	No	
Herbaceous - Dry Prairie (310)	burrowing owl	L	SSC	-		x	Potential low; parcel generally devoid of ground cover
	gopher tortoise	L	SSC	-		x	Potential low; little to no forage cover
	Florida sandhill crane	L	T	-		x	Potential low; no associated wetland community
Mixed Hardwoods - Exotics (438(E))							FLUCCS category 438 (E) is not recognized as critical habitat for protected species because it is dominated by exotic hardwoods, and other weedy species.

L = Listed in the Lee County, Protected Species List (Appendix H)

E = Endangered (as designated by the FFWCC and/or USFWS)

T = Threatened (as designated by the FFWCC and/or USFWS)

SSC = Species of Special Concern (as designated by the FFWCC)

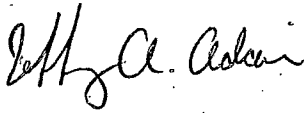
In compliance with the Lee County Land Development Code and the Lee Listed Survey Method, the dry prairie community was traversed by pedestrian means along north-south and east-west line transects at 50' intervals to inspect for burrowing owls and gopher tortoise (ref. Transect Location exhibit). Particular attention was given to the property perimeter relative to gopher tortoise. Given that vegetation coverage was generally sparse and low, visibility was excellent and 100% of the parcel was surveyed. Direct observation or signs of protected species were not revealed during our site visit.

A nesting killdeer (*Charadrius vociferus*) pair were observed toward the southeast corner of the site, and several morning dove (*Zenaida macroura*) were flushed and/or noted in-flight. Given the site's location, and disturbed and degraded nature, wildlife use is likely limited to small transient species.

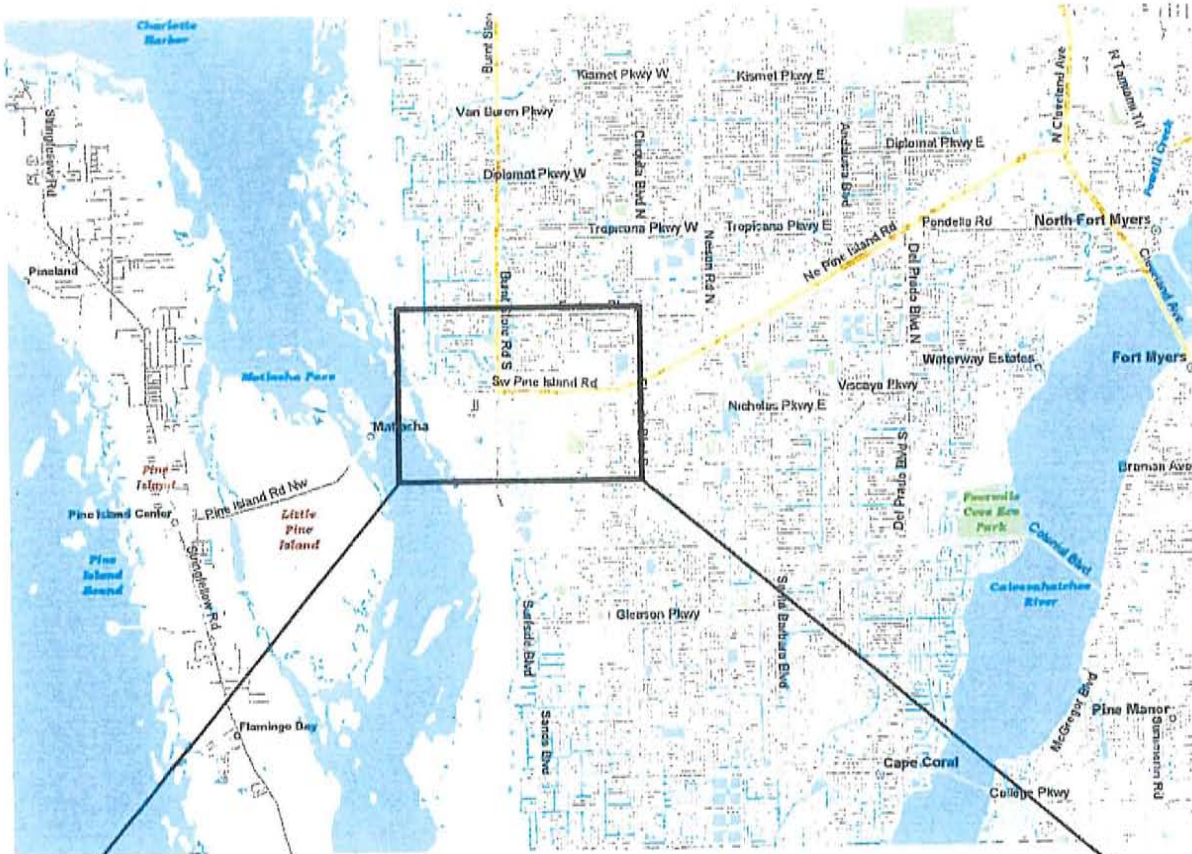
Review of the FFWCC web site pertaining to bald eagle (*Haliaeetus leucocephalus*) nest locations appears to indicate that the project area is outside of USFWS's primary and secondary management zones (330' and 660' radii, respectively). Although known active eagle nest(s) are in the vicinity of the project, we are not aware of any nests within Federal management zones for this site.


Should you have any questions regarding the site inspections or this report, please do not hesitate to contact me at 287-2706.

