

115 TREELINE

ORIGINAL

COMPREHENSIVE PLAN AMENDMENT APPLICATION

INITIAL SUBMITTAL
10/19/17



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OCT 25 2017

COMMUNITY DEVELOPMENT

CPA 2017-00009

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COMPLETED APPLICATION

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CRA2017-00009



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

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Treeline 115

PROJECT SUMMARY:

Amend the Future Land Use Map for 115+/- acre property located west of Treeline Avenue and south of Bavaria Road from "Tradeport" and "Wetlands" future land use designations to "Urban Community" and "Wetlands" to allow for the development of a maximum of 487 single-family dwelling units and 100,000 square feet of commercial uses.

State Review Process: ☐ Small-Scale Review
☐ State Coordinated Review
☒ Expedited State Review

To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Department of Community Development for currently accepted formats.)

REQUESTED CHANGE:

TYPE: (Check appropriate type)

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

List Number(s) of Map(s) to be amended: 1 (Map 1, Page 1 of 8)

Future Land Use Map amendments require the submittal of a complete list, map, and one set of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

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.

Alexis V. Crespo
Signature of Owner or Authorized Representative

Alexis V. Crespo, AICP
Printed Name of Owner or Authorized Representative

10/19/2017
Date

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I. APPLICANT/AGENT/OWNER INFORMATION (Name, address and qualification of

Applicant: BJ Holdings of Fort Myers, LLC c/o Brian Freeman
Address: 4245 Fowler Street
City, State, Zip: Fort Myers, FL, 33901
Phone Number: 239-226-4236 Email: bfreeman@thefreemanlawfirm.com

Agent*: Waldrop Engineering, P.A. c/o Alexis V. Crespo, AICP
Address: 28100 Bonita Grande Dr, Suite 305
City, State, Zip: Bonita, Springs, FL, 34135
Phone Number: 239-405-7777 Email: alexis.crespo@waldropengineering.com

Owner(s) of Record: BJ Holdings of Fort Myers, LLC
Address: 4245 Fowler Street
City, State, Zip: Fort Myers, FL, 33901
Phone Number: 239-226-4236 Email: bfreeman@thefreemanlawfirm.com

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

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

A. Property Location:

1. Site Address: 12850 Treeline Ave, Fort Myers, FL 33913
2. STRAP(s): Please see attached list of STRAP Numbers (Exhibit A)

B. Property Information:

Total Acreage of Property: 115 AC
Total Acreage included in Request: 115 AC
Total Uplands: 53 AC
Total Wetlands: 62 AC
Current Zoning: AG-2
Current Future Land Use Designation: Tradeport and Wetlands
Area of each Existing Future Land Use Category: 53 AC Tradeport, 62 AC Wetlands
Existing Land Use: Vacant

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

Lehigh Acres Commercial Overlay: N/A
Airport Noise Zone 2 or 3: N/A
Acquisition Area: N/A
Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

D. Proposed change for the subject property:

Change future land use designation to Urban Community and Wetlands

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	<u>1 du/20 AC in Wetlands x 62 AC of Wetlands = 3 du</u>
Commercial intensity	<u>N/A</u>
Industrial intensity	<u>1,252,350 SF based upon a FAR of .25 throughout 115 AC</u>

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>487 dwelling units per 105 AC = 4.6 du/AC</u>
Commercial intensity	<u>100,000 SF throughout remaining 10 AC</u>
Industrial intensity	<u>N/A</u>

III. 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.

A. General Information and Maps

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

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

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. 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 certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains

wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

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 DCD 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 resubmit. 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, staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);

- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
 - c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
- a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools.

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

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

In addition to the above analysis for Potable Water:

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

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

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

C. Environmental Impacts

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

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

D. Impacts on Historic Resources

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

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

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) 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. For requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from):
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles

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

H. Planning Communities/Community Plan Area Requirements

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

- ☒ Not Applicable
- ☐ Alva Community Plan area [Lee Plan Objective 26.7]
- ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
- ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
- ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- ☐ Estero Planning Community [Lee Plan Objective 19.5]
- ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- ☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]

- ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- ☐ North Olga Community Plan area [Lee Plan Objective 35.10]
- ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- ☐ Pine Island Planning Community [Lee Plan Objective 14.7]

APPLICANT – PLEASE NOTE:

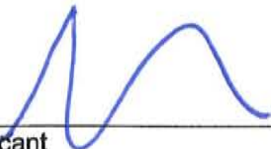
Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 133

Submit **3** copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

AFFIDAVIT

I, Brian Freeman, 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 Applicant

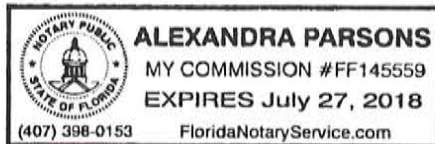
10/18/17

Date

Brian Freeman, managing member of BJ Holdings of Fort Myers, LLC
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on October 18, 2017 (date) by Brian Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.





Signature of Notary Public

Alexandra Parsons

(Name typed, printed or stamped)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
BJ HOLDINGS OF FORT MYERS, LLC

Filing Information

Document Number L12000160364
FEI/EIN Number N/A
Date Filed 12/26/2012
State FL
Status ACTIVE

Principal Address

4245 FOWLER STREET
FORT MYERS, FL 33901

Mailing Address

4245 FOWLER STREET
FORT MYERS, FL 33901

Registered Agent Name & Address

BRIAN FREEMAN
4245 FOWLER STREET
FORT MYERS, FL 33901

Authorized Person(s) Detail

Name & Address

Title PVST

Freeman, Brian S
4245 FOWLER STREET
FORT MYERS, FL 33901

Title MGR

FREEEMAN, BRIAN
4245 FOWLER STREET
FORT MYERS, FL 33901

Annual Reports

Report Year	Filed Date
2015	04/28/2015
2016	03/01/2016

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2017

04/20/2017

Document Images

04/20/2017 – ANNUAL REPORT	View image in PDF format
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04/18/2013 – ANNUAL REPORT	View image in PDF format
12/26/2012 – Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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ADDITIONAL AGENTS

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ADDITIONAL AGENTS

Company Name:	Synecological Analysts, Inc.		
Contact Person:	Brown Collins		
Address:	2159 Morning Sun Lane, Suite 200		
City, State, Zip:	Naples, FL 34119		
Phone Number:	239-514-3998	Email:	brown@synecol.com

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Court, Suite 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090	Email:	tbt@trtrans.net

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

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VARIANCE REPORT & MAILING LABELS

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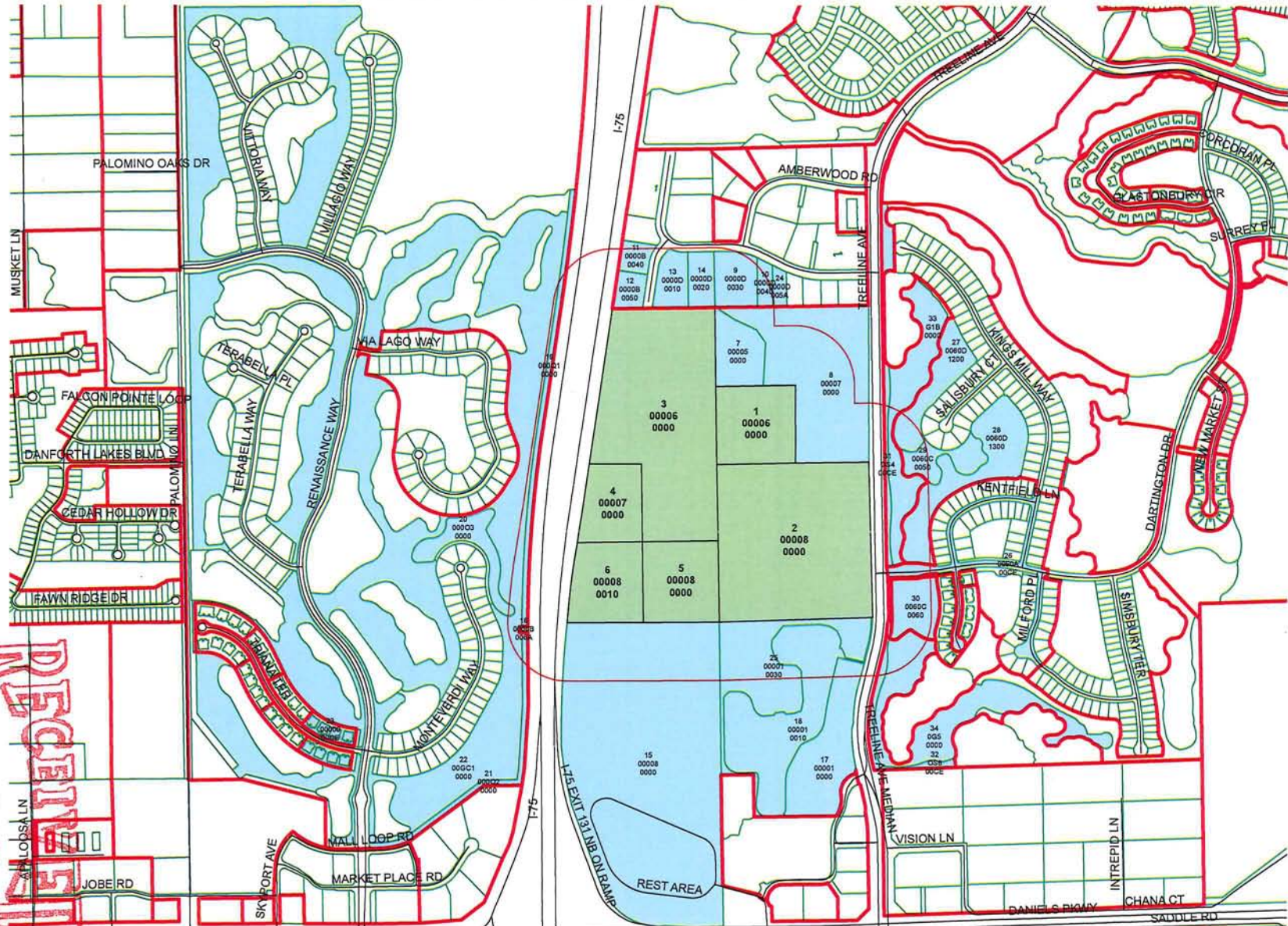
COMMUNITY DEVELOPMENT

CRA 2017-00009

VARIANCE REPORT

6/6/2017

Subject Parcels: 6 Affected Parcels: 28 Buffer Distance: 500 ft



14-45-25-00-00006.0000 et al.

1,440,180 720 360 0 1,440 Feet

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

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Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

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

VARIANCE REPORT

Date of Report: 6/6/2017 9:55:41 AM
Buffer Distance: 500 ft
Parcels Affected: 28
Subject Parcels: 14-45-25-00-00006.0000, 14-45-25-00-00008.0000,
 15-45-25-00-00006.0000, 15-45-25-00-00007.0000,
 15-45-25-00-00008.0000, 15-45-25-00-00008.0010

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
ARBORWOOD CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	14-45-25-00-00005.0000 ACCESS UNDETERMINED FORT MYERS FL 33913	N 1/2 OF NW 1/4 OF SW 1/4. LESS E 60 FT LESS OR 4652/3647	7
LEE COUNTY DIST SCHOOL BOARD 2855 COLONIAL BLVD FORT MYERS, FL 33966	14-45-25-00-00007.0000 12690 TREELINE AVE FORT MYERS FL 33913	PARL LOC IN SW 1/4 OF SEC AS DESC IN OR 4652 PG 3647	8
K P PROPERTIES OF FLORIDA LLC 11300 LONGWATER CHASE CT FORT MYERS, FL 33908	14-45-25-01-0000D.0030 10030 BAVARIA RD FORT MYERS FL 33913	AIRPORT WOODS COMMERCE CTR REPLAT PB 50 PG 67 BLK D LOT 3	9
MOORE CUSTOM WOODWORKING INC 10046 BAVARIA RD FORT MYERS, FL 33913	14-45-25-01-0000D.0040 10046 BAVARIA RD FORT MYERS FL 33913	AIRPORT WOODS COMMERCE CTR REPLAT PB 50 PG 67 BLK D PT LOT 4 DESC OR 4122/3491	10
DIAMOND PROPERTY MATTERHORN LL 1051 PERIMETER DR STE 1100 SCHAUMBURG, IL 60173	15-45-25-01-0000B.0040 12296 MATTERHORN RD FORT MYERS FL 33913	AIRPORT WOODS COMMERCE CTR REPLAT PB 50 PG 68 BLK B LOT 4	11
SCHRIDER PROPERTY MGMT LLC 12298 MATTERHORN RD FORT MYERS, FL 33913	15-45-25-01-0000B.0050 12298 MATTERHORN RD FORT MYERS FL 33913	AIRPORT WOODS COMMERCE CTR REPLAT PB 50 PG 68 BLK B LOT 5	12
10002 BAVARIA LLC 4 LATTI FARM RD MILLBURY, MA 01527	15-45-25-01-0000D.0010 10002 BAVARIA RD FORT MYERS FL 33913	AIRPORT WOODS COMMERCE CTR REPLAT PB 50 PB 68 BLK D LOT 1	13
K P PROPERTIES OF FLORIDA LLC 11300 LONGWATER CHASE CT FORT MYERS, FL 33908	15-45-25-01-0000D.0020 10016 BAVARIA RD FORT MYERS FL 33913	AIRPORT WOODS COMMERCE CTR REPLAT PB 50 PG 68 BLK D LOT 2	14
STATE OF FL DOT PO BOX 1249 BARTOW, FL 33831	22-45-25-00-00008.0000 10041 DANIELS PKWY FORT MYERS FL 33913	REMAINDER PARCEL SEC 22 LESS I-75 DESC OR 1056/360 (I-75@ DANIELS REST AREA)	15
SWOR DORIS TR + 16621 BOBCAT CT SW FORT MYERS, FL 33908	22-45-25-01-0000B.006A ACCESS UNDETERMINED FORT MYERS FL	DANPORT CENTER BLK B PB 36 PG 118 PT LT 6 DESC OR 3371/2574	16
TREELINE 200 LLC WORTHINGTON 12801 RENAISSANCE WAY FT MYERS, FL 33912	23-45-25-00-00001.0000 ACCESS UNDETERMINED FORT MYERS FL	W 1/2 OF NW 1/4 LESS I-75 R/W + 1.001 + LESS ROW OR 3787/3854 + 4708/2150+LESS PARCELS OR 3919/1107 + 4846 PG 4109 + 2014000141215 LESS OR 4786/3830 LESS SUB	17
ARBORWOOD CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	23-45-25-00-00001.0010 ACCESS UNDETERMINED FORT MYERS FL	PARCEL IN NW 1/4 OF SECTION AS DESC IN OR 4846 PG 4109	18
RENAISSANCE CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	15-45-25-11-000Q1.0000 RENAISSANCE C/E FORT MYERS FL	RENAISSANCE PB 72 PGS 18-30 TRACT Q-1	19

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
RENAISSANCE CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	15-45-25-11-000O3.0000 RENAISSANCE C/E FORT MYERS FL	RENAISSANCE PB 72 PGS 18-30 TRACT O-3	20
RENAISSANCE CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	22-45-25-11-000Q2.0000 RENAISSANCE C/E FORT MYERS FL	RENAISSANCE PB 72 PGS 18-30 TRACT Q-2	21
WORTHINGTON OF RENAISSANCE LLC 12801 RENAISSANCE WAY FORT MYERS, FL 33912	15-45-25-11-00GC1.0000 12599-990 RENAISSANCE WAY FORT MYERS FL	RENAISSANCE PB 72 PGS 18-30 TRACTS GC-1 THRU GC-6 GOLF COURSE LESS SUBD	22
TRIANA I OF RENAISSANCE TROPICAL ISLES MANAGEMENT 12734 KENWOOD LN STE 49 FORT MYERS, FL 33913	22-45-25-14-00000.00CE TRIANA OF RENAISSANCE C/E FORT MYERS FL	TRIANA I OF RENAISSANCE DESC OR 3887/2824 +4116/3390 +4606/2444 COMMON ELEMENT	23
VIXLER ENTERPRISES LLC 10052 BAVARIA RD FORT MYERS, FL 33913	14-45-25-01-0000D.005A 10052 BAVARIA RD FORT MYERS FL 33913	AIRPORT WOODS COMMERCE CENTER REPLAT PB 50 PG 67 BLK D PT LOT 5 DESC OR 4192/3781	24
ARBORWOOD CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	23-45-25-00-00001.0030 ACCESS UNDETERMINED FORT MYERS FL	PARCEL IN NW 1/4 OF SECTION AS DESC IN OR 4846 PG 4109	25
SOMERSET AT THE PLANTATION COM EVERGREEN LIFESTYLES MGT 10401 DARTINGTON DR FORT MYERS, FL 33913	14-45-25-P4-0050A.00CE 10300 DARTINGTON DR FORT MYERS FL	SOMERSET AT THE PLANTATION DESC IN INST#2005-169515 TRACTS A + B + C + P	26
ARBORWOOD CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	14-45-25-P1-0060D.1200 SUBMERGED FORT MYERS FL	SOMERSET AT THE PLANTATION PARCEL TWO DESC IN INST#2006-277981 TRACT D-12	27
ARBORWOOD CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	14-45-25-P1-0060D.1300 SUBMERGED FORT MYERS FL	SOMERSET AT THE PLANTATION PARCEL TWO DESC IN INST#2006-277981 TRACT D-13	28
ARBORWOOD CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	14-45-25-P1-0060C.0050 SOMERSET @ PLANTATION C/E FORT MYERS FL 33913	SOMERSET AT THE PLANTATION PARCEL TWO DESC IN INST#2006-277981 TRACT C-5	29
ARBORWOOD CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	14-45-25-P1-0060C.0060 SOMERSET @ PLANTATION C/E FORT MYERS FL 33913	SOMERSET AT THE PLANTATION PARCEL TWO DESC IN INST#2006-277981 TRACT C-6	30
SOMERSET AT THE PLANTATION COM EVERGREEN LIFESTYLES MGT 10401 DARTINGTON DR FORT MYERS, FL 33913	14-45-25-P4-36OS4.00CE RESERVED FORT MYERS FL 33913	SOMERSET AT THE PLANTATION GOLF COURSE REPLAT AS DESC IN INST#2016000239577 TRACT OS-4	31
SOMERSET AT THE PLANTATION COM EVERGREEN LIFESTYLES MGT 10401 DARTINGTON DR FORT MYERS, FL 33913	23-45-25-P1-36OS8.00CE RESERVED FORT MYERS FL 33913	SOMERSET AT THE PLANTATION GOLF COURSE REPLAT AS DESC IN INST#2016000239577 TRACT OS-8	32
PLANTATION GOLF + HOSPITALITY STE 2130 10401 DEERWOOD PARK BLVD JACKSONVILLE, FL 32256	14-45-25-P4-36G1B.0000 GOLF COURSE FORT MYERS FL	SOMERSET AT THE PLANATION GOLF COURSE REPLAT AS DESC IN INST#2016000239577 TRACT G-1B	33
PLANTATION GOLF + HOSPITALITY STE 2130 10401 DEERWOOD PARK BLVD JACKSONVILLE, FL 32256	23-45-25-P1-360G5.0000 GOLF COURSE FORT MYERS FL	SOMERSET AT THE PLANTATION GOLF COURSE REPLAT AS DESC IN INST#2016000239577 TRACT G-5	34