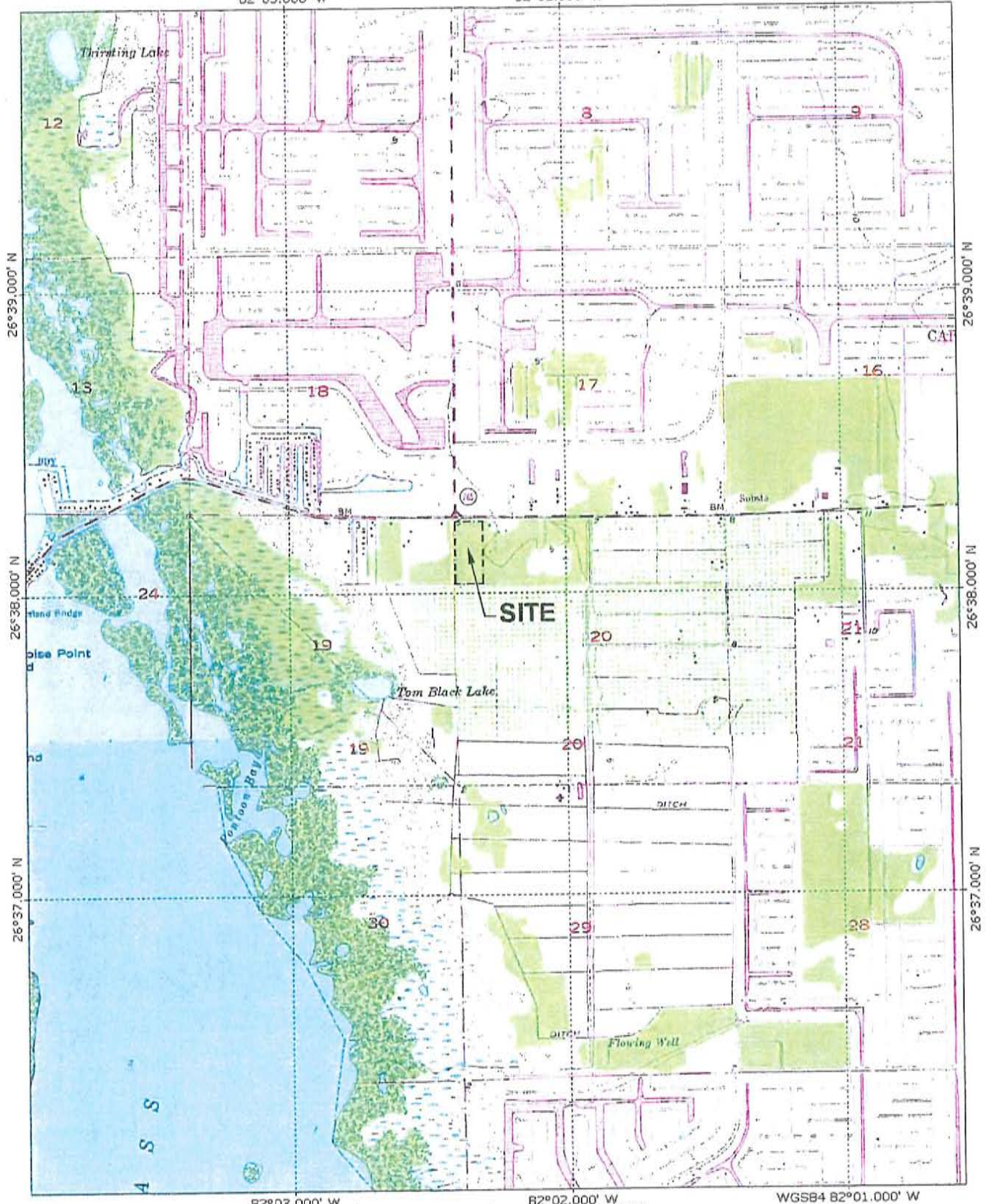
Sincerely,

A handwritten signature in dark ink, appearing to read "Jeffrey A. Adair". The signature is fluid and cursive, with the first name "Jeffrey" being more prominent.

Jeffrey A. Adair
President

[illegible]

SCALE: N.T.S.	DESIGN BY: JAA DRAWN BY: DFB CHECKED BY: JAA DATE: 4/25/07	 ENVIRONMENTAL RESTORATION CONSULTANTS, INC. <small>ERIC Environmental Restoration Consultants, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. All persons applying should send resume and references to: ERIC Environmental Restoration Consultants, Inc., 4353 Michigan Link, Fort Myers, FL 33916. Tel: 239.297.2706 Fax: 239.297.2708 Email: ERPCINC@COMCAST.NET</small>	P.O. BOX 110694 NAPLES, FL 34109 Telephone: 239.652.0000 Cell: 239.297.2706 EMAIL: ERPCINC@COMCAST.NET	CLIENT: Island Road, LLC 4353 Michigan Link Fort Myers, Florida 33916	Pine Island Road - 13.5 Ac. SECTION 20, TOWNSHIP 44 S., RANGE 23 E. LEE COUNTY, FLORIDA	DATE REVISIONS
CADFILE: Pine Island 13.5 DWGNO: MAPS SHEET: 1 of 10	Jeffrey A. Adair		LOCATION MAP	_____ _____ _____ _____ _____ _____		



MNTN
4 1/2°

82°03.000' W 82°02.000' W WGS84 82°01.000' W
0 1000 FEET 0 500 1000 METERS

Map created with TOPOI® ©2001 National Geographic (www.nationalgeographic.com/topo)

SCALE N.T.S.	DESIGN BY: JAA DRAWN BY: DFB CHECKED BY: JAA DATE: 4/25/07	ERIC ENVIRONMENTAL RESTORATION CONSULTANTS, INC.	P.O. BOX 110684, NAPLES, FL 34108 Telephone: 239.962.0058 Cell: 239.207.2708 EMAIL: ERICINC@COMCAST.NET	CLIENT: Island Road, LLC 4353 Michigan Link Fort Myers, Florida 33916	Pine Island Road - 13.5 Ac. SECTION 20, TOWNSHIP 44 S., RANGE 23 E. LEE COUNTY, FLORIDA USGS MAP	DATE REVISIONS △ △ △ △ △ △
2 of 10	Jeffrey A. Adair					



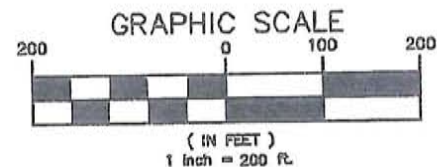
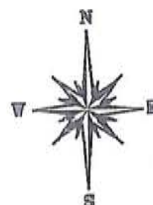
SOILS LEGEND:

- 13 - Boca fine sand (upland)
35 - Wabasso sand (upland)

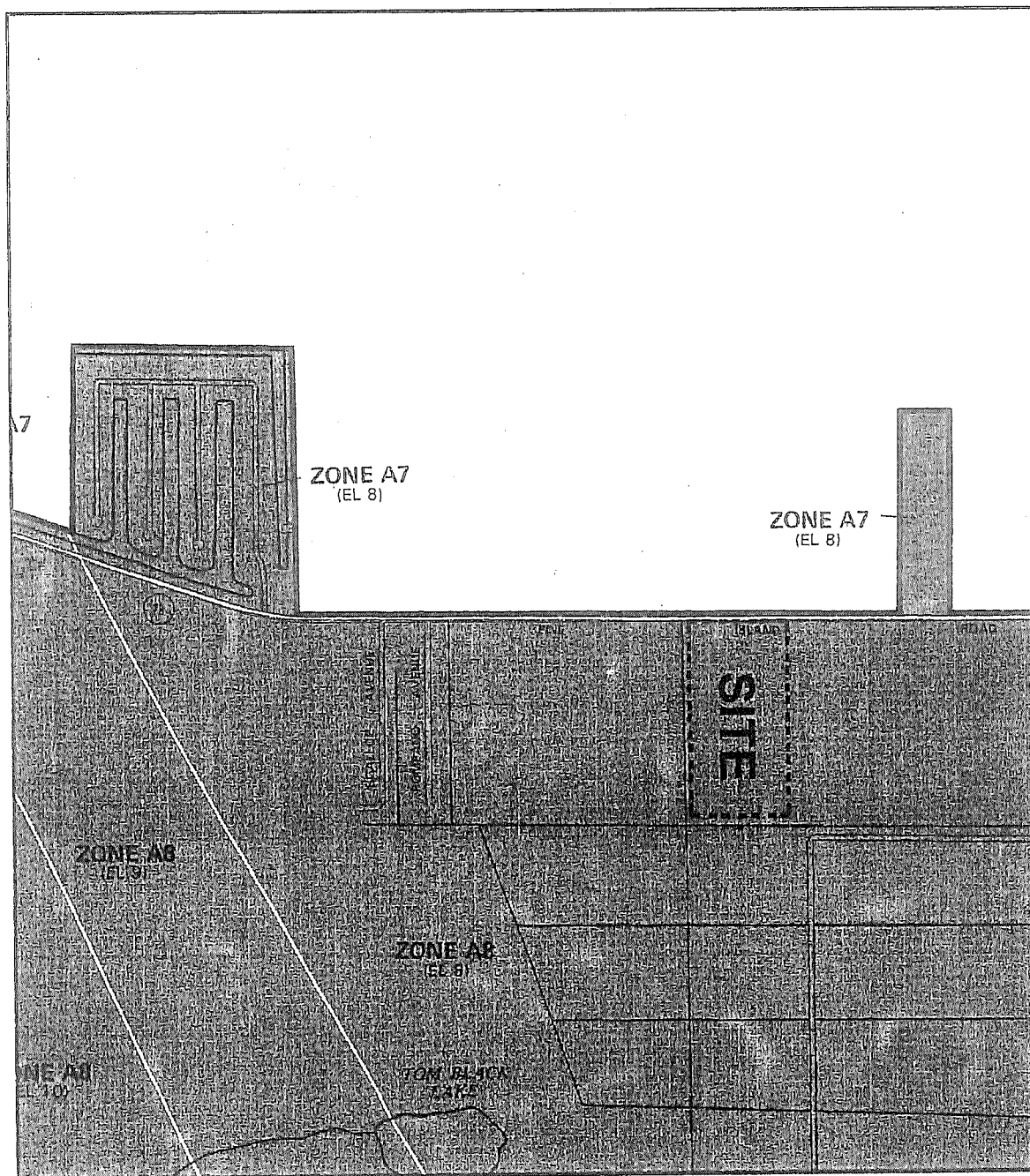
--- PROJECT BOUNDARY

SOURCE OF INFORMATION:

This map is based on the "Soil Survey of Lee County, Florida"; prepared jointly by the U.S. Department of Agriculture & the Soil Conservation Service (issued on December 1984)



SCALE: 1"=200'	DESIGN BY: JAA DRAWN BY: DPS CHECKED BY: JAA DATE: 4/25/07	 P.O. BOX 110294, NAPLES, FL 34103 Telephone: 239.262.0038 Cell: 239.297.2708 EMAIL: ERCON@COMCAST.NET	CLIENT: Island Road, LLC 4353 Michigan Link Fort Myers, Florida 33916	Pine Island Road - 13.5 Ac.	DATE	REVISIONS
CAD FILE: Pine Island 13.5				SECTION 20, TOWNSHIP 41 S., RANGE 23 E.	△	
DWG NO: MAPS				LEE COUNTY, FLORIDA	△	
SHEET: 3 of 10	Jeffrey A. Adair			SOILS MAP	△	



APPROXIMATE SCALE

1000 0 1000 FEET

KEY TO MAP:

500-Year Flood Boundary

100-Year Flood Boundary

Zone Designations^a

100-Year Flood Boundary

500-Year Flood Boundary

Base Flood Elevation Line
With Elevation in Feet^{2,3}

Base Flood Elevation in Feet
Where Uniform Within Zone

Elevation Reference Mark

Zone D Boundary-

River Mile

(EL 987)