14-45-25-00-00005.0000

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

14-45-25-00-00007.0000

LEE COUNTY DIST SCHOOL BOARD
2855 COLONIAL BLVD
FORT MYERS, FL 33966

14-45-25-01-0000D.0030

K P PROPERTIES OF FLORIDA LLC
11300 LONGWATER CHASE CT
FORT MYERS, FL 33908

14-45-25-01-0000D.0040

MOORE CUSTOM WOODWORKING INC
10046 BAVARIA RD
FORT MYERS, FL 33913

15-45-25-01-0000B.0040

DIAMOND PROPERTY MATTERHORN LL
1051 PERIMETER DR STE 1100
SCHAUMBURG, IL 60173

15-45-25-01-0000B.0050

SCHRIDER PROPERTY MGMT LLC
12298 MATTERHORN RD
FORT MYERS, FL 33913

15-45-25-01-0000D.0010

10002 BAVARIA LLC
4 LATTI FARM RD
MILLBURY, MA 01527

15-45-25-01-0000D.0020

K P PROPERTIES OF FLORIDA LLC
11300 LONGWATER CHASE CT
FORT MYERS, FL 33908

22-45-25-00-00008.0000

STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

22-45-25-01-0000B.006A

SWOR DORIS TR +
16621 BOBCAT CT SW
FORT MYERS, FL 33908

23-45-25-00-00001.0000

TREELINE 200 LLC
WORTHINGTON
12801 RENAISSANCE WAY
FT MYERS, FL 33912

23-45-25-00-00001.0010

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

15-45-25-11-000Q1.0000

RENAISSANCE CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

15-45-25-11-000O3.0000

RENAISSANCE CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

22-45-25-11-000Q2.0000

RENAISSANCE CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

15-45-25-11-00GC1.0000

WORTHINGTON OF RENAISSANCE LLC
12801 RENAISSANCE WAY
FORT MYERS, FL 33912

22-45-25-14-00000.00CE

TRIANA I OF RENAISSANCE
TROPICAL ISLES MANAGEMENT
12734 KENWOOD LN STE 49
FORT MYERS, FL 33913

14-45-25-01-0000D.005A

VIXLER ENTERPRISES LLC
10052 BAVARIA RD
FORT MYERS, FL 33913

23-45-25-00-00001.0030

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

14-45-25-P4-0050A.00CE

SOMERSET AT THE PLANTATION COM
EVERGREEN LIFESTYLES MGT
10401 DARTINGTON DR
FORT MYERS, FL 33913

14-45-25-P1-0060D.1200

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

14-45-25-P1-0060D.1300

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

14-45-25-P1-0060C.0050

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

14-45-25-P1-0060C.0060

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

14-45-25-P4-36OS4.00CE

SOMERSET AT THE PLANTATION COM
EVERGREEN LIFESTYLES MGT
10401 DARTINGTON DR
FORT MYERS, FL 33913

23-45-25-P1-36OS8.00CE

SOMERSET AT THE PLANTATION COM
EVERGREEN LIFESTYLES MGT
10401 DARTINGTON DR
FORT MYERS, FL 33913

14-45-25-P4-36G1B.0000

PLANTATION GOLF + HOSPITALITY
STE 2130
10401 DEERWOOD PARK BLVD
JACKSONVILLE, FL 32256

23-45-25-P1-360G5.0000

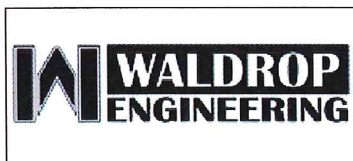
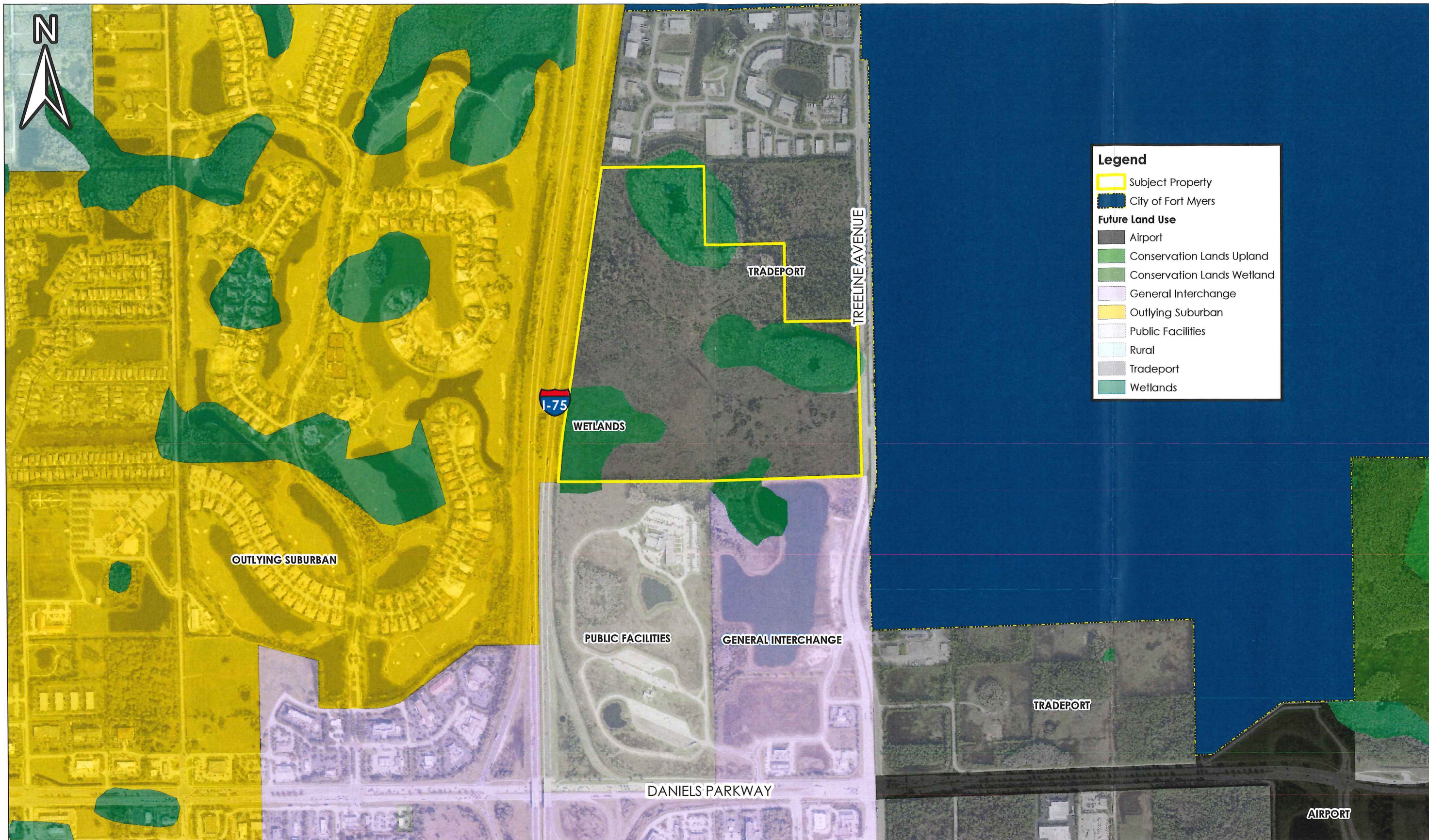
PLANTATION GOLF + HOSPITALITY
STE 2130
10401 DEERWOOD PARK BLVD
JACKSONVILLE, FL 32256

EXHIBIT III.A.2a
CURRENT FUTURE LAND USE
MAP

RECEIVED
OCT 25 2017

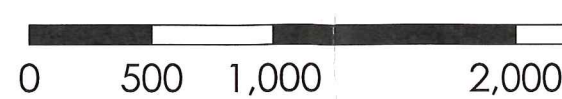
COMMUNITY DEVELOPMENT

CRA 2017-00009



Treeline 115
 CURRENT FUTURE LAND USE MAP
 LEE COUNTY, FLORIDA

**BJ HOLDINGS OF
 FORT MYERS, LLC**

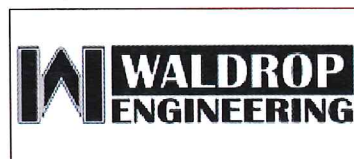
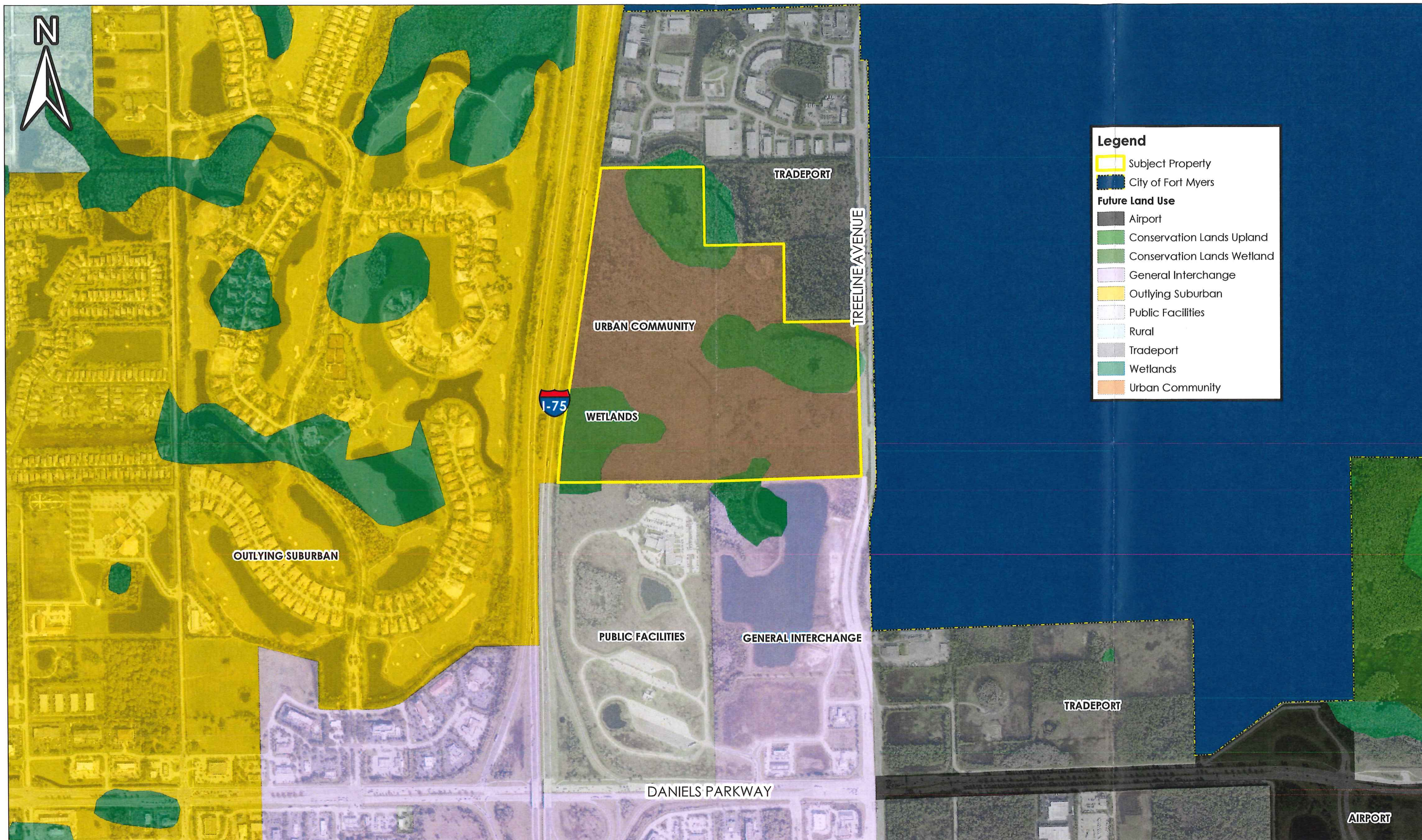


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 CP420D-00009

EXHIBIT III.A.2b
PROPOSED FUTURE LAND USE
MAP

RECEIVED
OCT 25 2017
COMMUNITY DEVELOPMENT
CPA 2017-00009



TreeLine 115

PROPOSED FUTURE LAND USE MAP
LEE COUNTY, FLORIDA

**BJ HOLDINGS OF
FORT MYERS, LLC**

0 500 1,000 2,000 3,000 Feet

RECEIVED
OCT 25 2017

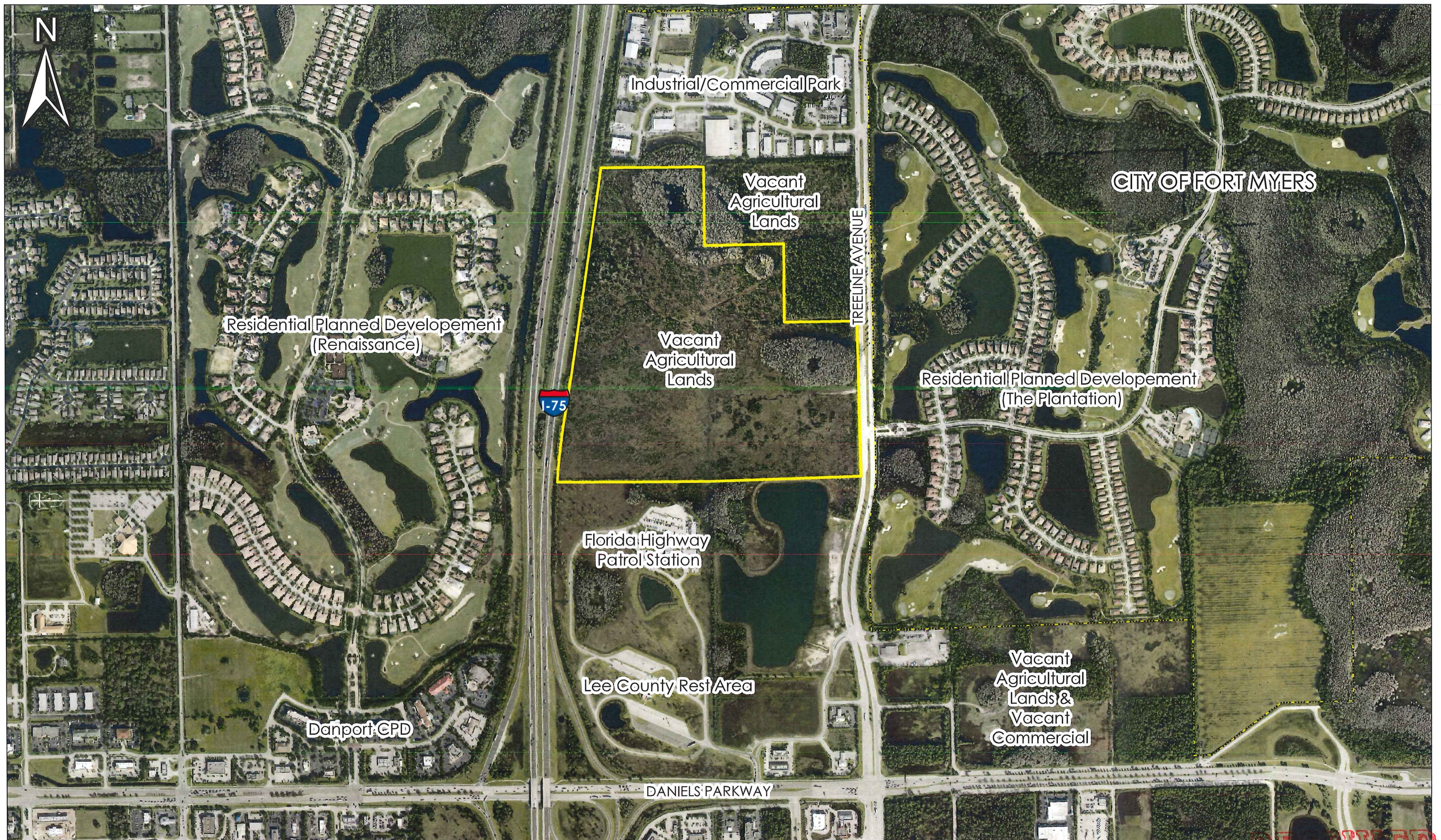
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CPA 2017-00009

EXHIBIT III.A.3

EXISTING LAND USE MAP

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COMMUNITY DEVELOPMENT
CPA2017-00009



**WALDROP
ENGINEERING**

Treeline 115

EXISTING LAND USE MAP
LEE COUNTY, FLORIDA

**BJ HOLDINGS OF
FORT MYERS, LLC**

0 500 1,000 2,000 3,000 Feet

RECEIVED
OCT 25 2017

COMMUNITY DEVELOPMENT
CPA2017-00009

EXHIBIT III.A.4 CURRENT ZONING MAP

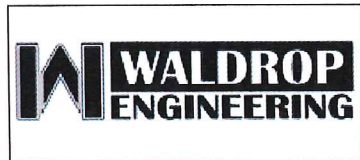
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CRA 2017-00009



CITY OF FORT MYERS



Treeline 115

ZONING MAP
LEE COUNTY, FLORIDA

**BJ HOLDINGS OF
FORT MYERS, LLC**

0 500 1,000 2,000 3,000 Feet

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CPA2017-00009

EXHIBIT III.A.5
BOUNDARY SURVEY
LEGAL DESCRIPTION &
SKETCH OF DESCRIPTION

RECEIVED
OCT 25 2017

COMMUNITY DEVELOPMENT
CPA 2017-00009

BOUNDARY SURVEY
OF A PARCEL LYING IN
SECTIONS 14 & 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

DESCRIPTION:
14-45-25-00-00006.0000 (OFFICIAL RECORD 4212, PAGE 708)

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AND

14-45-25-00-00008.0000 (OFFICIAL RECORD BOOK 4164, PAGE 1508)

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LESS THE EAST 60 FEET FOR THE ROAD RIGHT OF WAY, SITUATED IN LEE COUNTY, FLORIDA.

AND

15-45-25-00-00006.0000 (OFFICIAL RECORD BOOK 4212, PAGE 708)

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LESS AND EXCEPT A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15 AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 1074, PAGE 748, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

15-45-25-00-00007.0000 (OFFICIAL RECORD BOOK 4562, PAGE 1378)

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA LYING EAST OF THE RIGHT OF WAY OF INTERSTATE 75.