RM7x

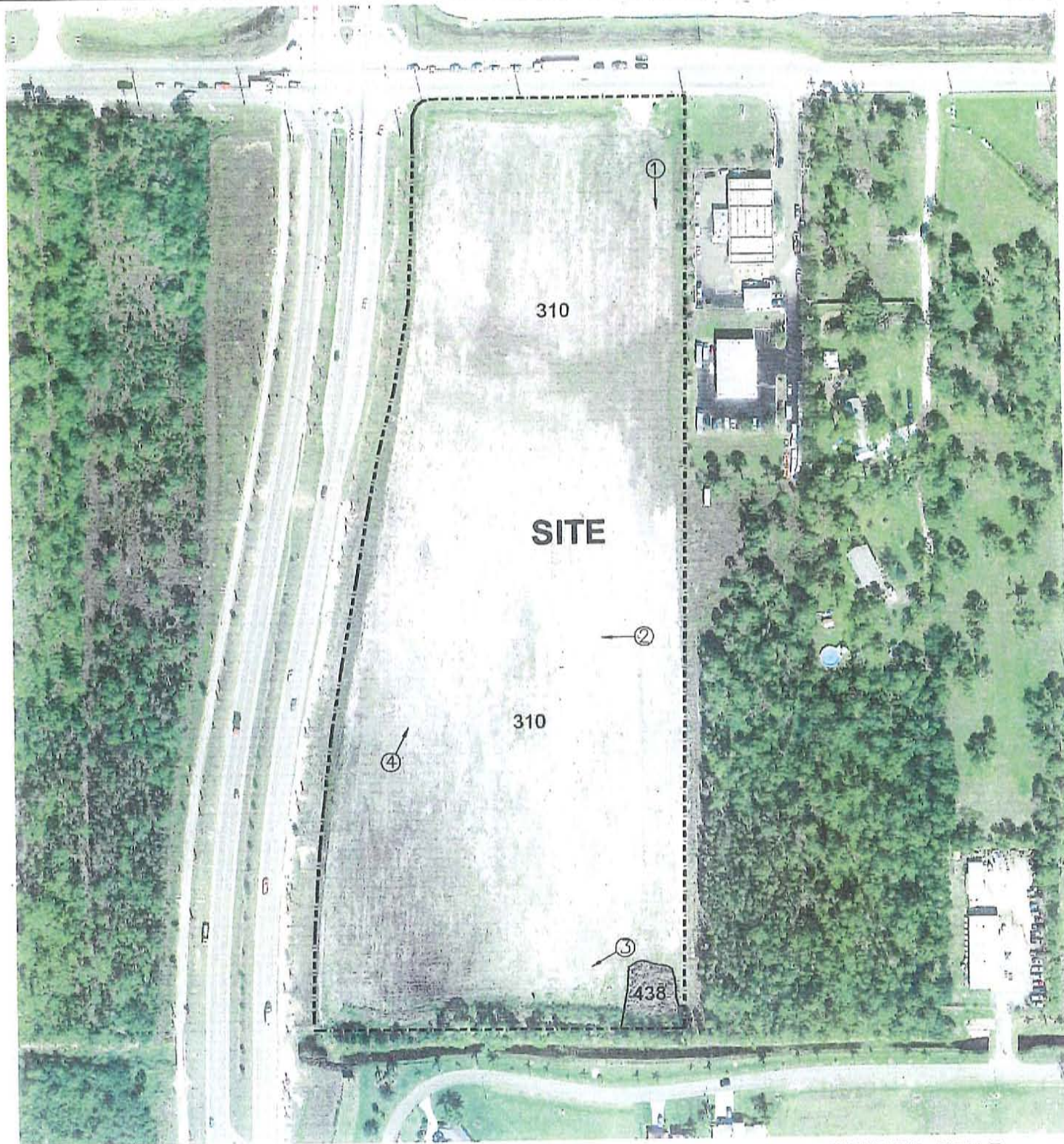
**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or areas near subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

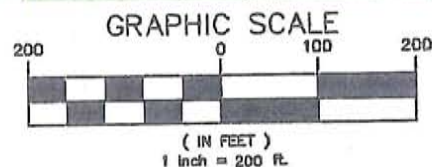
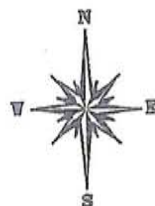


LEGEND

310 - Herbaceous (Dry Prairie) -
438 (E) - Mixed Hardwoods (Exotics)

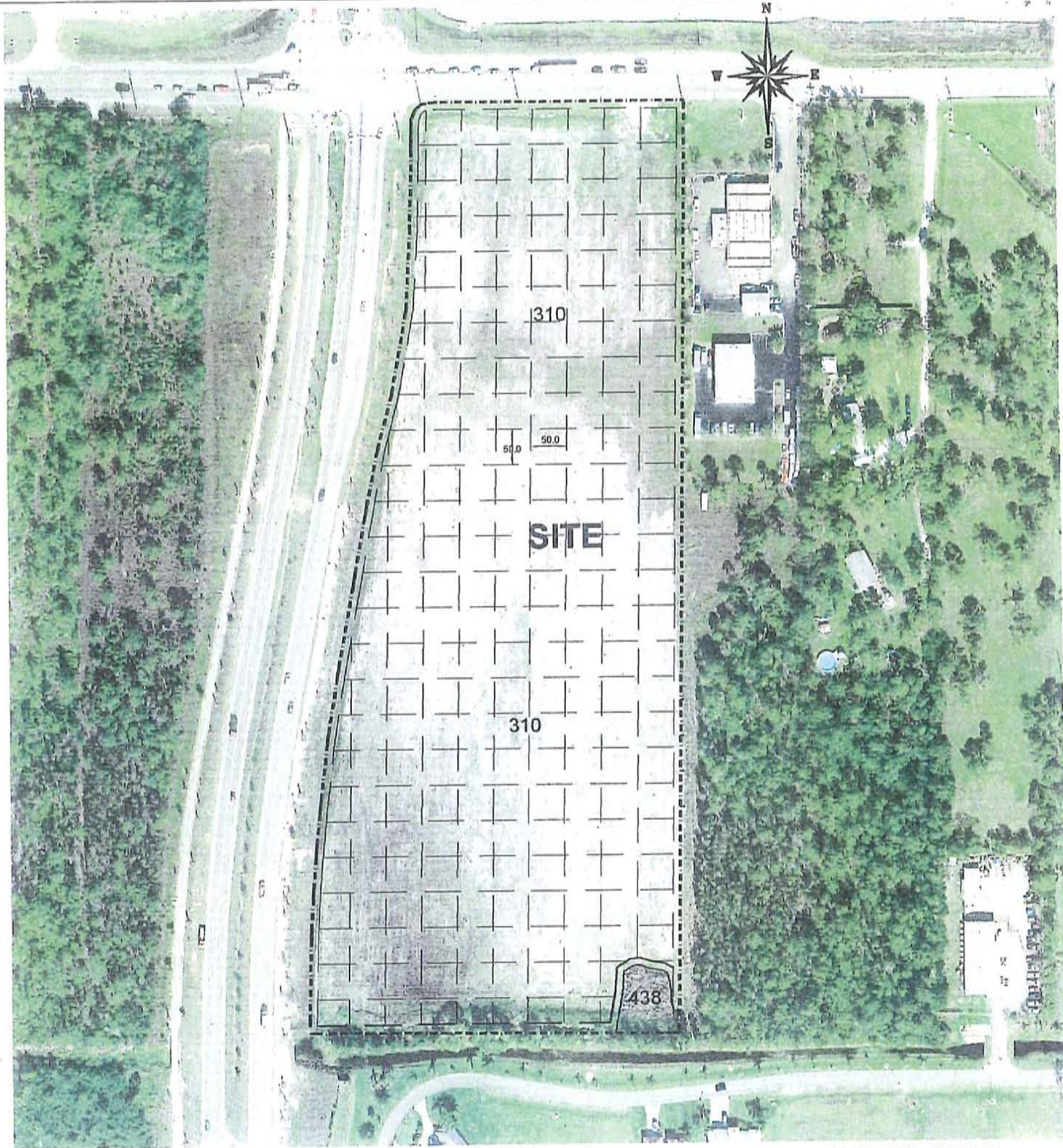
13.35 Ac.
0.15 Ac.