AND

15-45-25-00-00008.0000

15-45-25-00-00008.0010 (OFFICIAL RECORD BOOK 4562, PAGE 1333)

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS AND EXCEPT THAT PARCEL DESCRIBED IN THAT CERTAIN DEED DATED AUGUST 13, 1974, GIVEN BY VELMA CANNON McDONALD TO THE STATE OF FLORIDA, FOR I-75 RECORDED IN O.R. BOOK 1050, PAGE 257, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

DESCRIPTION

A TRACT OR PARCEL OF LAND IN SECTIONS 14 & 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 15, WHICH IS THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED:
THENCE S 01°12'06" E A DISTANCE OF 661.75'
THENCE N 88°14'25" E A DISTANCE OF 679.02'
THENCE S 01°08'17" E A DISTANCE OF 661.48'
THENCE N 88°13'00" E A DISTANCE OF 618.28' TO THE WESTERLY RIGHT OF WAY LINE OF TREELINE AVENUE,
THENCE S 01°04'28" E ALONG SAID LINE A DISTANCE OF 1322.47'
THENCE LEAVING SAID LINE S 88°10'10" W A DISTANCE OF 1293.64'
THENCE S 89°33'43" W A DISTANCE OF 1266.13' TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 75
THENCE ALONG SAID LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 856.47', WITH A DELTA OF 04°20'37", WITH A RADIUS OF 11297.16', WITH A CHORD BEARING OF N 06°10'57" E,
WITH A CHORD LENGTH OF 856.26';
THENCE N 08°21'16" E A DISTANCE OF 1817.95'
THENCE N 89°35'14" E A DISTANCE OF 854.24' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 114.8 ACRES+/-

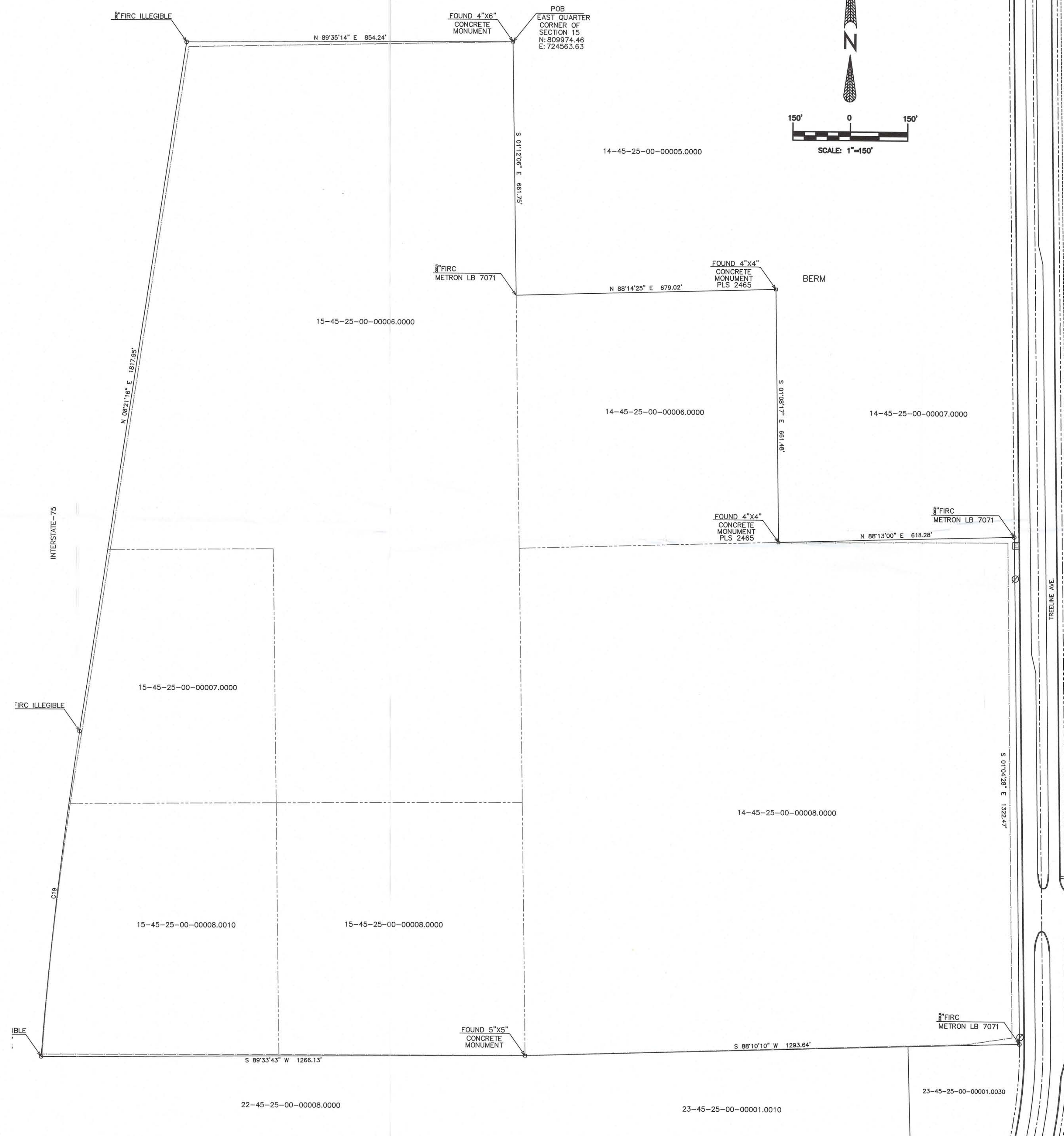
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C19	11297.16'	856.47'	856.26'	N 06°10'57" E	4°20'37"

LEGEND

□ = FOUND PRM/PCP AS NOTED
● = SET IRON ROD AND CAP
○ = FOUND IRON ROD AND CAP AS NOTED
■ = FPL BOX
⊗ = WOOD POWER POLE
— = GUY WIRE
⋈ = WATER VALVE
⊕ = FIRE HYDRANT
☆ = STREET LIGHT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MARKER
PCP = PERMANENT CONTROL POINT

NOTES:

- PREPARED AS A BOUNDARY SURVEY. DATE OF LAST FIELDWORK: 06-24-17
- PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
- IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
- MAP BASED ON SURVEY PREPARED BY METRON DATED MARCH 11, 2005
- THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- THIS PARCEL LIES IN ZONE "X". THIS INFORMATION WAS TAKEN FROM FEDERAL INSURANCE RATE MAP 12071C0445F, DATED AUG. 28, 2008.
- DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- ALL ELEVATIONS ARE IN N.A.V.D. 88.



I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT IS THE PROPERTY OF THE SURVEYOR. I AM A LICENSED SURVEYOR OF PROFESSIONAL SURVEYORS IN FLORIDA. I HAVE A CURRENT FLORIDA PROFESSIONAL SURVEYOR LICENSE NO. 6607. DATE: 06/24/17

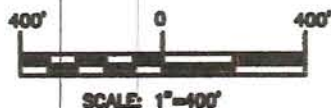
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CRA2017-00009

CERTIFIED TO:
BJ HOLDINGS OF FORT MYERS LLC

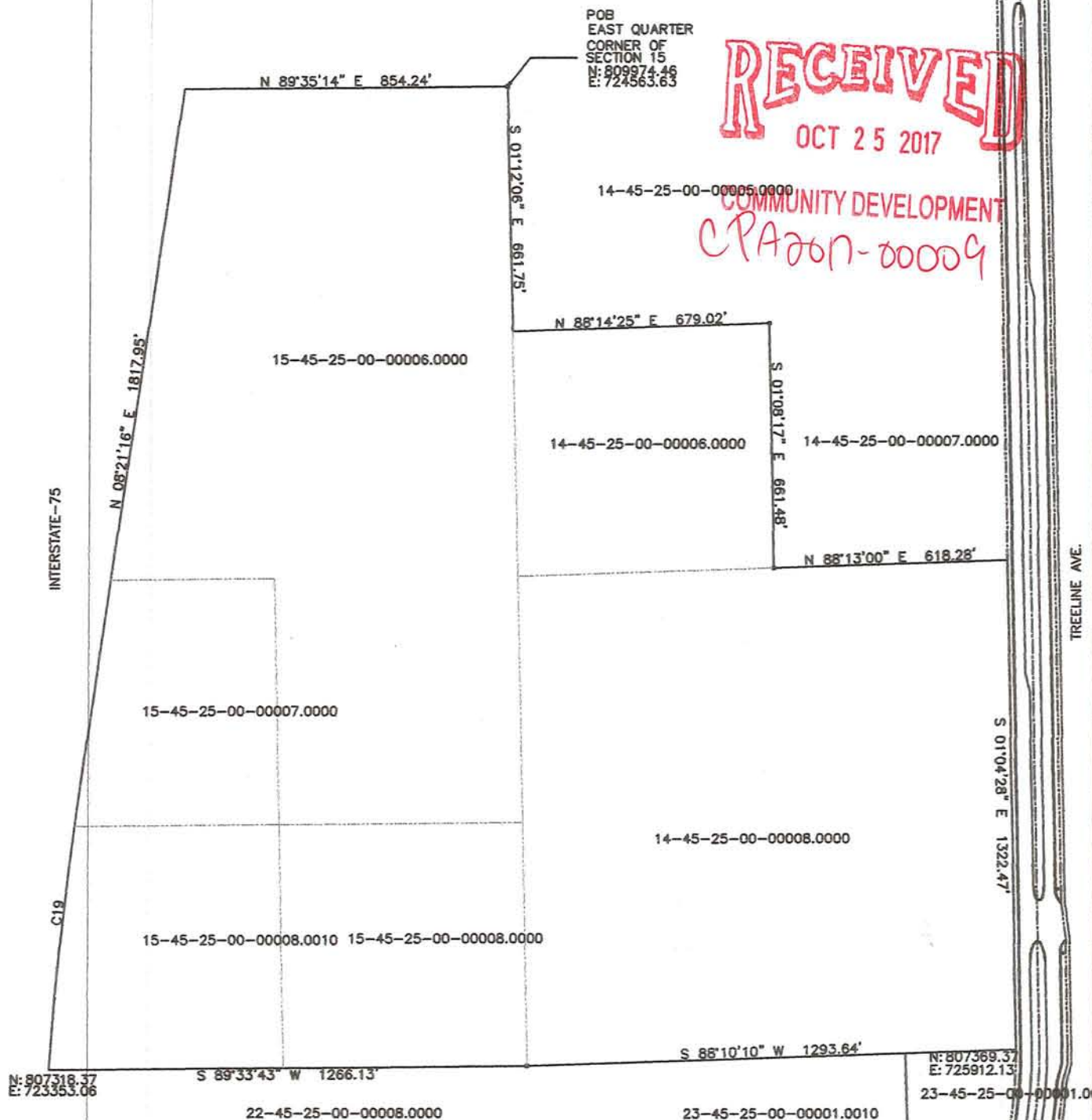
AE SITE
AE Site, LLC
6800 Daniels Parkway, Suite 29-130
Fort Myers, FL 33912

community engineering
services, inc.
13850 Fiddlers Creek Blvd., PMB 202-389
Fort Myers, Florida 33912
Telephone (239) 938-9777

PROJECT NO. TL 115
SCALE: 1"=150'
DRAWN BY: MM
CHECKED BY: MM
DATE DRAWN: 07/07/2017
FIELD BOOK/PAGE:



SKETCH
OF A PARCEL LYING IN
SECTION 14&15, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



*** THIS IS NOT A SURVEY***

REVISIONS:

SHEET 1 OF 2

PROJECT NO: TREELINE
SCALE: 1"= 200'
DRAWN BY: CGY
CHECKED BY: MDM
DATE DRAWN: 03/10/14
FIELD BOOK/PAGE:



AE Site, LLC
EB-30108 LB-7995
 13650 Fiddlesticks Boulevard, PMB 202-389
 Fort Myers, Florida 33912
 Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND RAISED SEAL OF THE FLORIDA
LICENSED SURVEYOR AND SURVEYOR.

Mark D. McCleary

MARK D. MCCLEARY, P.S.M.
-
FLORIDA REGISTRATION NO. 6557
FOR THE FIDELITY & SURETY
DATE STAMPED 3/21/13

DESCRIPTION
OF A PARCEL LYING IN
SECTION 14&15, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

DESCRIPTION

A TRACT OR PARCEL OF LAND IN SECTIONS 14 & 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 15, WHICH IS THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED:

THENCE S 01°12'06" E A DISTANCE OF 661.75'

THENCE N 88°14'25" E A DISTANCE OF 679.02'

THENCE S 01°08'17" E A DISTANCE OF 661.48'

THENCE N 88°13'00" E A DISTANCE OF 618.28' TO THE WESTERLY RIGHT OF WAY LINE

OF TREELINE AVENUE,

THENCE S 01°04'28" E ALONG SAID LINE A DISTANCE OF 1322.47'

THENCE LEAVING SAID LINE S 88°10'10" W A DISTANCE OF 1293.64'

THENCE S 89°33'43" W A DISTANCE OF 1266.13' TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 75

THENCE ALONG SAID LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 856.47',

WITH A DELTA OF 04°20'37", WITH A RADIUS OF 11297.16', WITH A CHORD BEARING OF N 06°10'57" E, WITH A CHORD LENGTH OF 856.26';

THENCE N 08°21'16" E A DISTANCE OF 1817.95'

THENCE N 89°35'14" E A DISTANCE OF 854.24' TO THE POINT OF BEGINNING, HAVING AN AREA OF 114.8 ACRES+/-

*** THIS IS NOT A SURVEY***

REVISIONS:

SHEET 2 OF 2

PROJECT NO: TREELINE
SCALE: 1"=200'
DRAWN BY: CBY
CHECKED BY: MDM
DATE DRAWN: 03/10/14
FIELD BOOK/PAGE:



AE Site, LLC
EB-30108 LB-7995

13650 Fiddlesticks Boulevard, PMB 202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

MARIE D. MCCREARY, P.S.M.
FLORIDA REGISTRATION NO. 0587
FOR THE FINAL LEGAL
DATE SIGNED: 10/4/17

EXHIBIT III.A.6 DEED

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OCT 25 2017

COMMUNITY DEVELOPMENT
CPA2017-00009

This Instrument Prepared By:
Brian Freeman, Esq.
The Freeman Law Firm, P.A.
4245 Fowler Street
Fort Myers, Florida 33901

Parcel I.D. No. 14-45-25-00-00006.0000
Parcel I.D. No. 14-45-25-00-00008.0000
Parcel I.D. No. 15-45-25-00-00006.0000
Parcel I.D. No. 15-45-25-00-00007.0000
Parcel I.D. No. 15-45-25-00-00008.0010
Parcel I.D. No. 15-45-25-00-00008.0000

RECEIVED
OCT 25 2017
COMMUNITY DEVELOPMENT

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED
(Intestate)

THIS INDENTURE is made this 27th day of December, 2012, by and between

Brian S. Freeman, the duly qualified and acting Personal Representative of the estate of Jeffrey B. Freeman, deceased, whose address is 4245 Fowler Street, Fort Myers, Florida 33901, party of the first part, and BJ Holdings of Fort Myers, LLC., whose post office address is 4245 Fowler Street, Fort Myers, Florida 33901, party of the second part.

WITNESSETH: That WHEREAS, Jeffrey B. Freeman died intestate, a resident of Lee County, Florida, on January 17, 2011, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of decedent's estate; and

WHEREAS, the party of the first part wishes to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber,

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second part, their heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Lee County, Florida, described as follows:

The Southwest quarter (SW 1/4) of the Northwest quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section 14, Township 45 South, Range 25 East,
and

The Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) and the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of Section 15, Township 45 South, Range 25 East, LESS AND EXCEPT a portion of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section 15 as described in that certain deed recorded in O.R. Book 1074, Page 748, Public Records of Lee County, Florida.

and

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 45 South, Range 25 East, less the East 60 feet for road right-of-way situated in Lee County, Florida.

and

That portion of the Northwest quarter of the Southeast quarter of the Southeast quarter of Section 15, Township 45 South, Range 25 East, Lee County, Florida lying East of the Right of Way of Interstate 75.

and

The South half (S 1/2) of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of Section 15, Township 45 South, Range 25 East, Lee County, Florida, less and except that parcel described in that certain deed dated August 13, 1974, given by Velma Cannon McDonald to the State of Florida, for I-75 recorded in O.R. Book 1050, page 257, Public Records of Lee County, Florida.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR CONTIGUOUS THERETO.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, Sealed and Delivered
in the presence of:

Sign:

Jeannie Drum

Print:

Jeannie Drum

Brian S. Freeman
Brian S. Freeman, as Personal

Representative, Estate of Jeffrey B. Freeman

Sign:

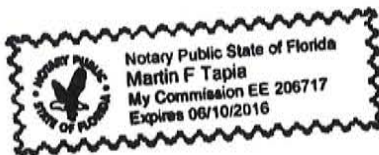
Reynold Pi

Print:

Reynold Pi

STATE OF FLORIDA
COUNTY OF LEE

The foregoing Personal Representative's Distributive Deed was acknowledged before me this
27th day of December, 2012, by Brian S. Freeman, PERSONAL
REPRESENTATIVE, ESTATE OF JEFFREY B. FREEMAN.



[Signature]

Notary Public
Personally Known ✓ Produced Identification _____
Type of Identification Produced _____
Commission No. EE 206717
My Commission Expires: 6.10.2016

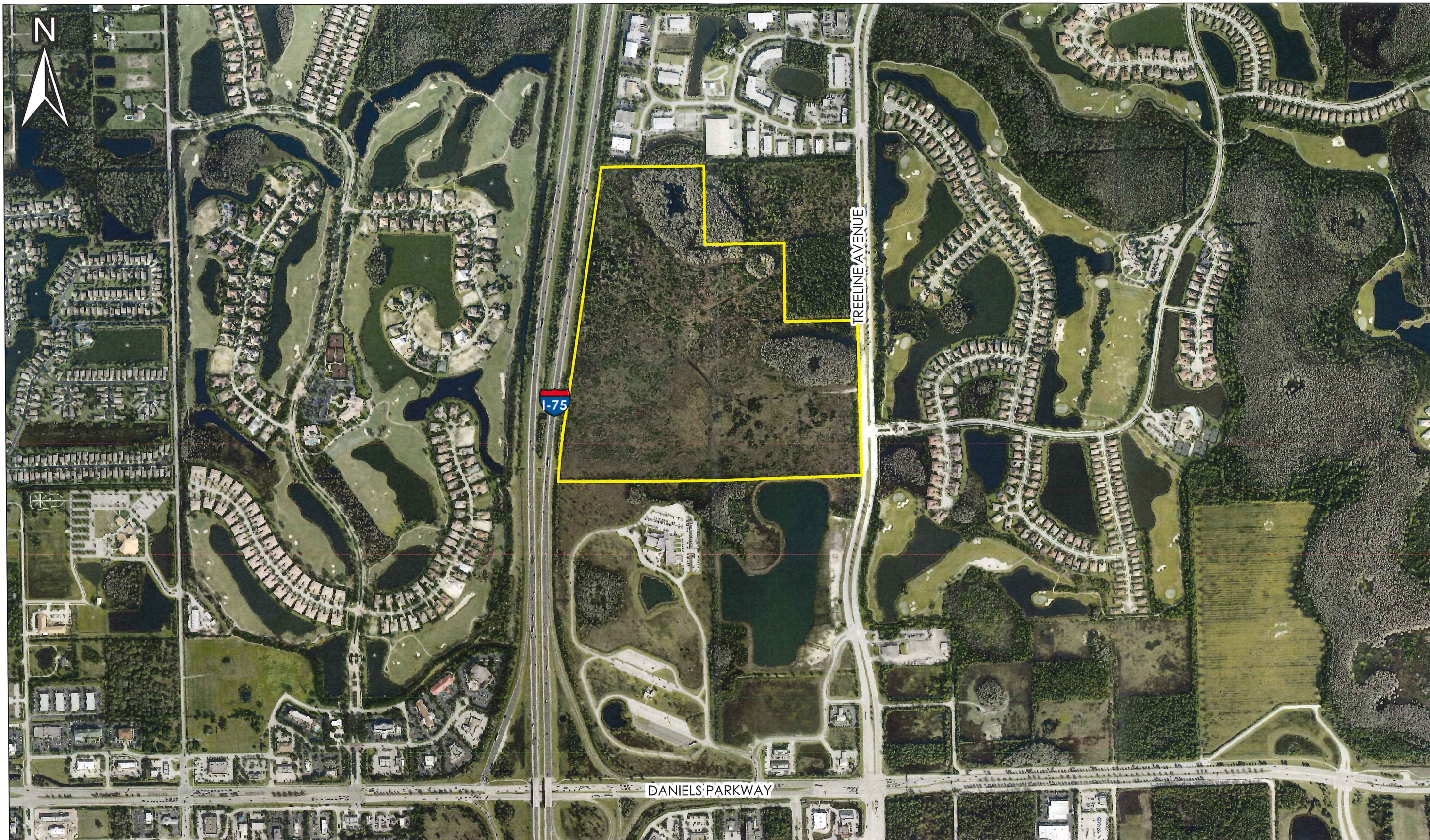
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EXHIBIT III.A.7

AERIAL LOCATION MAP



**WALDROP
ENGINEERING**

Treeline 115

AERIAL MAP
LEE COUNTY, FLORIDA

**BJ HOLDINGS OF
FORT MYERS, LLC**

0 500 1,000 2,000 Feet

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EXHIBIT III.B.1

TRAFFIC CIRCULATION ANALYSIS

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MEMORANDUM

TO: Ms. Alexis Crespo, AICP
Waldrop Engineering, Inc.

FROM: Ted B. Treesh
President

DATE: October 10, 2017

RE: Treeline 115
Comprehensive Plan Amendment
Lee County, Florida

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TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 115 acres of property located on the west side of Treeline Avenue north of Daniels Parkway in Lee County, Florida. This analysis will determine the impacts of the change in land use from Tradeport and Wetlands to Urban Community and Wetlands.

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 impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

The proposed Map Amendment would change the future land use designation on the approximately 115 acre subject site from Tradeport and Wetlands to Urban Community and Wetlands. The Tradeport future land use category permits the future development of many light industrial and commercial uses while the Urban Community land use permits the development of a mix of residential and commercial uses. It is the desire of the applicant to create a development that will be able to have a mix of both residential and commercial uses.

In order to estimate the transportation related impacts with the requested land use change, several assumptions were made based on the amount of development that could occur under each land use category. Under the existing Tradeport LUC, it was assumed the future land use would be light industrial uses. Assuming a Floor Area Ratio (FAR) of 0.25 would result in the site potentially developing with up to 1,252,350 square feet of light industrial uses. For the future land use change, it was assumed that there would be

approximately 105 acres of residential land uses. The density of residential uses was estimated based on the breakdown of these acres as follows:

53 Acres of Upland at a density of 6 Dwelling Units per Acre = 318 Dwelling Units
28 Acres of Preserved Wetlands at a density of 6 DU/Acre = 168 Dwelling Units
24 Acres of Impacted Wetlands at a density of 1 DU/20 Acre = 1 Dwelling Unit

Total = 487 Dwelling Units

These units were considered multi-family dwelling units based on the number of units per acre assumed.

The site was also assumed to include up to 10 acres of commercial property at a density of approximately 10,000 square feet per acre for a total of 100,000 square feet of commercial uses. These uses were all assumed retail uses as this would present a "worst case" in terms of trip generation of the commercial portion of the site.

Table 1 summarizes the uses that would be permitted under the existing land use category versus those that were assumed under the proposed land use category.

**Table 1
Land Uses
Treeline 115**

Land Use Category	Intensity
Approved Land Use	1,252,350 sq. ft. of Light Industrial/Warehouse
Proposed Land Uses	487 Multi-Family Dwelling Units and 100,000 sq. ft. of Retail

The trip generation for the existing and proposed land uses were determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 9th Edition. Land Use Code 110 (General Light Industrial) was utilized for the trip generation purposes of the light industrial/warehousing uses as currently approved on the subject site. **Table 2** indicates the trip generation of the subject site based on the existing land use category. The trip generation equations utilized for the approved land use are attached to the Appendix of this memorandum for reference.

**Table 2
Trip Generation
Based on Existing Land Use Category
Treeline 115**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
General Light Industrial (1,252,350 sq. ft.)	1,221	167	1,388	196	1,438	1,634	9,253

The trip generation for the land uses under the proposed land use change were based on Land Use Code 230 (Residential Condominium/Townhouse) for the multi-family uses and Land Use Code 820 (Shopping Center) for the commercial uses. **Table 3** indicates the trip generation of the subject site based on the proposed land use category. The trip generation equations utilized for the proposed land uses are attached to the Appendix of this memorandum for reference.

Table 3
Trip Generation – Total Trips
Based on Proposed Land Use Category
Treeline 115

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Residential Condominium /Townhouse (487 Dwelling Units)	31	152	183	147	73	220	2,550
Shopping Center (100,000 sq. ft. of Retail)	97	59	156	288	311	599	6,791
Total Trips	128	211	339	435	384	819	9,341

The total trips shown for the proposed uses on the subject site in Table 3 will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the project. This interaction is called “internal capture”. In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding roadways. ITE, in conjunction with a study conducted by the *NCHRP* (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For this project, there is data in the ITE report for interaction between the residential (condominiums/townhouses) and retail (shopping center) uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE *Trip Generation Handbook*, 3rd Edition. The resultant analysis indicates that there will be an internal trip capture reduction of two percent (2%) in the A.M. peak hour and twenty-four percent (24%) in the P.M. peak hour between the residential and retail uses. The summary sheets utilized to calculate this internal capture rate for the weekday A.M. peak hour and P.M. peak hour are included in the Appendix of this Memorandum for reference. Additionally, pass-by traffic was taken into account based on the retail uses of the proposed development. The current version of the ITE *Trip Generation Handbook*, 3rd Edition, indicates that the weekday P.M. peak hour pass-by rate for Land Use Code 820 is thirty-four percent (34%). However, consistent with previous analysis approved by Lee County, thirty percent (30%) of the

total project traffic was assumed to be pass-by traffic. **Table 4** indicates the total external trips that will be generated by the site should the land use category be changed.

Table 4
Trip Generation – Net New Trips
Based on Proposed Land Use Category
Treeline 115

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	128	211	339	435	384	819	9,341
Less Internal Capture 2% AM / 24% PM	-3	-4	-7	-105	-92	-197	-2,242
Less LUC 820 Pass- By Trips	-23	-23	-46	-68	-68	-136	-1,548
Net New Trips	102	184	286	262	224	486	5,551

Table 5 indicates the trip generation difference between the proposed land uses and existing land use designations.

Table 5
Trip Generation – Resultant Trip Change
Treeline 115

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (487 MF units and 100,000 sq. ft. Retail)	102	184	286	262	224	486	5,551
Existing Land Use Designation (1,252,350 sq. ft. Light Industrial)	-1,221	-167	-1,388	-196	-1,438	-1,634	-9,253
Resultant Trip Change	-1,119	+17	-1,102	+66	-1,214	-1,148	-3,702

The negative number shown as the resultant change in Table 5 indicates that the trip generation will be decreased as a result of the proposed land use change.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2040 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only major roadway improvement on the 2040 Financially Feasible Plan in the immediate area is the extension of Three Oaks Parkway north from Alico Road to Daniels Parkway and widening Daniels Parkway to six lanes between Gateway Boulevard and SR 82. In addition, there are improvements currently identified on the 2040 Long Range Transportation Plan in the vicinity of the subject site that are designated as "Contingent" based upon additional funding. These improvements include the widening of I-75 to

include Express Lanes, widening Treeline Avenue south of Daniels Parkway to a 6-lane roadway and improving the I-75/Daniels Parkway interchange.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2040 loaded network volumes were determined for the roadways within the study area then the peak hour trips to be generated from the additional trips as shown in Table 4 were added to the projected 2040 volumes. The Level of Service for those roadways were then evaluated.

The results of the analysis indicate that the addition of the project trips to the network will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Several roadway segments in the study area are shown to operate at LOS "F" before the project trips are added to the network and are therefore considered as pre-existing deficiencies not caused by the change in land use. These roadway segments include Daniels Parkway from Palomino Lane to Chamberlin Parkway. All remaining roadway segments in the study area will operate at or above the minimum acceptable Level of Service. **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2040 conditions.

Short Range Impacts (5-year horizon)

The 2016/2017-2020/2021 Lee County Transportation Capital Improvement Plan and the 2017-2021 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. The only improvement in the study area that is included on the short term capital improvement plan is the funding for the construction of the Three Oaks Parkway North Extension from Alico Road to Daniels Parkway. This new roadway is funded in the Lee County Capital Improvement Program to begin construction in FY 2019/2020. There are no other capacity improvements to the roadway network identified in either work program. This roadway improvement was considered in the distribution of site trips.

The proposed map amendment will decrease the overall trip generation of the subject site by approximately 1,148 vehicles during the P.M. peak hour. **Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on Treeline Avenue and Daniels Parkway based on the uses that would be permitted under the proposed land use designation. From Table 2A, both Treeline Avenue and Daniels Parkway are anticipated to operate at an acceptable Level of Service in 2022 both with and without the trips from the proposed development. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program.

For comparison purposes, **Table 5A** and **Table 6A** were created to indicate the projected 5-year planning Level of Service on Treeline Avenue and Daniels Parkway based on the uses that could be developed under the existing land use designation. The trip generation

from Table 2 of this Memorandum were used to complete the Table 5A and Table 6A. From Table 6A, Daniels Parkway from Palomino Lane to Treeline Avenue is shown to operate below the acceptable Level of Service in 2022 with the projected trips to be generated from the existing land use designation. **Therefore, the incremental impacts to Daniels Parkway from Palomino Lane to Treeline Avenue as a result of the land use change will result in a decrease of up to 15% in the volume to capacity ratio during the PM peak hour.** For this reason, the proposed land use change from Tradeport and Wetlands to Urban Community and Wetlands is deemed beneficial as the change decreases the intensity of the trips being generated and therefore reduces the future impact on the surrounding roadways.

Conclusion

The proposed Comprehensive Plan Amendment would allow the future land use change from Tradeport and Wetlands to Urban Community and Wetlands. This would permit the subject site to be developed with both residential and commercial uses. Based on the trip generation comparison between the existing land use category and the proposed land use category, there would be a substantial reduction in peak hour and daily trip generation potential of the site if the land use change is approved. No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Comprehensive Plan Amendment. In addition, the change to the land use will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

Attachments

APPENDIX

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TABLES 1A & 2A
TREELINE 115
2040 LOS ANALYSIS

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TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2040 LONG RANGE TRANSPORTATION ANALYSIS - TREELINE 115

					GENERALIZED SERVICE VOLUMES				
ROADWAY SEGMENT			2040 E + C NETWORK LANES		LOS A	LOS B	LOS C	LOS D	LOS E
<u>ROADWAY</u>	<u>FROM</u>	<u>TO</u>	<u># Lanes</u>	<u>Roadway Designation</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
Daniels Pkwy	Palomino Ln.	I-75	6LD	Controlled Access	0	430	3,050	3,180	3,180
	I-75	Treeline Ave.	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Treeline Ave.	Chamberlin Pkwy	6LD	Controlled Access	0	430	3,050	3,180	3,180
Treeline Ave.	Daniels Pkwy	Colonial Blvd.	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
	Daniels Pkwy	Terminal Access Rd.	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
I-75	Daniels Pkwy	Colonial Blvd.	6LF	Freeway	0	3,360	4,580	5,500	6,080
	Alco Road	Daniels Parkway	6LF	Freeway	0	3,360	4,580	5,500	6,080

- Denotes the LOS Standard for each roadway segment

TABLE 2A
2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
TREELINE 115

TOTAL PM PEAK HOUR PROJECT TRAFFIC 486 VPH IN= 262 OUT= 224

											2040 BACKGROUND		2040 BACKGROUND PLUS PRO.			
ROADWAY	ROADWAY SEGMENT		2040	AADT			100TH HIGHEST	PM PK HR	PEAK	PEAK DIRECTION	PROJECT	PK DIR	PEAK DIRECTION			
	FROM	TO	FSUTMS	LCDOT PCS OR	PEAK SEASON BACKGROUND	K-100	HOUR PK DIR	D	TRAFFIC	VOLUMES & LOS	TRAFFIC	PM PROJ	VOLUMES & LOS			
			PSWDT	FDOT SITE #	FACTOR ¹	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS
Daniels Pkwy	Palomino Ln.	I-75	90,367	31	1.13	79,971	0.095	7,597	0.54	EAST	4102	F	25%	66	4168	F
	I-75	Treeline Ave.	84,293	52	1.22	69,093	0.106	7,324	0.58	EAST	4248	F	40%	105	4353	F
	Treeline Ave.	Chamberlin Pkwy	82,309	52	1.22	67,466	0.106	7,151	0.58	EAST	4148	F	20%	52	4200	F
Treeline Ave.	Daniels Pwky	Colonial Blvd.	27,400	61	1.35	20,296	0.099	2,009	0.59	NORTH	1185	C	25%	66	1251	C
	Daniels Pwky	Terminal Access Rd.	32,179	61	1.35	23,836	0.099	2,360	0.59	NORTH	1392	C	15%	39	1431	C
I-75	Daniels Pkwy	Colonial Blvd.	108,264	120057	0.91	98520	0.09	8,867	0.581	NORTH	5152	D	5%	13	5165	D
	Alico Road	Daniels Parkway	122,578	120184	0.91	111546	0.09	10,039	0.594	NORTH	5963	E	10%	26	5989	E

TABLES 3A & 4A
TREELINE 115 FLUM
5-YEAR LOS ANALYSIS

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TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
TREELINE 115

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	286 VPH	IN=	102	OUT=	184
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	486 VPH	IN=	262	OUT=	224

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT		
								PROJECT	PROJECT	PROJ/
								TRAFFIC	TRAFFIC	LOS C
Daniels Pkwy	E. of Palomino Ln.	6LD	0	430	3050	3180	3180	25%	66	2.1%
	E. of I-75	6LD	0	430	3050	3180	3180	40%	105	3.4%
	E. of Treeline Ave.	6LD	0	430	3050	3180	3180	20%	52	1.7%
Treeline Ave.	N. of Site	4LD	0	250	1,840	1,960	1,960	25%	66	3.6%
	N. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	60%	157	8.5%
	S. of Daniels Pwky	4LD	0	250	1,840	1,960	1,960	15%	39	2.1%

* The Level of Service thresholds were for all roadways were obtained from the Lee County Generalized Service Volume Table.

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
TREELINE 115**

TOTAL PROJECT TRAFFIC AM =	286	VPH	IN =	102	OUT=	184
TOTAL PROJECT TRAFFIC PM =	486	VPH	IN=	262	OUT=	224

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	LATEST ADT	YRS OF GROWTH. ¹	ANNUAL RATE	2015	2022		V/C	PERCENT PROJECT	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2022			2022		
							PK HR	PK HR	PK SEASON					BCKGRND			BCKGRND		
							PEAK DIR. ¹	VOLUME	LOS					+ AM PROJ VOLUME	LOS	Ratio	+ PM PROJ VOLUME	LOS	Ratio
Daniels Pkwy	E. of Palomino Ln.	264	59,300	60,600	8	1.00%	2,904	3,113	D	0.98	25%	46	66	3,159	D	0.99	3,179	D	1.00
	E. of I-75	52	45,400	44,200	8	1.00%	2,717	2,913	C	0.92	40%	74	105	2,987	C	0.94	3,018	C	0.95
	E. of Treeline Ave.	48	35,100	41,900	8	2.24%	2,356	2,751	C	0.87	20%	37	52	2,788	C	1.06	2,803	C	0.88
Treeline Ave.	N. of Site	454	5,100	5,400	3	1.92%	696	795	C	0.41	25%	46	66	841	C	0.43	861	C	0.44
	N. of Daniels Pkwy	454	5,100	5,400	3	1.92%	696	795	C	0.41	60%	110	157	906	C	0.46	952	C	0.49
	S. of Daniels Pwky	502	27,600	22,100	3	1.00%	1,390	1,490	C	0.76	15%	28	39	1,518	C	0.77	1,530	C	0.78

¹ Annual Growth Rate was calculated utilizing AADT data from 2016 Lee County Traffic Count Report.

² 2017 peak hour peak season peak direction traffic volumes were obtained from the 2016 Lee County Concurrency Report.

TABLES 5A & 6A
TREELINE 115
5-YEAR LOS ANALYSIS
BASED ON EXISTING LAND USE
CATEGORY IMPACTS

TABLE 5A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
PERMITTED USES UNDER EXISTING FLUM

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 1,388 VPH IN= 1,221 OUT= 167
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 1,634 VPH IN= 196 OUT= 1,438

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT		
								<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJ/</u> <u>LOS C</u>
Daniels Pkwy	E. of Palomino Ln.	6LD	0	430	3050	3180	3180	25%	360	11.8%
	E. of I-75	6LD	0	430	3050	3180	3180	40%	575	18.9%
	E. of Treeline Ave.	6LD	0	430	3050	3180	3180	20%	288	9.4%
Treeline Ave.	N. of Site	4LD	0	250	1,840	1,960	1,960	25%	360	19.5%
	N. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	60%	863	46.9%
	S. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	15%	216	11.7%

* The Level of Service thresholds were for all roadways were obtained from the Lee County Generalized Service Volume Table.

TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
PERMITTED USES UNDER EXISTING FLUM

TOTAL PROJECT TRAFFIC AM =	1,388	VPH	IN =	1,221	OUT=	167
TOTAL PROJECT TRAFFIC PM =	1,634	VPH	IN=	196	OUT=	1,438

ROADWAY	SEGMENT	SITE/ STATION	BASE YR	LATEST	YRS OF	ANNUAL	2015	2022		PERCENT	2022			2022			2022		
							PK HR	PK HR	PK SEASON		BCKGRND			BCKGRND			BCKGRND		
							PEAK DIR. ¹	VOLUME	LOS	Ratio	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C	+ PM PROJ	V/C
			ADT	ADT	GROWTH. ¹	RATE					TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
Daniels Pkwy	E. of Palomino Ln.	264	59,300	60,600	8	1.00%	2,904	3,113	D	0.98	25%	305	360	3,419	F	1.08	3,473	F	1.09
	E. of I-75	52	45,400	44,200	8	1.00%	2,717	2,913	C	0.92	40%	488	575	3,401	F	1.07	3,488	F	1.10
	E. of Treeline Ave.	48	35,100	41,900	8	2.24%	2,356	2,751	C	0.87	20%	244	288	2,995	C	0.94	3,038	C	0.96
Treeline Ave.	N. of Site	454	5,100	5,400	3	1.92%	696	795	C	0.41	25%	305	360	1,101	C	0.56	1,155	C	0.59
	N. of Daniels Pkwy	454	5,100	5,400	3	1.92%	696	795	C	0.41	60%	733	863	1,528	C	0.78	1,658	C	0.85
	S. of Daniels Pwky	502	27,600	22,100	3	1.00%	1,390	1,490	C	0.76	15%	183	216	1,673	C	0.85	1,706	C	0.87

¹ Annual Growth Rate was calculated utilizing AADT data from 2016 Lee County Traffic Count Report.

² 2017 peak hour peak season peak direction traffic volumes were obtained from the 2016 Lee County Concurrency Report.