TOTAL SITE = 13.50 Ac.



② PHOTO LOCATION - - - - - SITE BOUNDARY

SCALE: 1"=200'	DESIGN BY: JAA DRAWN BY: DPB CHECKED BY: JAA DATE: 4/25/07	ENVIRONMENTAL RESTORATION CONSULTANTS, INC. P.O. BOX 110684 NAPLES, FL 34108 Telephone: 239.892.0085 Cell: 239.267.2705 EMAIL: ERCINC@COMCAST.NET	CLIENT: Island Road, LLC 4353 Michigan Link Fort Myers, Florida 33916	Pine Island Road - 13.5 Ac. SECTION 20, TOWNSHIP 44 S., RANGE 23 E. LEE COUNTY, FLORIDA EXISTING FLUCCS MAP	DATE REVISIONS
CAD FILE: Pine Island 13.5					△
DWG NO: MAPS					△
SHEET: 5 of 10	Jeffrey A. Adair				△
					△
					△
					△
					△



LEGEND

310 - Herbaceous (Dry Prairie) - 13.35 Ac.
438 (E) - Mixed Hardwoods (Exotics) 0.15 Ac.

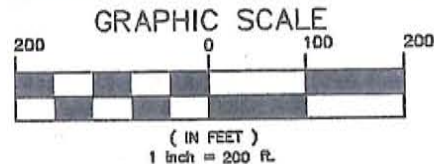
TOTAL SITE = 13.50 Ac.

— Survey Transects (Protected Species)
— SITE BOUNDARY

② PHOTO LOCATION

Methodology

Lee Listed Species Survey Method:
Pedestrian line transects for listed species
presence within appropriate FLUCCS category.



SCALE: 1"=200'
CAD FILE: Pine Island 13.5
DWG NO: MAPS
SHEET: 6 of 10

DESIGN BY: JAA
DRAWN BY: DJS
CHECKED BY: JAA
DATE: 6/25/07
Jeffrey A. Adair

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Telephone: 239.292.0088
Cell: 239.297.2705
EMAIL: ERCON@COMCAST.NET

CLIENT:
Island Road, LLC
4353 Michigan Link
Fort Myers, Florida 33916

Pine Island Road - 13.5 Ac.
SECTION 20, TOWNSHIP 44 S., RANGE 23 E.
LEE COUNTY, FLORIDA
EXISTING FLUCCS MAP

DATE	REVISIONS
Δ	
Δ	
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PHOTO #1: View depicts the northeast portion of the site. Predominant vegetation includes browntop millet, ragweed, and flat sedge.

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 ERCINC@COMCAST.NET

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△	_____
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△	_____

Pine Island Road - 13.5 Ac.
 SECTION 20, TOWNSHIP 44 S., RANGE 23 E.
 LEE COUNTY, FLORIDA

SITE PHOTO 1

CLIENT:
 Island Road, LLC
 4353 Michigan Link
 Fort Myers, Florida 33916

SCALE: N.T.S.

PROJECT FILE:
 Pine Island 13.5

DWG NO:
 MAPS

SHEET:
 7 of 10

DESIGN BY: DPB
 DRAWN BY: DPB
 CHECKED BY: JA
 DATE: 4/25/07

Jeffrey A. Adair

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Documents and Settings\Administrator\My Documents\John Panther\Pine Island Veterans Promenade\Pine Island Road MAPS.dwg 4/25/2007 9:54:15 AM



PHOTO #2: Central portion of the parcel is relatively barren, although seeded millet and other herbaceous are becoming established. Debris from saw palmetto trunks and roots are scattered throughout the site.

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△	_____
△	_____
△	_____

Pine Island Road - 13.5 Ac.
SECTION 20, TOWNSHIP 44 S., RANGE 23 E.
LEE COUNTY, FLORIDA

SITE PHOTO 2

CLIENT:
Island Road, LLC
4353 Michigan Ln
Fort Myers, Florida 33916

SCALE: N.T.S.

PROJECT FILE:
Pine Island 13.5

DWG NO:
MAPS

SHEET:
8 of 10

DESIGN BY: DPB
DRAWN BY: DPB
CHECKED BY: JA
DATE: 4/25/07

Jeffrey A. Adair

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PHOTO #3: Collector swale has been excavated at the south end of the site. Seeded millet is becoming established.



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△	_____

Pine Island Road - 13.5 Ac.
SECTION 20, TOWNSHIP 44 S., RANGE 23 E.
LEE COUNTY, FLORIDA

SITE PHOTO 3

CLIENT:
Island Road, LLC
4353 Michigan Link
Fort Myers, Florida 33916

SCALE: N.T.S.

PROJECT FILE:
Pine Island 13.5

DWG NO:
MAPS

SHEET:
9 of 10

DESIGN BY: DPB
DRAWN BY: DPB
CHECKED BY: JA
DATE: 4/25/07

Jeffrey A. Adair

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PHOTO #4: View characterizes the recent preparation and grading for agricultural use. North - south oriented swales have been excavated to apparently drain the property to the south. Ground cover is sparse at the southwest portion of the site, but includes browntop millet, redroot, and other grasses.

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△	_____
△	_____

Pine Island Road - 13.5 Ac.
 SECTION 20, TOWNSHIP 44 S., RANGE 23 E.
 LEE COUNTY, FLORIDA

SITE PHOTO 4

CLIENT:
 Island Road, LLC
 4353 Michigan Link
 Fort Myers, Florida 33916

SCALE: N.T.S.

PROJECT FILE:
 Pine Island 13.5

DWG NO:
 MAPS

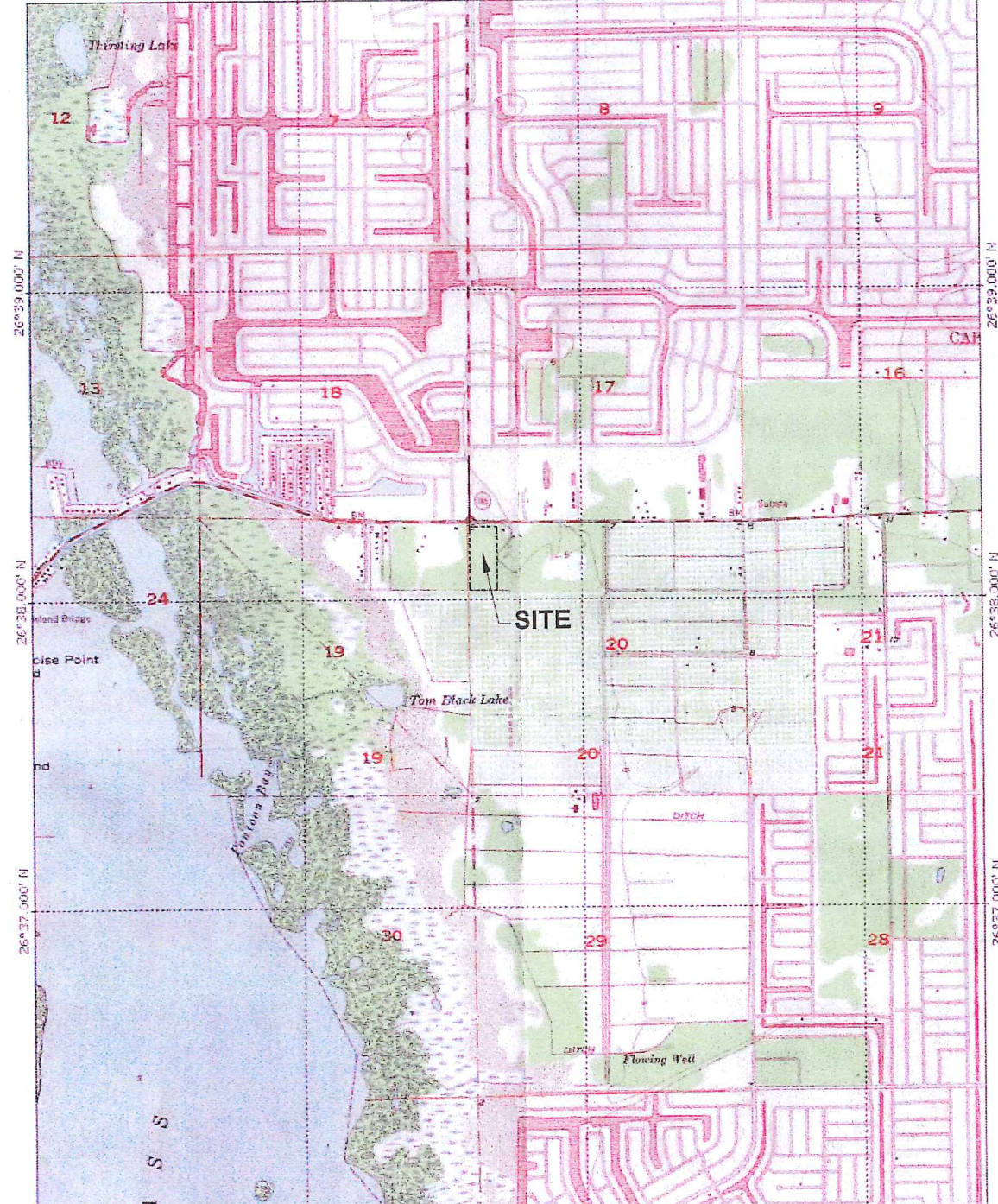
SHEET:
 10 of 10

DESIGN BY: DPB
 DRAWN BY: DPB
 CHECKED BY: JA
 DATE: 4/25/07

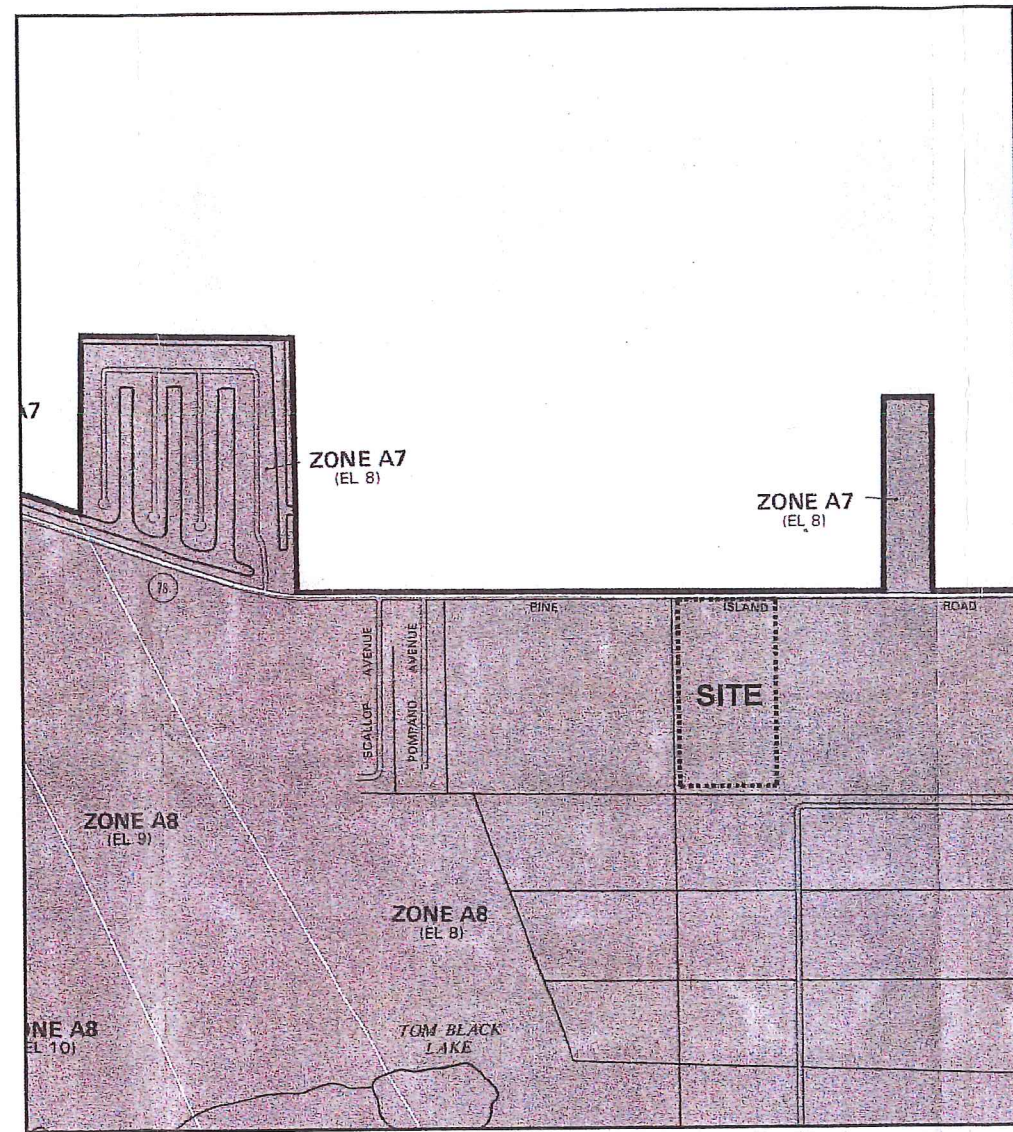
Jeffrey A. Adair

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TOPOI map printed on 09/25/06 from "Florida.tpo" and "Untitled.tpg"
82°03.000' W 82°02.000' W WGS84 82°01.000' W