**LEE COUNTY GENERALIZED
SERVICE VOLUME TABLE**

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Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

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

FDOT GENERALIZED SERVICE
VOLUME TABLE 7

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TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's
Urbanized Areas¹

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E	
Lanes	Median	B	C	D	E	2	2,260	3,020	3,660	3,940	
1	Undivided	*	830	880	**	3	3,360	4,580	5,500	6,080	
2	Divided	*	1,910	2,000	**	4	4,500	6,080	7,320	8,220	
3	Divided	*	2,940	3,020	**	5	5,660	7,680	9,220	10,360	
4	Divided	*	3,970	4,040	**	6	7,900	10,320	12,060	12,500	
Class II (35 mph or slower posted speed limit)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lane			Ramp Metering		
1	Undivided	*	370	750	800	+ 1,000			+ 5%		
2	Divided	*	730	1,630	1,700						
3	Divided	*	1,170	2,520	2,560						
4	Divided	*	1,610	3,390	3,420						
Non-State Signalized Roadway Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
(Alter corresponding state volumes by the indicated percent.)						Lanes	Median	B	C	D	E
Non-State Signalized Roadways - 10%						1	Undivided	420	840	1,190	1,640
Median & Turn Lane Adjustments						2	Divided	1,810	2,560	3,240	3,590
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		3	Divided	2,720	3,840	4,860	5,380
1	Divided	Yes	No	+5%		Uninterrupted Flow Highway Adjustments					
1	Undivided	No	No	-20%		Lanes	Median	Exclusive left lanes	Adjustment factors		
Multi	Undivided	Yes	No	-5%		1	Divided	Yes	+5%		
Multi	Undivided	No	No	-25%		Multi	Undivided	Yes	-5%		
-	-	-	Yes	+ 5%		Multi	Undivided	No	-25%		
One-Way Facility Adjustment						BICYCLE MODE²					
Multiply the corresponding directional volumes in this table by 1.2						(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					
BICYCLE MODE²						Paved Shoulder/Bicycle	B	C	D	E	
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Lane Coverage					
						0-49%	*	150	390	1,000	
						50-84%	110	340	1,000	>1,000	
						85-100%	470	1,000	>1,000	**	
PEDESTRIAN MODE²						PEDESTRIAN MODE²					
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					
						Sidewalk Coverage	B	C	D	E	
						0-49%	*	*	140	480	
						50-84%	*	80	440	800	
						85-100%	200	540	880	>1,000	
BUS MODE (Scheduled Fixed Route)³						BUS MODE (Scheduled Fixed Route)³					
(Buses in peak hour in peak direction)						(Buses in peak hour in peak direction)					
						Sidewalk Coverage	B	C	D	E	
						0-84%	> 5	≥ 4	≥ 3	≥ 2	
						85-100%	> 4	≥ 3	≥ 2	≥ 1	

¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile-truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become "F" for the bicycle mode, the level of service letter grade (including "F") is not achievable because there is no maximum volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/box/default.htm

TRAFFIC DATA
2016 LEE COUNTY DOT
TRAFFIC COUNT REPORT

RECEIVED
OCT 25 2017

COMMUNITY DEVELOPMENT
CPA 2017-00009

Daily Traffic Volume (AADT)

STREET	LOCATION	Sta- tion #	Daily Traffic Volume (AADT)										CS	Area
			2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
SUNRISE BLVD	E OF BELL BLVD	480	900	800	700	900							6	5
SUNSHINE BLVD	N OF IMMOKALEE RD	413	3600	3600	2800	3000			3900	4000		3900	22	5
SUNSHINE BLVD	S OF LEE BLVD	406	6300	5300	5700	6500			6100	7100		7500	22	5
SUNSHINE BLVD	N OF LEE BLVD (CR 884)	412	10200	9100	8600	9600			10300	8300		10100	22	5
SUNSHINE BLVD	N OF W 12TH ST	479	6200	6200	5200								22	5
TERMINAL ACCESS RD	E OF TREELINE AVE	59	25000	23800	23400	23800	24000	23300	23500	26400				4
THREE OAKS PKWY	S OF CORKSCREW RD	525	14000	17700	15700	16700	16100	18700	18800		20900	21800	25	4
THREE OAKS PKWY	N OF CORKSCREW RD	415	18000		15100	13200	14700	20200	19900				25	4
THREE OAKS PKWY	S OF ESTERO PKWY	<u>72</u>							16000	16600	16500	16800		
THREE OAKS PKWY	S OF ALICO RD	414	9900			9500	9500	12700	13700	11800	12300	13100	25	4
TICE ST	W OF ORTIZ AV	417	3400	2900	2500	2600							20	3
TICE ST	W OF I 75	416	3400	2600	2200	2400				3000		3500	20	3
TREELINE AVE	S OF COLONIAL BLVD	453	7100		8800	7300							61	3
TREELINE AVE	S OF PELICAN COLONY BLVD	<u>62</u>		5600	6900	6600	7300	8200	8900	9700	10800	11600		3
TREELINE AVE	N OF DANIELS PKWY	454	5100	5600	4500	5400							61	3
TREELINE AVE	S OF DANIELS PKWY	502	27600	23500	25900	22100							61	4
TREELINE AVE	N OF AIRPORT TERMINAL	<u>61</u>	27700	25500	25100	24000	23600	23800	24500	25500	23800	25000		4
12 ST W	E OF GUNNERY RD	472	5100	3100	3200	3400					4100		22	5
23RD ST SW	E OF GUNNERY RD	469	10000	8700	9400	10100			10200	11000		11800	22	5

PCS 31 - Daniels Pkwy east of Six Mile Cypress Pkwy

2015 AADT =

52,100 VPD

Hour	EB	WB	Total
0	0.82%	0.96%	0.89%
1	0.48%	0.57%	0.52%
2	0.38%	0.36%	0.37%
3	0.40%	0.29%	0.34%
4	0.78%	0.49%	0.64%
5	1.39%	1.26%	1.32%
6	2.77%	3.47%	3.12%
7	5.06%	6.34%	5.70%
8	5.83%	7.09%	6.45%
9	5.44%	6.12%	5.78%
10	5.65%	6.17%	5.91%
11	6.13%	6.23%	6.18%
12	6.59%	6.79%	6.69%
13	6.48%	6.79%	6.63%
14	6.71%	6.83%	6.77%
15	7.31%	6.76%	7.04%
16	7.93%	6.83%	7.38%
17	8.16%	7.28%	7.72%
18	6.09%	5.88%	5.99%
19	4.75%	4.27%	4.51%
20	3.84%	3.15%	3.50%
21	3.08%	2.67%	2.88%
22	2.32%	2.02%	2.17%
23	1.61%	1.38%	1.50%

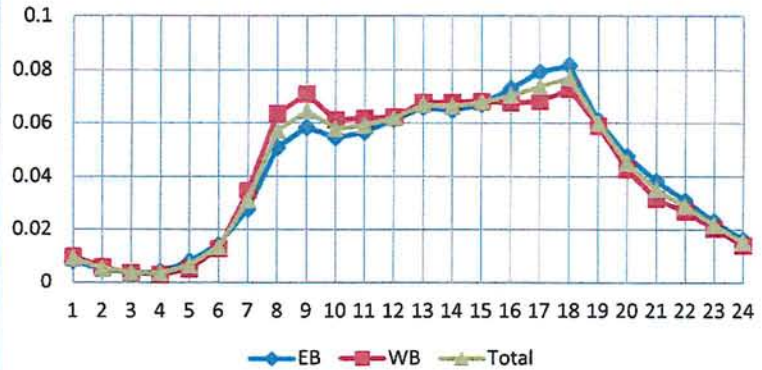
Month of Year	Fraction
January	1.02
February	1.05
March	1.08
April	1.13
May	1.03
June	1
July	0.95
August	0.93
September	0.96
October	0.96
November	0.96
December	0.97

Directional Factor		
AM	0.56	WB
PM	0.54	EB

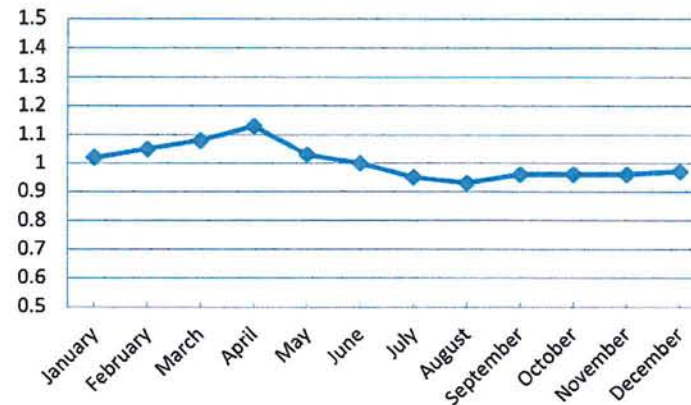
Day of Week	Fraction
Sunday	0.71
Monday	1.03
Tuesday	1.08
Wednesday	1.1
Thursday	1.09
Friday	1.1
Saturday	0.89

Design Hour Volume		
#	Volume	Factor
5	5364	0.103
10	5329	0.102
20	5217	0.100
30	5154	0.099
50	5078	0.097
100	4946	0.095
150	4847	0.093
200	4769	0.092

Hour of Day



Month of Year



PCS 52 - Daniels Parkway West of Treeline Avenue

2015 AADT = 44,200 VPD

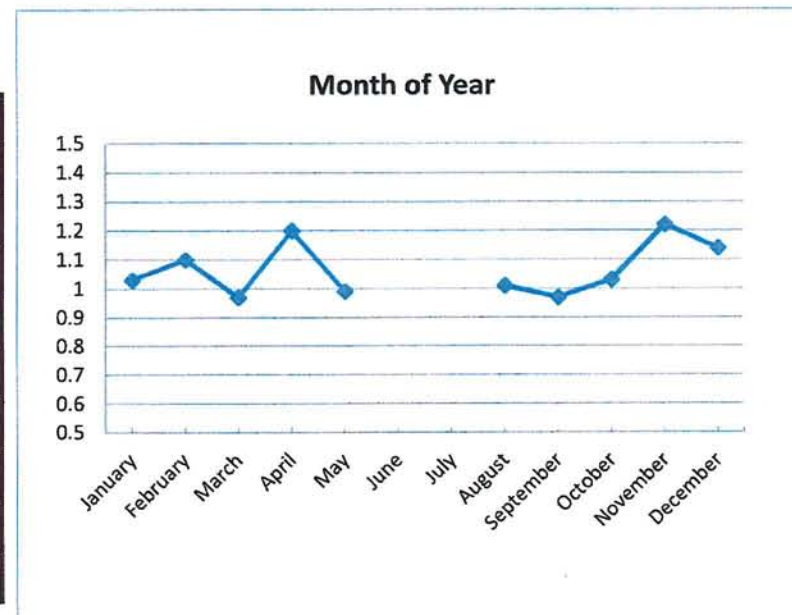
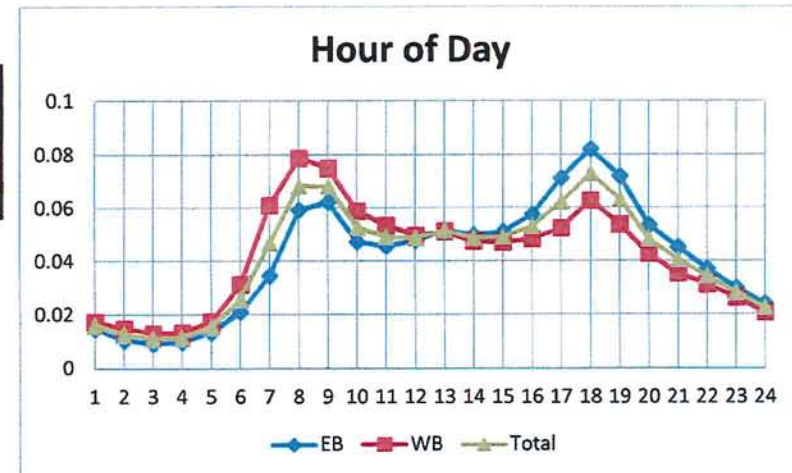
Hour	EB	WB	Total
0	1.48%	1.71%	1.59%
1	1.07%	1.48%	1.26%
2	0.94%	1.30%	1.11%
3	1.00%	1.33%	1.15%
4	1.36%	1.73%	1.54%
5	2.11%	3.11%	2.58%
6	3.45%	6.09%	4.69%
7	5.92%	7.87%	6.83%
8	6.23%	7.48%	6.82%
9	4.74%	5.87%	5.27%
10	4.56%	5.33%	4.92%
11	4.78%	4.96%	4.86%
12	5.15%	5.10%	5.13%
13	4.97%	4.74%	4.86%
14	5.09%	4.70%	4.90%
15	5.75%	4.82%	5.31%
16	7.10%	5.24%	6.23%
17	8.19%	6.27%	7.29%
18	7.18%	5.36%	6.32%
19	5.34%	4.26%	4.83%
20	4.52%	3.50%	4.04%
21	3.69%	3.10%	3.41%
22	2.98%	2.61%	2.80%
23	2.42%	2.06%	2.25%

Month of Year	Fraction
January	1.03
February	1.1
March	0.97
April	1.2
May	0.99
June	
July	
August	1.01
September	0.97
October	1.03
November	1.22
December	1.14

Directional Factor		
AM	0.64	WB
PM	0.58	EB

Day of Week	Fraction
Sunday	0.7
Monday	1.01
Tuesday	1.09
Wednesday	1.09
Thursday	1.1
Friday	1.14
Saturday	0.88

Design Hour Volume		
#	Volume	Factor
5	5335	0.121
10	5241	0.119
20	5107	0.116
30	5044	0.114
50	4884	0.110
100	4689	0.106
150	4493	0.102
200	4384	0.099



PCS 61 - Treeline Avenue North of Terminal Road

2015 AADT =

23,800 VPD

Hour	NB	SB	Total
0	1.82%	0.91%	1.33%
1	0.91%	0.42%	0.65%
2	0.45%	0.27%	0.35%
3	0.28%	0.68%	0.49%
4	0.62%	2.14%	1.43%
5	1.15%	3.28%	2.29%
6	1.64%	5.18%	3.53%
7	2.41%	6.57%	4.62%
8	2.60%	6.49%	4.67%
9	3.13%	5.99%	4.65%
10	4.26%	6.54%	5.48%
11	5.36%	7.06%	6.26%
12	6.69%	6.97%	6.83%
13	7.09%	6.21%	6.62%
14	7.39%	5.56%	6.41%
15	7.92%	5.52%	6.64%
16	8.57%	6.01%	7.21%
17	8.70%	6.27%	7.41%
18	7.39%	5.22%	6.24%
19	5.97%	3.82%	4.83%
20	5.08%	2.90%	3.92%
21	4.88%	2.34%	3.53%
22	3.44%	2.02%	2.68%
23	2.26%	1.64%	1.93%

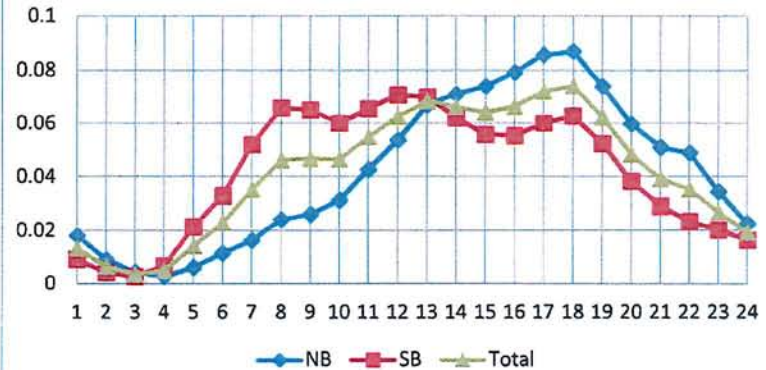
Month of Year	Fraction
January	1.23
February	1.35
March	1.14
April	0.91
May	0.79
June	0.76
July	0.76
August	0.76
September	0.93
October	1.02
November	1.09
December	1.2

Directional Factor		
AM	0.76	SB
PM	0.59	NB

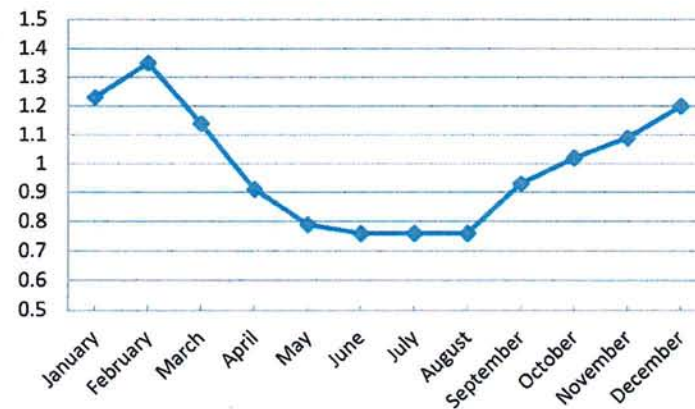
Day of Week	Fraction
Sunday	0.82
Monday	0.98
Tuesday	1.03
Wednesday	1.03
Thursday	1.04
Friday	1.09
Saturday	1

Design Hour Volume		
#	Volume	Factor
5	2781	0.117
10	2649	0.111
20	2555	0.107
30	2519	0.106
50	2457	0.103
100	2354	0.099
150	2302	0.097
200	2248	0.094

Hour of Day



Month of Year



**TRAFFIC DATA FROM THE 2016 LEE
COUNTY CONCURRENCY REPORT**

RECEIVED
OCT 25 2017

COMMUNITY DEVELOPMENT
CPA2017-00009

LINK NO.	ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2015 100th HIGHEST HR		EST 2016 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES
					LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
05900	COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	D	3,220	C	2,521	C	2,521	C	2,523	
06000	COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	D	3,220	E	3,144	E	3,144	E	3,144	
06100	COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	D	3,220	F	3,770	F	3,770	F	3,770	FDOT evaluating improvement options
06200	COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	3,240	B	2,199	B	2,199	B	2,199	
06300	COLUMBUS BL*	SR 82	MILWAUKEE BL	2LN	E	860	C	88	C	90	C	90	
06400	CONSTITUTION BL*	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	219	C	230	
06500	CORBETT RD**	PINE ISLAND RD	LITTLETON RD	2LN	E	860	C	22	C	22	C	22	
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	930	C	930	C	1,195	
06700	CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	E	1,900	C	1,643	C	1,669	F	1,926	
06800	CORKSCREW RD	I-75	BEN HILL GRIFFIN BL	4LD	E	1,900	C	1,140	C	1,140	C	1,140	
06900	CORKSCREW RD	BEN HILL GRIFFIN BL	ALICO RD	2LD	E	1,130	D	755	E	790	E	1,061	
07000	CORKSCREW RD	ALICO RD	COLLIER COUNTY LINE	2LN	E	1,080	B	212	B	213	B	235	
07100	COUNTRY LAKES DR*	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	143	C	296	
07200	CRYSTAL DR*	US 41	METRO PKWY	2LN	E	860	C	476	C	490	C	498	
07300	CRYSTAL DR*	METRO PKWY	PLANTATION RD	2LN	E	860	C	259	C	259	C	259	
07400	CYPRESS LAKE DR*	McGREGOR B	SO POINTE BL	4LD	E	1,940	D	890	D	890	D	915	
07500	CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	E	1,940	D	1,103	D	1,103	D	1,106	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,401	D	1,401	D	1,401	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,298	D	2,298	D	2,393	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,228	D	2,228	D	2,260	
07900	DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,680	E	2,575	E	2,575	F	2,847	constrained; v/c=0.96
08000	DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,000	C	2,729	C	2,816	F	3,116	constrained; v/c=0.91
08100	DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,000	C	2,904	C	2,907	C	2,921	constrained; v/c=0.97
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,180	B	2,717	B	2,717	B	2,794	
08300	DANIELS PKWY*	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,180	A	2,356	A	2,357	A	2,357	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BL	6LD	E	3,180	A	2,305	A	2,316	A	2,328	
08500	DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,120	A	1,674	A	1,674	B	1,772	
08600	DANLEY RD*	US 41	METRO PKWY	2LN	E	860	C	279	C	280	C	297	
08700	DAVIS RD*	McGREGOR BL	IONA RD	2LN	E	860	C	15	C	30	C	49	
08800	DEL PRADO BL*	CAPE CORAL PKWY	SE 46th ST	6LD	E	2,820	C	1,304	C	1,304	C	1,304	
08900	DEL PRADO BL*	SE 46th ST	CORONADO PKWY	6LD	E	2,820	C	1,392	C	1,392	C	1,392	
09000	DEL PRADO BL	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,820	D	1,868	D	1,868	D	1,868	
09100	DEL PRADO BL	CORNWALLIS PKWY	VETERANS MEM PKWY	6LD	E	2,820	D	2,129	D	2,129	D	2,129	
09150	DEL PRADO BL*	VETERANS MEM PKWY	CORAL POINT DR	6LD	E	2,840	D	2,396	D	2,396	D	2,396	
09200	DEL PRADO BL	CORAL POINT DR	HANCOCK BR PKWY	6LD	E	2,840	D	2,110	D	2,110	D	2,110	
09300	DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	2,800	C	2,090	C	2,090	C	2,090	

LINK NO.	ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2015 100th HIGHEST HR		EST 2016 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES
					LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
26900	TICE ST*	ORTIZ AVE	STALEY RD	2LN	E	860	C	161	C	161	D	674	
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,960	B	1,390	B	1,406	B	1,569	
27030	TREELINE AVE	DANIELS PKWY	ARBORWOOD RD	4LD	E	1,960	A	696	A	701	A	708	
27070	TREELINE AVE	ARBORWOOD RD	COLONIAL BL	4LD	E	1,960	A	696	A	696	A	696	
27100	VANDERBILT BL*	COLLIER COUNTY LINE	BONITA BEACH RD	2LU	E	860	C	287	C	287	C	287	
27200	VETERANS MEM PKWY	SR78	SURFSIDE BL	4LD	D	2,080	A	811	A	812	A	812	
27250	VETERANS MEM PKWY*	SURFSIDE BL	CHIQUITA BL	4LD	E	2,080	A	664	A	664	A	664	
27300	VETERANS MEM PKWY*	CHIQUITA BL	SKYLINE DR	4LD	D	2,080	A	1,810	A	1,810	A	1,810	
27400	VETERANS MEM PKWY	SKYLINE DR	SANTA BARBARA BL	6LD	D	3,120	A	2,157	A	2,157	A	2,157	
27500	VETERANS MEM PKWY	SANTA BARBARA	COUNTRY CLUB BL	6LD	D	3,120	A	2,702	A	2,702	A	2,702	
27600	VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD	D	3,120	B	2,878	B	2,878	B	2,878	
27700	VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA	McGREGOR BL	4LB	D	4,000	C	2,425	C	2,425	C	2,425	
27720	VIA COCONUT PT*	SOUTH END	CORKSCREW RD	4LD	E	1,790	C	249	C	249	C	249	
27900	WHISKEY CREEK DR*	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	320	C	320	C	333	
28000	WHISKEY CREEK DR*	SAUTERN DR	McGREGOR BL	2LD	E	910	C	320	C	320	C	320	
28100	WILLIAMS RD	US 41	RIVER RANCH RD	2LN	E	860	C	248	C	269	C	294	
28200	WILLIAMS AVE*	LEE BL	W 6th ST	2LN	E	860	C	538	C	543	D	595	
28300	WINKLER RD*	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	C	461	C	468	D	575	
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	D	469	D	469	D	470	
28500	WINKLER RD*	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	920	B	593	B	603	B	610	
28600	WINKLER RD*	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	920	B	593	B	593	B	593	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,800	C	712	C	713	C	713	
28800	WINKLER RD*	COLLEGE PKWY	McGREGOR BL	2LN	E	840	B	350	B	350	B	352	
28900	WOODLAND BL*	US 41	CHATHAM ST	2LN	E	860	C	266	C	266	C	266	
29000	W 6th ST	WILLIAMS AVE	JOEL BL	2LN	E	860	C	146	C	146	C	146	
29100	W 12th ST*	GUNNERY RD	SUNSHINE BL	2LN	E	860	C	77	C	77	C	77	
29200	W 12th ST*	SUNSHINE BL	WILLIAMS AVE	2LN	E	860	C	76	C	77	C	166	
29300	W 12th ST*	WILLIAMS AVE	JOEL BL	2LN	E	860	C	92	C	93	C	93	
29400	W 14th ST*	SUNSHINE BL	RICHMOND AVE	2LN	E	860	C	48	C	48	C	48	
29500	US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	D	2,740	B	2,063	B	2,063	B	2,063	
29600	US 41	BONITA BEACH RD	WEST TERRY ST	6LD	D	3,020	B	2,954	B	2,954	B	2,954	
29700	US 41	WEST TERRY ST	OLD 41	6LD	D	3,020	B	2,792	B	2,792	B	2,792	
29800	US 41	OLD 41	CORKSCREW RD	6LD	D	3,020	B	2,564	B	2,645	B	2,738	
29900	US 41	CORKSCREW RD	SANIBEL BL	6LD	D	3,000	B	2,380	B	2,385	B	2,470	
30000	US 41	SANIBEL BL	ALICO RD	6LD	D	3,000	B	2,307	B	2,375	B	2,565	

TRAFFIC DATA
FDOT FLORIDA TRAFFIC

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CPA 2017-00009

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0184 - SR-93/I-75, 1.7 MI S OF DANIELS PKWY U/P, LEE CO

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2016	98964 C	N	49086	S 49878	9.00	59.80	9.10
2015	89417 C	N	44274	S 45143	9.00	58.40	9.10
2014	77211 C	N	38722	S 38489	9.00	58.40	8.40
2013	71794 C	N	35681	S 36113	9.00	58.40	8.40
2012	71868 C	N	35966	S 35902	9.00	56.20	8.30
2011	70160 C	N	35176	S 34984	9.00	55.60	8.40
2010	67723 C	N	33359	S 34364	9.78	54.70	8.60
2009	54500 F		0	0	9.40	55.84	13.60
2008	54884 C	N	28740	S 26144	8.79	56.75	16.50
2007	55702 C	N	29310	S 26392	8.79	56.75	16.50
2006	56478 C	N	29511	S 26967	8.79	56.75	16.50
2005	54009 C	N	28021	S 25988	8.80	54.70	15.30
2004	50801 C	N	26584	S 24217	9.70	57.80	9.00
2003	48500 F	N	25500	S 23000	9.70	57.80	9.00
2002	46667 C	N	24674	S 21993	9.70	57.80	13.10
2001	44784 C	N	23732	S 21052	9.90	57.20	14.70

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

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0057 - SR-93/I-75, S OF SR 884/COLONIAL BLVD/CR 884

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2016	90000 C	N	44500	S 45500	9.00	58.10	11.60
2015	83500 C	N	41500	S 42000	9.00	56.80	12.10
2014	77000 C	N	38000	S 39000	9.00	56.40	11.90
2013	68500 C	N	34500	S 34000	9.00	57.70	10.50
2012	65000 C	N	33000	S 32000	9.00	56.40	11.80
2011	64500 C	N	32000	S 32500	9.00	55.80	12.40
2010	66000 C	N	33000	S 33000	9.64	55.58	11.00
2009	62000 F	N	31000	S 31000	9.40	55.84	14.00
2008	63000 C	N	31500	S 31500	9.07	55.79	14.00
2007	75000 C	N	37500	S 37500	9.29	52.37	16.40
2006	78500 C	N	39500	S 39000	8.72	54.35	17.70
2005	75000 C	N	37500	S 37500	8.90	52.90	15.60
2004	66500 C	N	32500	S 34000	9.20	51.40	15.60
2003	63500 C	N	31000	S 32500	9.60	52.50	15.60
2002	63000 F	N	31500	S 31500	9.80	55.70	15.70
2001	60000 C	N	30000	S 30000	10.00	55.40	14.20

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

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

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

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

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1275 LEE I75

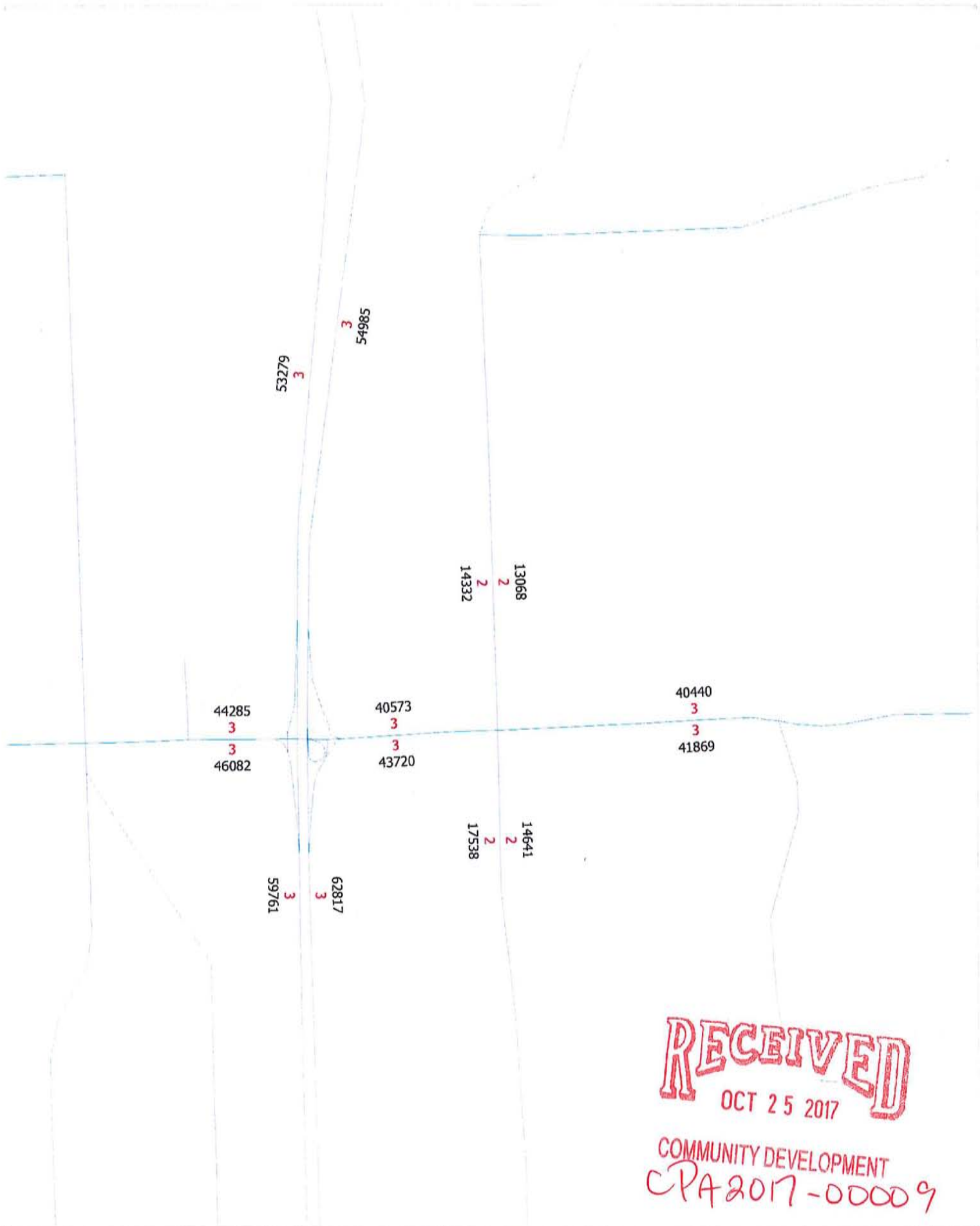
WEEK	DATES	SF	MOCF: 0.91 PSCF
1	01/01/2016 - 01/02/2016	0.97	1.07
2	01/03/2016 - 01/09/2016	0.97	1.07
3	01/10/2016 - 01/16/2016	0.96	1.05
* 4	01/17/2016 - 01/23/2016	0.95	1.04
* 5	01/24/2016 - 01/30/2016	0.93	1.02
* 6	01/31/2016 - 02/06/2016	0.92	1.01
* 7	02/07/2016 - 02/13/2016	0.91	1.00
* 8	02/14/2016 - 02/20/2016	0.90	0.99
* 9	02/21/2016 - 02/27/2016	0.89	0.98
*10	02/28/2016 - 03/05/2016	0.88	0.97
*11	03/06/2016 - 03/12/2016	0.88	0.97
*12	03/13/2016 - 03/19/2016	0.87	0.96
*13	03/20/2016 - 03/26/2016	0.89	0.98
*14	03/27/2016 - 04/02/2016	0.92	1.01
*15	04/03/2016 - 04/09/2016	0.94	1.03
*16	04/10/2016 - 04/16/2016	0.96	1.05
17	04/17/2016 - 04/23/2016	0.98	1.08
18	04/24/2016 - 04/30/2016	0.99	1.09
19	05/01/2016 - 05/07/2016	1.01	1.11
20	05/08/2016 - 05/14/2016	1.03	1.13
21	05/15/2016 - 05/21/2016	1.05	1.15
22	05/22/2016 - 05/28/2016	1.06	1.16
23	05/29/2016 - 06/04/2016	1.07	1.18
24	06/05/2016 - 06/11/2016	1.08	1.19
25	06/12/2016 - 06/18/2016	1.09	1.20
26	06/19/2016 - 06/25/2016	1.09	1.20
27	06/26/2016 - 07/02/2016	1.09	1.20
28	07/03/2016 - 07/09/2016	1.09	1.20
29	07/10/2016 - 07/16/2016	1.09	1.20
30	07/17/2016 - 07/23/2016	1.09	1.20
31	07/24/2016 - 07/30/2016	1.09	1.20
32	07/31/2016 - 08/06/2016	1.10	1.21
33	08/07/2016 - 08/13/2016	1.10	1.21
34	08/14/2016 - 08/20/2016	1.10	1.21
35	08/21/2016 - 08/27/2016	1.10	1.21
36	08/28/2016 - 09/03/2016	1.11	1.22
37	09/04/2016 - 09/10/2016	1.11	1.22
38	09/11/2016 - 09/17/2016	1.12	1.23
39	09/18/2016 - 09/24/2016	1.09	1.20
40	09/25/2016 - 10/01/2016	1.07	1.18
41	10/02/2016 - 10/08/2016	1.05	1.15
42	10/09/2016 - 10/15/2016	1.03	1.13
43	10/16/2016 - 10/22/2016	1.02	1.12
44	10/23/2016 - 10/29/2016	1.01	1.11
45	10/30/2016 - 11/05/2016	1.00	1.10
46	11/06/2016 - 11/12/2016	0.99	1.09
47	11/13/2016 - 11/19/2016	0.98	1.08
48	11/20/2016 - 11/26/2016	0.97	1.07
49	11/27/2016 - 12/03/2016	0.97	1.07
50	12/04/2016 - 12/10/2016	0.97	1.07
51	12/11/2016 - 12/17/2016	0.97	1.07
52	12/18/2016 - 12/24/2016	0.97	1.07
53	12/25/2016 - 12/31/2016	0.96	1.05

2040 E+C NETWORK VOLUMES

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2040 LRTP COST FEASIBLE ROADWAY NETWORK LANES AND VOLUMES

INTERNAL CAPTURE WORKSHEETS

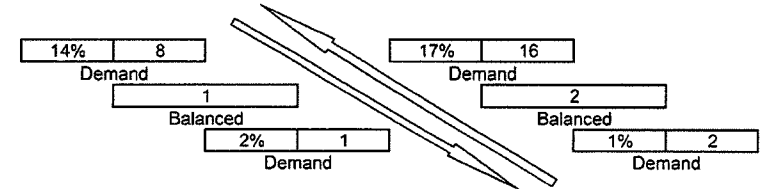
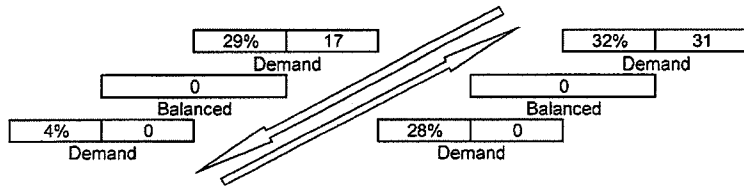
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Internal Capture Calculation Summary Sheet **Weekday AM Peak Hour**

Exit to External		Land Use A - Retail Uses			
58		Total	Internal	External	
←	Enter	97	2	95	
→	Exit	59	1	58	
95		Total	3	153	
Enter from External		%	100%	2%	98%



Exit to External		Land Use B - Office Uses			
0		Total	Internal	External	
←	Enter	0	0	0	
→	Exit	0	0	0	
0		Total	0	0	
Enter from External		%	100%	0%	100%

Demand		Balance	Demand	
57%	0	0	4%	6
2%	0	0	4%	1

Land Use C - Residential Uses				Exit to External
	Total	Internal	External	150
Enter	31	1	30	←
Exit	152	2	150	→
Total	183	3	180	
%	100%	2%	98%	30
				Enter from External

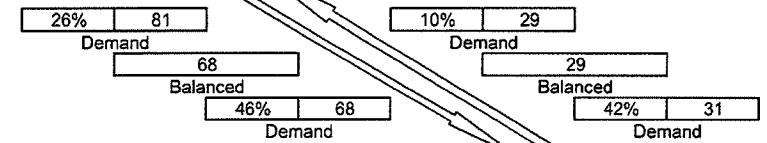
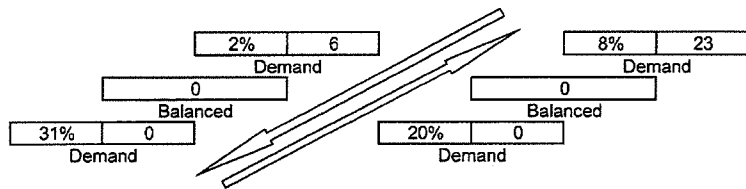
Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	95	0	30	125
Exit	58	0	150	208
Total	153	0	180	333
Single-Use Trip Gen. Est.	156	0	183	339
Internal Capture Rate				2%

Internal Capture Calculation Summary Sheet
WEEKDAY PM PEAK HOUR

Exit to External				
	243			
←		Enter		
→		Exit		
	259	Total		
Enter from External		%		

Land Use A - Retail Uses

Total	Internal	External
Enter	288	29
Exit	311	68
Total	599	97
%	100%	16%



Exit to External				
	0			
←		Enter		
→		Exit		
	0	Total		
Enter from External		%		

Land Use B - Office Uses

Total	Internal	External
Enter	0	0
Exit	0	0
Total	0	0
%	100%	0%

Demand	Balance	Demand
57%	0	4%
2%	0	4%

Land Use C - Residential Uses

Total	Internal	External
Enter	147	68
Exit	73	29
Total	220	97
%	100%	44%

Exit to External			
	44		
←		Enter	
→		Exit	
	79	Total	
Enter from External		%	

Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total
Enter	259	0	79	338
Exit	243	0	44	287
Total	502	0	123	625
Single-Use Trip Gen. Est.	599	0	220	819

Internal Capture Rate

24%

**LEE COUNTY MPO 2040 COST
FEASIBLE HIGHWAY PLAN**

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DRAFT LEE COUNTY 2040 HIGHWAY COST FEASIBLE PLAN

Legend

- Intersection/Interchange
- Partial Funding Intersection/Interchange
- 2 Lane
- 2 Lanes Div
- 4 Lane
- 6 Lane
- 6 Lane
- Bridge Replacements
- Major Roads

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LEE COUNTY MPO
METROPOLITAN PLANNING ORGANIZATION

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LEE COUNTY
MPO
METROPOLITAN PLANNING ORGANIZATION

**LEE COUNTY 5-YEAR CAPITAL
IMPROVEMENT PLAN**

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CPA2017-00009

PROJECTS LISTING DOT CIP

6/7/2016

All Projects

PROJ #	PROJECT NAME	FISCAL YEAR					FIVE-YEAR		
	Major Projects (sorted alphabetically)	17	18	19	20	21	TOTAL		
205075	Alico Rd 4L/Ben Hill-Airport Haul Rd	\$14,800,000		\$540,000			\$15,340,000	CST in 17, LS in 19	GT,IF GIF State
209245	Alico Road Connector				\$2,240,868		\$2,240,868	Land	IF
206002	Bicycle/Pedestrian Facilities	\$3,443,861	\$2,595,910	\$1,993,259	\$1,149,680	\$1,387,945	\$10,570,655	Various	Various
205074	Big Carlos Pass Bridge		\$3,500,000			\$40,127,057	\$43,627,057	DES in 18, CST in 21	ST, State
204088	Burnt Store Road 4L	\$5,900,000	\$897,754	\$10,450,000		\$630,000	\$17,877,754	CEN Seg in 17, S Seg in 19	IF, State, GIF, ST
209248	Cape Coral Bridge WB Span Replacement			\$1,425,698	\$1,000,000	\$4,000,000	\$6,425,698	PD&E in 19	ST
209249	Colonial Alternatives Analysis			\$350,000			\$350,000	Evaluate options in 19	IF
205082	Corbett Widening/Resurfacing	\$185,000					\$185,000	CST in 17	GT
205067	Estero Blvd. Improvements								
	Segment 3 DES and CST/CEI	\$910,000	\$8,350,000				\$9,260,000		GT, IF, GIF
	Segment 4 DES and CST/CEI			\$1,145,000	\$8,475,000		\$9,620,000		
	Segment 5 DES					\$810,000	\$810,000		
205083	Hickory Boulevard Bridge Replacements		\$3,798,864			\$33,791,687	\$37,590,551	CST in 21	GT, ST, GIF
209245	Gunnery Rd./8th St. Signal-Intersection Imp.	\$1,274,819					\$1,274,819	CST in 17	State,GT
205082	Homestead 4L/Sunrise-Alabama		\$690,000				\$690,000	LS	GIF
200611	Kismet/Littleton Realignmnet	\$1,610,000	\$2,030,000				\$3,640,000	Land in 17, CST in 18	IF,Cape
205028	Littleton Road West of Corbett-41					\$2,900,000	\$2,900,000	Land and Design in 21	GIF
204061	Ortiz 4L/Colonial-MLK		\$2,250,000		\$12,450,000		\$14,700,000	DES in 18, CST in 20	IF,GIF
205081	Palomino Lane Improvements	\$1,850,000					\$1,850,000	CST in 17	GT, IF
206759	Signal System ATMS	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$3,750,000	on-going	GT
204053	Sunshine /8th th SW Roundabout		\$200,000	\$260,000		\$700,000	\$1,160,000	DES in 18, Land in 19, CST in 21	GT
204053	Three Oaks North	\$9,800,000	\$7,000,000		\$31,400,000		\$48,200,000	Land in 17 and 18, DES in 17, CST in 20	GIF, IF, GT
205818	Toll Interoperability	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000		ST
	Toll System Replacement	\$3,250,000	\$3,250,000				\$6,500,000		ST
	Major Maintenance Projects (sorted alphabetically)								
404683	Road Resurface/Rebuild Program	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$20,000,000		GT
406715	Road Resurface/Rebuild Program Lehigh	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$25,000,000		GT
405714	Master Bridge Project	\$436,995	\$554,460	\$997,890	\$1,892,360	\$250,000	\$4,131,705		GT
406024	Roadway Beautification	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000		GIF
406670	Signal Upgrades/Equipment Replacement	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000		GT
406713	Master Signal Project/Major Intersections	\$1,500,000	\$650,000	\$1,300,000	\$1,200,000	\$950,000	\$5,600,000		GT

TRIP GENERATION EQUATIONS

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TRIP GENERATION EQUATIONS
TREELINE 115
ITE TRIP GENERATION REPORT, 9th EDITION

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday
General Light Industrial (LUC 110)	$T = 1.18 (X) - 89.28$ (88% In/12% Out)	$T = 1.43 (X) - 157.36$ (12% In/88% Out)	$T = 7.47 (X) - 101.92$
T = Trips, X = 1,000's of square feet GFA			
Shopping Center (LUC 820)	$\ln (T) = 0.61 \ln (X) + 2.24$ (62% In/38% Out)	$\ln (T) = 0.67 \ln (X) + 3.31$ (48% In/52% Out)	$\ln (T) = 0.65 \ln (X) + 5.83$
T = Trips, X = 1,000's of square feet GLA			
Residential Condominium/Townhouse (LUC 230)	$\ln (T) = 0.80 \ln (X) + 0.26$ (17% In/83% Out)	$\ln (T) = 0.82 \ln (X) + 0.32$ (67% In/33% Out)	$\ln (T) = 0.87 \ln (X) + 2.46$
T = Trips, X = Dwelling Units			

EXHIBIT III.B.2

INFRASTRUCTURE ANALYSIS

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Treeline 115 Comprehensive Plan Amendment

EXHIBIT III.B.2 – Infrastructure Analysis

I. Sanitary Sewer

LOS Standard = 250 GPD

Existing Land Use – Tradeport

Light Industrial/Warehouse @ 0.25 FAR = 1,252,350 SF X 15 GPD per 100 SF = 187,852.5 GPD

Total GPD = 187,852.5 GPD

Proposed Land Use – Urban Community

487 single-family du @ 250 GPD per unit = 121,750 GPD

100,000 SF Commercial @ .25 FAR = 25,000 SF X 15 GPD per 100 SF = 3,750 GPD

Total GPD = 125,500 GPD

The proposed FLUM amendment results in a decreased sanitary sewer demand of 62,352.5 GPD.

The Property is located in the Lee County Utilities Future Service Area and will be served by the Gateway Services Wastewater Treatment Plant (GWY). The plant has a current capacity of 3.0 Million Gallons per Day (MGD) of production. According to the 2016 Lee County Concurrency Report, the estimated 2017 daily flow in peak months is 1.499 MGD. Therefore, adequate capacity is available to service the proposed density in accordance with Lee Plan Policy 95.1.3. Please also refer to the enclosed letter of availability provided by Lee County Utilities.

II. Potable Water

LOS Standard = 250 GPD

Existing Land Use – Tradeport

Light Industrial/Warehouse @ 0.25 FAR = 1,252,350 SF X 15 GPD per 100 SF = 187,852.5 GPD

Total GPD = 187,852.5 GPD

Proposed Land Use – Urban Community

487 single-family du @ 250 GPD per unit = 121,750 GPD

100,000 SF Commercial @ .25 FAR = 25,000 SF X 15 GPD per 100 SF = 3,750 GPD

Total GPD = 125,550 GPD

The proposed FLUM amendment results in a decreased potable water demand of 62,352.5 GPD.

The Property is located in the Lee County Utilities Future Service Area and would be served by the Corkscrew Water Treatment Plant (CSW). Presently this plant is designed for 15 Million Gallons per Day (MGD) of production. According to the 2016 Lee County Concurrency Report, the projected 2017 daily flow in peak months is 12,229,900 GPD. Therefore, adequate capacity is available to serve the proposed density in accordance with Lee Plan Policy 95.1.3. Please also refer to the enclosed letter of availability provided by Lee County Utilities.

III. Surface Water Management

The Property is located within the Six Mile Cypress Watershed and Drainage Basin.

LOS Standard = 25 year, 3-day storm event of 24 hours duration.

The Applicant will obtain an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) prior to Development Order approval to be deemed concurrent.

IV. Public Schools – East Zone, E-2

Current Public Schools LOS Standard = 100% of the Permanent Inventory of Public Schools (FISH) capacity.

Existing Land Use – Tradeport
Light Industrial/Warehouse

Proposed Land Use – Urban Community
487 single-family du @ .295 students per household = 143.665 students
100,000 SF Commercial

Elementary Schools
Projected 2016-2017 Permanent FISH Capacity = 7,135
Available Capacity = 340

Middle Schools
Projected 2016-2017 Permanent FISH Capacity = 3,721
Available Capacity = 447

High Schools
Projected 2016-2017 Permanent FISH Capacity = 4,050
Available Capacity = 296

The amendment results in the addition of 143.665 students. No breakdown is available for elementary, middle or high school ages. There is adequate capacity based on the 2016-2017 projections outlined in the 2016 Lee County Concurrency Report. Please also refer to the letter of availability provided by The Lee County School District.

EXHIBIT III.B.3 AGENCY LETTERS

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SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT

Established 1965

"Compassion, Commitment, Courage"

September 6, 2017

Board of Commissioners

Edwin C Sokel, Jr.
Chairman

Larry Hirshman
Vice-Chairman

John F. Anderson II
Secretary-Treasurer

Jeff Haugh
Commissioner

Ron Tarantino
Commissioner

Administration

William B. Lombardo
Chief

Benjamin A. Bengston
Assistant Chief

Cindy Brizuela, Planning/GIS Technician
Waldrop Engineering
28100 Bonita Grande Dr.
Bonita Springs, FL 34135

Subject: Letter of Service Availability

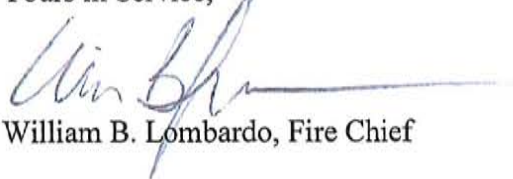
Dear Ms. Brizuela:

In your letter dated September 6, 2017 you indicated Waldrop Engineering is preparing a Comprehensive Plan Amendment application and you are required to secure a letter of availability for fire protection services. The subject property consists of ± 115 acres, located west of Treeline Avenue at the northeast corner of Daniels Parkway and Interstate 75. You further indicated the amendment would re-designate the area from *Tradeport* and *Wetlands*, to *Urban Community* and *Wetlands* with a proposed estimated population at build out of 1,217.5 (maximum of 487 dwelling units).

Per your request, please accept this correspondence as documentation that our agency is capable of providing fire protection services for the proposed future project which results from this amendment. If there is any impact from this amendment, the use of fire impact fees generated from the growth will help assure our continued capability.

Please contact me should you have any questions or need anything further.

Yours in Service,



William B. Lombardo, Fire Chief

Administration

Phone: 239.433.0080
Fax: 239.433.1941

Prevention

Phone 239.482.8030
Fax: 239.433.2185

Safety House

Phone: 239.936.5281

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COMMUNITY DEVELOPMENT

CPA2017-00009



BOARD OF COUNTY COMMISSIONERS

3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0393

September 22, 2017

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County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Cindy Brizuela
Planning/GIS Technician
Waldrop Engineering, P.A.
28100 Bonita Grande Dr. Suite 305,
Bonita Springs, FL 34135

**RE: Treeline 115 Assemblage
Letter of Service Availability**

Dear Ms. Brizuela,

LeeTran has reviewed your request for service availability regarding the residential development project. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), I have determined the following:

- Currently, the closest route to the identified site is the Route 50 along Daniels Pkwy approximately ½ mile south of the site.
- The identified site does not lie within the ¼ mile fixed-route corridor.
- The identified site does lie within the ¾ mile ADA corridor.
- The 2016 TDP does identify the need for enhanced transit services in the area; however, it is currently unfunded.

I am attaching a map of our route services in relation to the proposed development. Please review the Lee County Land Development Code Sec. 10-442 for required transit facilities to be placed at the development site.

Once submitted, please forward the project name, ID, and county representative reviewing the project to LeeTran. If you have any questions or require further information, do not hesitate to contact me at (239) 533-0319 or jmccollum@leegov.com.

Sincerely,

J. Levi McCollum
Planner
Lee County Transit

CC: File

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Treeline 115

Legend

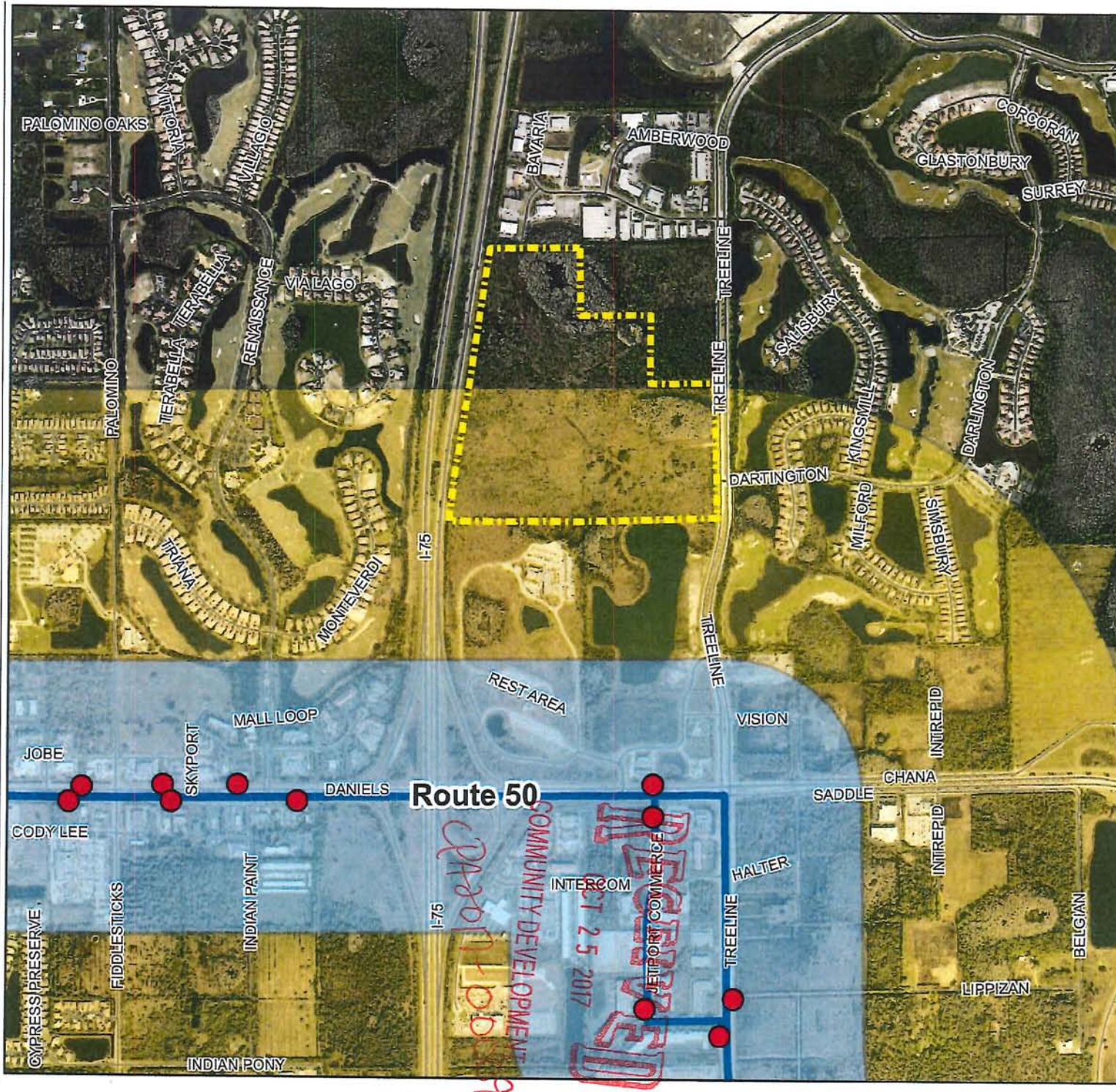
- Bus Stop
- Subject Property
- Bus Route
- 1/4 Mile Fixed-Route Corridor
- 3/4 Mile ADA Corridor



0 0.15 0.3 Miles



Prepared by LeeTran Planning Department





THE SCHOOL DISTRICT OF LEE COUNTY

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

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

MARY FISCHER
CHAIRMAN, DISTRICT 1
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VICE CHAIRMAN, DISTRICT 6
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DISTRICT 5
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DISTRICT 7
GREGORY K. ADKINS, ED. D.
SUPERINTENDENT
KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

September 19, 2017

Alexis Crespo, AICP, LEED AP
28100 Bonita Grande Dr. #305
Bonita Springs, FL 34135

RE: Treeline 115 Assemblage Comprehensive Plan Amendment

Dear Ms. Crespo:

This letter is in response to your request for comments date September 6, 2017 for the Treeline 115 Assemblage CPA in regard to educational impact. The project is located in the East Choice Zone, E2.

The developer's request states there is a possibility of 487 dwelling units and the type has yet to be determined. Therefore, single-family will be utilized for the purpose of determining capacity. With regard to the interlocal agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family, the generation rate is .295 and further broken down into the following, .147 for elementary, .071 for middle and .077 for high. A total of 10 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

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

However, there is a concern within the Schedule of Uses which lists "Bar or Cocktail Lounge" and "Consumption on Premises" (COP). Florida Statute 562.45(2) (a) prohibits on-premise consumption of alcoholic beverages within 500' of a public school, except for restaurants deriving at least 51% of gross revenues from the sales of food and nonalcoholic beverages. The only exception to this is if the County approves the location as promoting the public health, safety and general welfare of the community. Section 34-1264 of the Lee County Land Development Code indicates that the Director of the Department of Community Development may administratively approve such a use or that the applicant may instead apply for such use as a special exception. If Bar or Cocktail Lounge and COP are removed from the Schedule of Uses or if Statute is followed, the District would find this development sufficient.

Thank you and if I may be of further assistance, please call me at 239-337-8142.

Sincerely,

Dawn Huff

Dawn Huff,
Long Range Planner

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LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER Treeline 115 Assemblage Comprehensive Plan Amendment
OWNER/AGENT
ITEM DESCRIPTION various amendments; all impacts in East CSA, sub area E2

LOCATION North of Daniels Pkwy and East of I-75
ACRES 115.00
CURRENT FLU Tradeport & Wetland
CURRENT ZONING Agricultural (AG2) & Light Industrial (IL)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
487	0	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.147		71.59
Middle School	0.071		34.58
High School	0.077		37.50
Source: Lee County School District, September 19, 2017 letter			

CSA SCHOOL NAME 2021/22

	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
East CSA, Elementary	15,639	14,245	1,394	72	1322	92%	
East CSA, Middle	6,064	6,652	-588	35	-623	110%	
East CSA, High	7,915	8,049	-134	37	-171	102%	
(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan							
(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)							
(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual							

Prepared by: Dawn Huff, Long Range Planner

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

September 27, 2017

Ms. Cindy Brizuela
Waldrop Engineering
28100 Bonita Grande Drive #305
Bonita Springs, Fl. 34135

Ms. Brizuela,

The proposed Comprehensive Plan Amendment for Treeline 115 Assemblage, consisting of 115+- acres and located west of Treeline Avenue at the northeast corner of Daniels Parkway and Interstate 75, would not affect the ability of the Lee County Sheriff's Office to provide core services at this time. We will provide law enforcement services primarily from our Fort Myers Central District office.

We understand the rezoning request would allow for the development of up to 487 single-family dwelling units with associated infrastructure. We also acknowledge that the proposed population at build out to be 1,218 residents.

At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at 258-3287 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in blue ink, appearing to read "John Haberman", followed by the number "98048".

John Haberman
Major, Patrol Bureau

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LEE COUNTY
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Donna Marie Collins
Hearing Examiner

September 23, 2017

Waldrop Engineering
28100 Bonita Grande Dr #305
Bonita Springs, FL 34135

SUBJECT: Treeline 115 Assemblage - Comprehensive Plan Amendment
Letter of Service Availability

Dear Ms. Brizuela:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned 487 residential dwelling units west of Treeline Avenue at the northeast corner of Daniels Parkway and Interstate-75 through our franchised hauling contractors. Disposal of the solid waste 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.

Lee County Ordinance No. 11-27 sets forth provisions pertaining to the collection and payment of the annual Solid Waste Collection and Disposal Assessment.

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

Sincerely,


Brigitte Kantor
Operations Manager
Solid Waste Division

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County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

September 25, 2017

Cindy Brizuela
Waldrop Engineering
28100 Bonita Grande Dr., Suite 305
Bonita Springs, FL 34135

RE: Potable Water and Wastewater Availability

Treeline 115, 12850 Treeline Avenue

STRAP #s: 15-45-25-00-00006.0000, 14-45-25-00-00006.0000, 14-45-25-00-00008.0000, 15-45-25-00-00008.0000, 15-45-25-00-00008.0010, and 15-45-25-00-00007.0000

Dear Ms. Brizuela:

The subject parcels are located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water lines are in operation adjacent to the parcels mentioned above on Treeline Avenue. Wastewater lines are in operation along Daniels and Treeline south of Daniels, please schedule a pre-design meeting. However, in order to provide service to them, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 487 single family residential units with an estimated flow demand of approximately 125,500 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and wastewater service as estimated above.

Availability of potable water and wastewater service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through the Corkscrew Water Treatment Plant.

Wastewater service will be provided by the Gateway Wastewater Treatment Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

With regard to effluent reuse service; there are currently no reuse facilities available in the vicinity of the project site and therefore, Lee County does not have the capability of providing service at this time.

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Via E-Mail

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CPA2017-00009



P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111

lee-county.com

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

September 25, 2017

Page 2

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and wastewater service is to be utilized for rezoning purposes only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,



Nathan Beals, PMP
Principal Planner
(239) 533-8157
LEE COUNTY UTILITIES

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CPA 2017-00009

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District Three

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District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

October 2, 2017

Cindy Brizuela
Waldrop Engineering
28100 Bonita Grande Dr. #305
Bonita Springs, FL 34135

Re: Letter of Service Availability – Treeline 115

Ms. Brizuela,

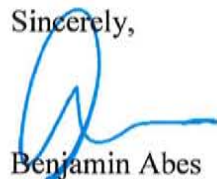
I am in receipt of your letter requesting a Letter of Service Availability for the development of Treeline 115, located at the intersection of Treeline Avenue and Daniels Parkway.

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

The primary ambulance for this location is Medic 35, located 2.4 miles west; there is a second EMS station within five miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

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

Sincerely,



Benjamin Abes
Chief
Division of Emergency Medical Services

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CRA 2017-00009

EXHIBIT III.C.1 – III.C.6 ENVIRONMENTAL REPORT

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CRA 2017-00009

Environmental Assessment
Treeline 115

Prepared for

BJ Holdings of Fort Myers, LLC
4245 Fowler St.
Ft Myers, FL 33901

26 June 2017

Synecological Analysts® Inc.
2159 Morning Sun Ln
Naples, FL 34119

1.0 INTRODUCTION

The project presented with this application is located in Sections 14 and 15, Township 46 S, Range 27 E in Lee County, FL and is approximately 0.5 miles N from Daniels - Treeline intersection. This site is an assemblage of five parcels. The summary information for these parcels is included in the Appendix of this report. The Treeline 115 site is bounded by an industrial park and undeveloped land along its northern boundary. Treeline Ave and undeveloped land border this project site to the E. I-75 borders the site to the W. State land, including a FDOT rest area and FHP headquarters border this site to the S. The latitude/longitude information for the center of this site is 26 degrees, 33', 28.49" N and 81 degrees 42', 16.90" W.

The developer of this project is:

BJ Holding of Fort Myers, LLC
4245 Fowler St.
Ft Myers, FL 33901

The project planner is:

Waldrop Engineering, P.A.
Attn: Alexis Crespo, AICP, LEED AP
Suite 305
28100 Bonita Grande Dr.
Bonita Springs, FL 34135
alexisc@waldropengineering.com

The proposed project is to develop a residential housing.

Synecological Analysts® (SAI) conducted an Environmental Assessment on this site. This document responds to the Lee County requirement of an Environmental Assessment Report. SAI evaluated this property to determine distribution, extent and character of vegetational communities. Habitat types, jurisdictional wetland status, potential or presence of listed species and suitability of the on site habitat for listed species habitat were also evaluated. Soil types, distribution and extent were determined to assist in the other evaluations. Findings and conclusions are presented in subsequent portions of this document.

2.0 EXISTING SITE CONDITIONS

The proposed development consists of five parcels. Lee County summary data sheets for these parcels are included in the Appendix to this report. All native communities except the Cypress heads (FLUCCS 621) have been disturbed over an extended of time as a result of AG management practices. Disturbance influenced the considerable majority of this site and occurred in progressive fashion. A review of historical aerial photographs and comparing soil profiles with typic soil profiles for the series that originally comprised the site show that some areas were logged in the historic past and this logging activity continued into this decade. This site is bounded on the North by an industrial park and the NE by undeveloped land. Treeline Ave is the site boundary on the E and I-75 borders the site on the W. The southern boundary is State of Florida public use land including a rest area FHP headquarters. A borrow lake and partially developed parcel also occur just south of this project. The Treeline 115 is not a pristine site that approximates the pre-development character of this general area. Plant communities and habitat have been severely impacted over time by ongoing AG activity. Most of the non-Cypress canopy and much of the Saw palmetto upland shrub strata are largely absent. Regional and area drainage has been massively disrupted. Cycles of fire and renewal have been absent from this site for decades. Plant communities and land uses were identified according to the Florida Department of Transportation (FDOT¹⁹⁹¹) Florida Land Use, cover and Forms Classification system (FLUCCS) protocol. The Exhibit on the following page identifies and delineates extant communities and land use. These are presented as Habitat Types and a description of their character on this site is presented in the following sections.

2.1 Soils

This site is not edaphically complex. The Hallendale wet fine sand, 0 - 2% slopes and Copeland loamy sand, depressional phase cover approximately 90% of the site. A general description of the character of these soils is presented in Appendix A. The combination of regional drainage impacts, road drainage both east and west and drainage plans for the nearby developments alter the original hydrologic nature of these soils to make an in depth discussion moot.

Originally these soils occurred on drainage ways on marine terraces in dip landform position on hydric or mesic lowlands. Rock is usually found within 36" of the surface.



2159 MORNING SUN LANE
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
FAX: (239) 514-0955

ENVIRONMENTAL EVALUATION AND ADVOCACY

FLUCCS MAP

TREELINE 115

FLUCCS CODE

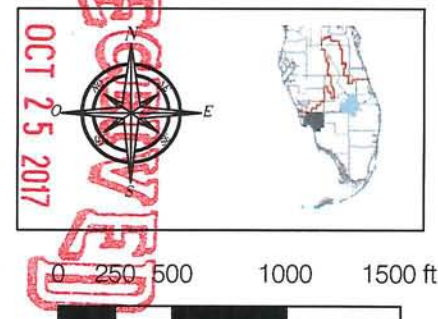
411 SLASH PINE FLATWOODS
424 MELALEUCA
621 CYPRESS
624 CYPRESS - PINE - CABBAGE PALM
742 BORROW AREA

FLUCCS AREA of polygon

411 - 45.5 ac
411 D - 4.8 ac
411/424 D - 3.5 ac
621 - 19.9 ac
624 - 1.2 ac
624 D - 39.9 ac
742 - 0.1 ac

DISTURBANCE CODE

D DRASTICALLY DISTURBED



CPA2017-00009

3.0 VEGETATION AND HABITAT POTENTIAL

2.1 Uplands

There are only two upland land use types identified on this site. They are shown on the FLUCCS map that follows this page. They will be discussed in numerical order.

411 - Palmetto - Pine Flatwoods - This community is characterized by a sparse Slash pine (*Pinus elliottii*) canopy of small to mid-size trees. The larger trees and many mid-size trees were logged a few years ago. The shrub strata is Saw palmetto dominated with occasional Sumac and Lyonia. Upland bluestems (*Andropogon spp.*) characterize the herbaceous strata.

411 - Palmetto - Pine Flatwoods / Disturbed - This community is characterized in the canopy level by scattered Slash pine and islands of Melaleuca that are growing on vegetation debris from past AG clearing. The shrub level of Saw palmetto has been drastically impacted. It still exists as a dominant, but in very reduced numbers. The herbaceous strata is often dominated by Grape with a trailing growth form. A complex mix of annual weedy species comprise the remainder of herbaceous vegetation.

424 - Melaleuca - The only significant presence of this exotic/invasive species exists exclusively on AG vegetation piles in one small area near the entrance gate off Treeline Ave. and in codominance with FLUCCS 411 in this 5.1 ac area.

2.2 Wetlands

The SWFWMD has recently completed a wetland jurisdictional determination (# 36-00039) on this project and identified approximately 62 acres of wetlands. Efforts to complete the Federal wetland determination process on this site are underway. The SWFWMD wetland map follows this page. Wetland and Borrow Area community summary descriptions are presented below.

621 - Cypress - This community occurs as isolated heads in the central portion of the site. Along the southeast and northeast site boundary, larger areas occur. Bald Cypress (*Taxodium distichum*) and Pond Cypress dominate the canopy. Scattered Slash pine occur within this cypress matrix. Swamp bay and Dahoon characterize the shrub stratum along the margins. The shrub component Representative herbaceous components include Swamp Fern (*Blechnum serrulatum*) and Laurel greenbrier (*Smilax laurifolia*).

624 - Cypress/Pine/Cabbage Palm - This community is characterized by a canopy dominated by Pond cypress and Slash Pine. The understory or minor canopy component of Cabbage palm (*Sabal palmetto*) typically found in this FLUCCS association is absent on this site, possibly because of the shallow cap rock found in many areas. The shrub component of this community is essentially absent because of previous logging impacts. Seedling Cypress and Slash pine, along with the occasional

Soil Map—Lee County, Florida
(Treeline Assemblage Soils Map)



Soil Map may not be valid at this scale.

Map Scale: 1:6,170 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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6/25/2017
Page 1 of 3

Map Unit Legend

Lee County, Florida (FL071)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Hallandale fine sand, wet, 0 to 2 percent slopes	69.2	58.1%
13	Boca fine sand, 0 to 2 percent slopes	4.2	3.6%
26	Pineda fine sand, 0 to 2 percent slopes	8.5	7.1%
27	Pompano fine sand, depressional	4.5	3.8%
34	Malabar fine sand, 0 to 2 percent slopes	12.3	10.3%
45	Copeland sandy loam, depressional	20.3	17.1%
Totals for Area of Interest		119.1	100.0%

Dahoon holly comprise the few shrubby plants that exists here.

742 - Borrow Area - Borrow areas cover approximately 0.1 acres of this site and are essentially devoid of emergent vegetation.

2.3 Habitat Potential

The large majority of this site has significantly degraded habitat potential as a result of long term AG impacts. The less disturbed Cypress heads are not proposed for any significant impacts by the proposed development. The impact areas we propose have an essentially absent canopy, sparse and parsimonious shrub strata and herbaceous vegetation that is to a large degree degraded with an abundant presence of weedy annual herbs.

4.0 PROTECTED/LISTED SPECIES

SAI has conducted species surveys on these parcels over a period of five years. The most recent complete survey occurred in May and June of 2017. A complete listing of potential species can be found at the following link on the Lee County website <http://www.leegov.com/dcd/Documents/ES/protspec/ProtectedSpeciesList.pdf>. As discussed previously the habitat quality of vegetation on this site is not suitable for potential listed species.

4.1 Wildlife

No , sign, calls, tracks or other indication of listed animal species were encountered on this site beyond the few Snowy Egret sightings noted in the Species Report submitted to Lee County in conjunction with the Treeline 115. Two squirrel nests were identified, but are not Big Cypress Fox squirrel nests. This location of these nests is incompatible with preferred habitat for this species. No impacts proposed by this project impact any nests we observed.

Protected wildlife species lists by FLUCCS list are included in Appendix A for reference.

4.2 Vegetation - As discussed in previous sections, this site does not have a habitat diversity or quality to support potential listed species associated with the extant habitat types.

7.0 SUMMARY

This proposed project is located approximately 0.5 mile north of the Daniels - Treeline intersection, on the west side of Treeline Ave. It is bounded by an industrial park and undeveloped land on the North, I-75 to the west and on the south by State land and a partially built development. The site is comprised of five parcels. The applicant

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2159 MORNINGS SUN LANE
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
FAX: (239) 514-0955

ENVIRONMENTAL EVALUATION AND ADVOCACY

TRANSECT MAP and SPECIES SIGHTING LOCATIONS

TREELINE 115

SPECIES SIGHTING LOCATIONS CODES

S - EASTERN GREY SQUIRREL

E - SNOWY EGRET

B - BOBCAT



0 250 500 1000 1500 ft

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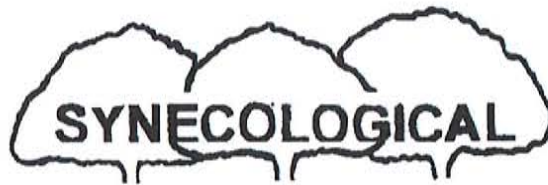
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proposes to develop residential housing on this land.

The SFWMD identified approximately 62 acres of wetlands and the Federal review is ongoing. Wetland impacts for the proposed development will be permitted and constructed consistent with State and Federal permitting protocols.

Because of historic AG uses on this parcel, the majority of this site is significantly degraded in habitat quality and integrity. The impacts proposed herein will offset any listed species and wetland impacts as part of the State and Federal approval process.

APPENDIX A



Environmental Evaluation and Advocacy
www.synecol.com

BROWN COLLINS

EDUCATION

B.S., Range Science - Texas A&M University, 1969

M.S. Plant Ecology/Soils - Texas A&M University, 1972

CERTIFICATIONS

Ecological Society of America Professional Ecologist - 1981

American Soc. Of Agronomy - Certified Prof. Soil Scientist # 762 - 1983



SUMMARY

Brown Collins has a B.S. and graduate degree in ecology and more than 40 years of southwest Florida experience. He brings realism founded on a firm technical base to the process of environmental evaluation and permitting. He has permitted hundreds of projects with many degrees of ecological complexity. He has done environmental consulting work on every continent except Antarctica. Representative projects include RMC South Florida Materials Corkscrew Road Mine, University Lakes, University Lakes West, Willow Run Mine and Livingston Lakes residential. Historic projects include the Turkey Point Nuclear Generating Station, Miami Jetport, initial IFC Phosphate mine and the first drilling pad in the Big Cypress Natl. Preserve. Other representative projects include mapping several thousand acres of wetlands in the STA 3/4 Area of the Everglades Restoration Project, permitting State Road 29 improvements from I-75 to Copeland and all Florida Department of Transportation mitigation site monitoring from Polk County to Collier County. An overview of Mr. Collins experience includes:

- Obtained over 500 permit approvals for projects impacting wetlands in SW Florida.
- Mapped more than 500,000 acres of Florida plant communities, primarily wetlands.
- Sampled and quantitatively analyzed more than 50,000 acres.
- Mapped more than 100,000 acres of soils and technically edited NRCS county Soil Surveys for the NRCS national offices

As president and founder of Synecological Analysts® in 1993 his focus has been primarily on wetland jurisdictional determinations, protected species issues, project permitting, violation resolution, client advocacy and wetland negotiations such as mitigation and enhancement.

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Suite 200 2159 Morning Sun Lane, Naples, FL 34119

239-514-3998 Fax: 305-900-4878

brown@synecol.com



SFWMD GeoSpatial Services

Exhibit No: 1

Exhibit Created On:
2017-04-19

LEE COUNTY, FL

REGULATION DIVISION

Project Name: TREELINE ASSEMBLAGE



0 0.05 0.1
Miles



Application

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South Florida Water Management District

CRA2017-00009

Lee County, Florida

6—Hallandale fine sand, wet, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2t2x1

Elevation: 0 to 70 feet

Mean annual precipitation: 46 to 56 inches

Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 360 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Hallandale and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hallandale

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy marine deposits over limestone

Typical profile

A - 0 to 2 inches: fine sand

Eg - 2 to 7 inches: fine sand

Bw - 7 to 12 inches: fine sand

2R - 12 to 22 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 2 to 20 inches to lithic bedrock

Natural drainage class: Poorly drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to high (0.60 to 5.95 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Very low (about 0.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: B/D

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Other vegetative classification: South Florida Flatwoods
(R155XY003FL), Sandy soils on flats of mesic or hydric
lowlands (G155XB141FL)
Hydric soil rating: Yes

Minor Components

Boca

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R155XY003FL)
Other vegetative classification: South Florida Flatwoods
(R155XY003FL), Sandy over loamy soils on flats of hydric or
mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Rock outcrop, limestone

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Unranked

Parkwood variant, mod. deep

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Wetland Hardwood Hammock
(R155XY012FL), Loamy and clayey soils on flats of hydric or
mesic lowlands (G155XB341FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods
(R155XY003FL), Sandy soils on flats of mesic or hydric
lowlands (G155XB141FL)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Lee County, Florida

Survey Area Data: Version 13, Sep 16, 2016

Lee County, Florida

45—Copeland sandy loam, depressional

Map Unit Setting

National map unit symbol: 1lsmx
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 358 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Copeland and similar soils: 88 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Copeland

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 8 inches: sandy loam
Btg - 8 to 20 inches: sandy loam
2Cca - 20 to 28 inches: sandy clay loam
3R - 28 to 30 inches: unweathered bedrock

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 20 to 50 inches to lithic bedrock
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum in profile: 40 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 3.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: D

Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL)
Hydric soil rating: Yes

Minor Components

Chobee

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Floridana

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Felda

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Pompano

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Anclote

Percent of map unit: 2 percent
Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds
(R155XY010FL), Sandy soils on stream terraces, flood plains,
or in depressions (G155XB145FL)
Hydric soil rating: Yes

Boca

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Talf, dip
Down-slope shape: Concave
Across-slope shape: Linear
Other vegetative classification: Slough (R155XY011FL), Sandy
over loamy soils on flats of hydric or mesic lowlands
(G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 13, Sep 16, 2016

EXHIBIT III.D.1

MASTER SITE FILE LETTER

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

July 21, 2017

Cindy Brizuela
Planning/GIS Technician



Direct: E: cindy.brizuela@waldropengineering.com

Office: P: (239) 405-7777 | F: (239) 405-7899



In response to your inquiry of July 20, 2017, the Florida Master Site File lists no archeological sites or any other cultural resources found at the designated parcel of Lee County, Florida:

T45S R25E Sections 14 & 15 as submitted with search request.

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

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