82°03.000' W 82°02.000' W WGS84 82°01.000' W
Map created with TOPOI® ©2001 National Geographic (www.nationalgeographic.com/topoi)



APPROXIMATE SCALE
1000 0 1000 FEET

KEY TO MAP

500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations*

100-Year Flood Boundary
500-Year Flood Boundary
Base Flood Elevation Line
With Elevation In Feet**
Base Flood Elevation In Feet
Where Uniform Within Zone**
Elevation Reference Mark
Zone D Boundary
River Mile
**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of foundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

FIRM PANEL # 125124 0170 B

SCALE: N.T.S.	DESIGN BY: JAA	 ENVIRONMENTAL RESTORATION CONSULTANTS, INC. P.O. BOX 110994 NAPLES, FL 34108 Telephone: 239.992.0086 Cell: 239.287.2708 EMAIL: ERCINC@comcast.net	CLIENT: Knott, Consoer, Ebelini, Hart & Swett, P.A. 1625 Hendry Street Fort Myers, Florida 33901	Pine Island Road - 13.5 Ac. LEE COUNTY, FLORIDA SECTION 20 TOWNSHIP 44 S., RANGE 23 E. QUAD & FEMA MAPS	DATE	REVISIONS:
CAD FILE: Pine Island - Veterans	DRAWN BY: DPB				△	
CHECKED BY: JAA	DATE: AUGUST 25, 2008				△	
DWG NO: Pine Island Rd - MAPS					△	
SHEET 1 OF 1	Jeffrey A. Adair				△	

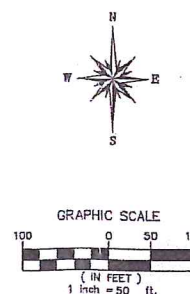


EXISTING FLUCCS MAP

310 - HERBACEOUS (DRY PRAIRE)	13.35 Ac.
438 (E) - Mixed Hardwoods (Exotics)	0.15 Ac.

TOTAL SITE = 13.50 Ac.

SITE BOUNDARY



SOILS MAP

SOILS LEGEND:

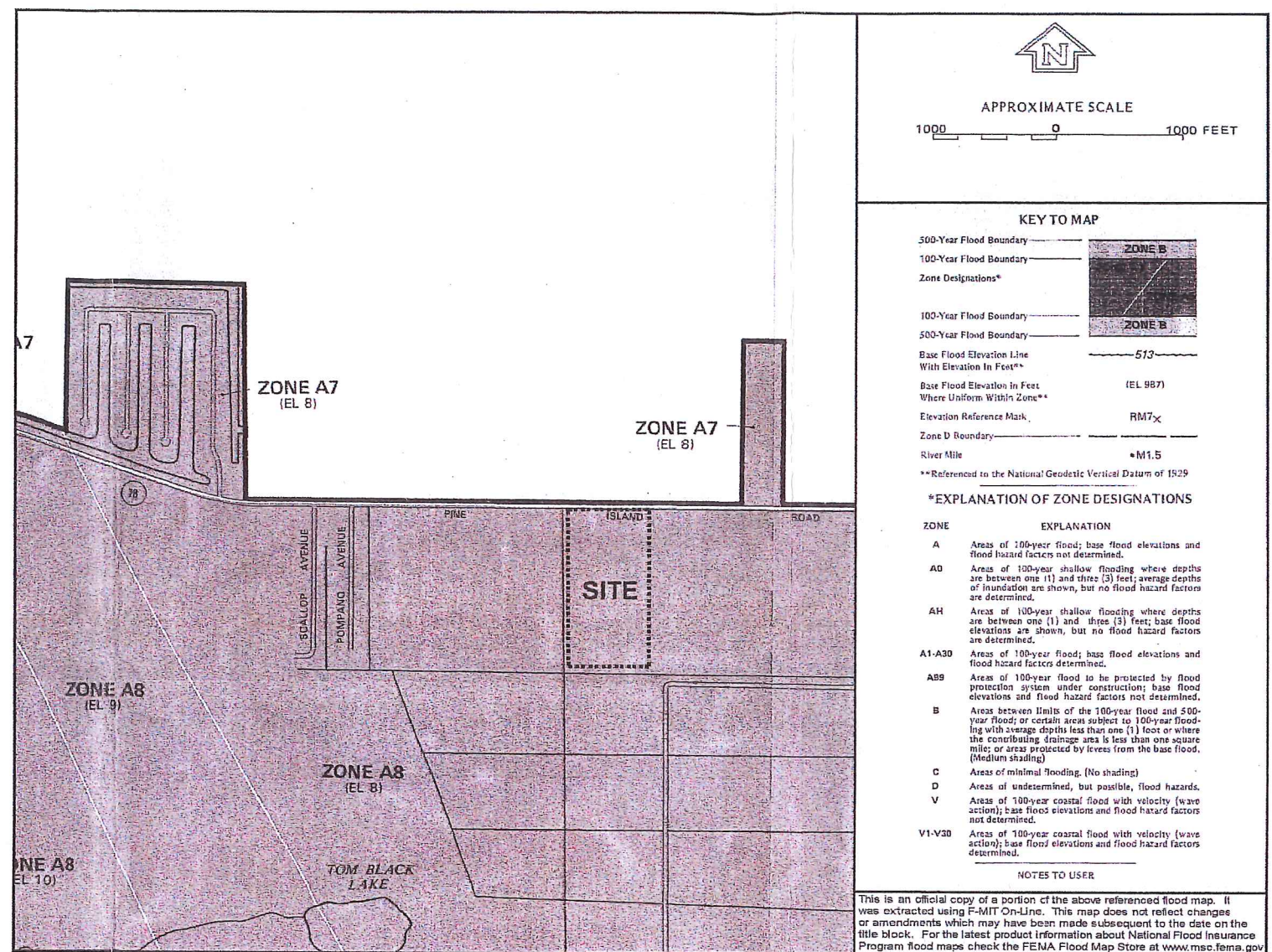
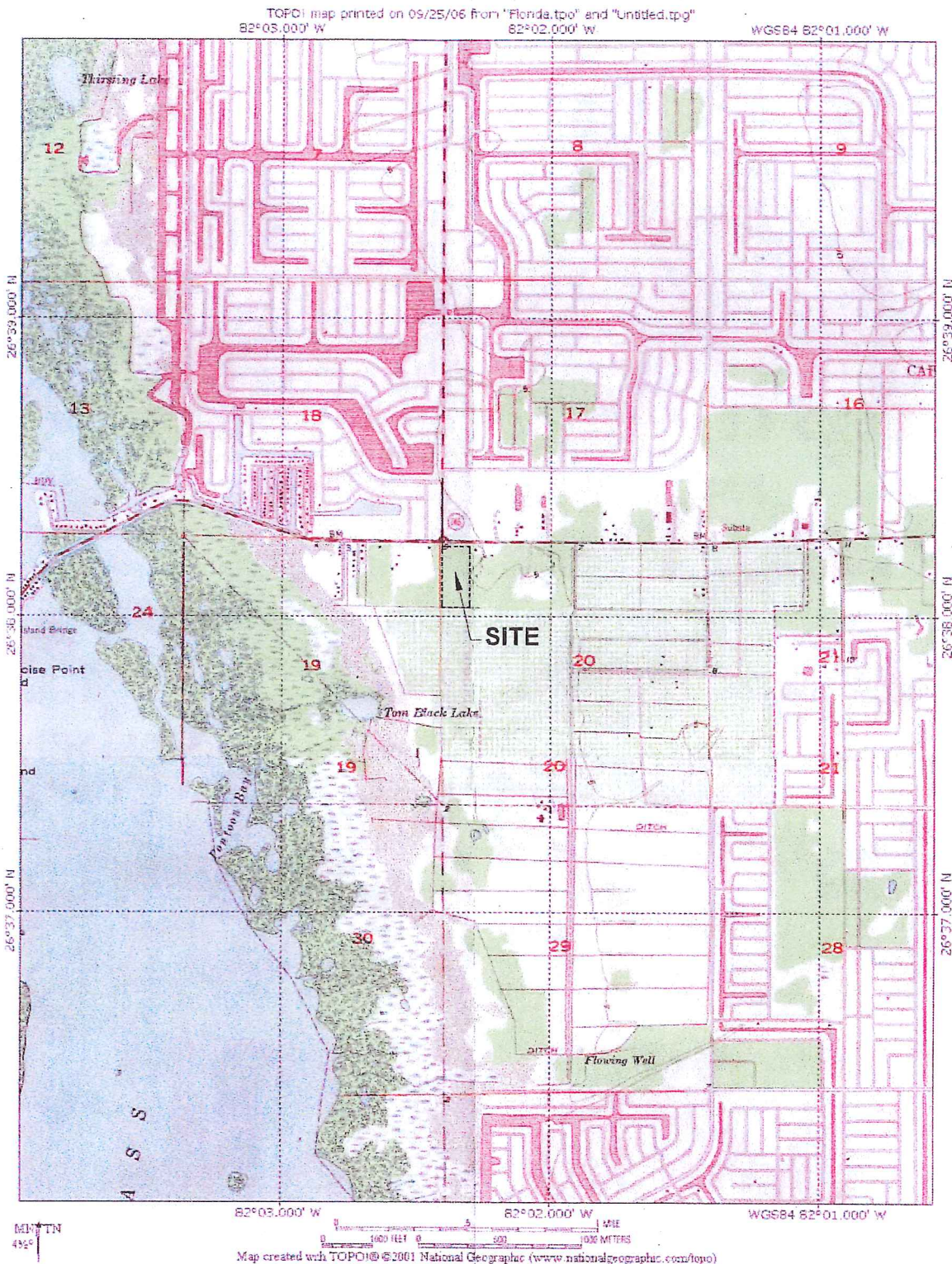
13 - Boca fine sand (upland)
35 - Wabasso sand (upland)

PROJECT BOUNDARY

SOURCE OF INFORMATION:

This map is based on the "Soil Survey of Lee County, Florida"; prepared jointly by the U.S. Department of Agriculture & the Soil Conservation Service (issued on December 1984)

SCALE: 1" = 100'	DESIGN BY: JAA	 ENVIRONMENTAL RESTORATION CONSULTANTS, INC.	P.O. BOX 110994, NAPLES, FL 34108 Telephone: 239.992.0086 Cell: 239.287.2706 EMAIL: ERCINC@comcast.net	CLIENT: Island Road, LLC 4353 Michigan Link Fort Myers, Florida 33916	Pine Island Road - 13.5 Ac. LEE COUNTY, FLORIDA SECTION 20 TOWNSHIP 44 S, RANGE 23 E.	DATE _____ REVISIONS: _____ _____ _____ _____ _____
CAD FILE: Pine Island - Veterans	DRAWN BY: DFB					
CHECKED BY: JAA	DATE: APRIL 25, 2007					
DWG NO.: Pine Island Rd - MAPS						
SHEET 1 OF 2	 Jeffrey A. Adair	<p>NOTE: The undersigned and ENVIRONMENTAL RESTORATION CONSULTANTS, INC. make no representation or guarantee as to the completeness of the information reflected herein pertaining to ownership, right of way, easement, encumbrance, or other matters of record. This instrument is intended to reflect as set forth only those items shown on the references above. ENVIRONMENTAL RESTORATION CONSULTANTS, INC. did not research the public records for encumbrances affecting the land shown. This instrument is the property of ENVIRONMENTAL RESTORATION CONSULTANTS, INC. and shall not be reproduced in whole or in part without written permission of ENVIRONMENTAL RESTORATION CONSULTANTS, INC. ©</p>				



FIRM PANEL # 125124 0170 B

SCALE: N.T.S.	DESIGN BY: JAA
CAD FILE: Pine Island - Veterans	DRAWN BY: DPB
DWG NO: Pine Island Rd - MAPS	CHECKED BY: JAA
SHEET 2 OF 2	DATE: APRIL 25, 2007
	Jeffrey A. Adair

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QUAD & FEMA MAPS

DATE	REVISIONS: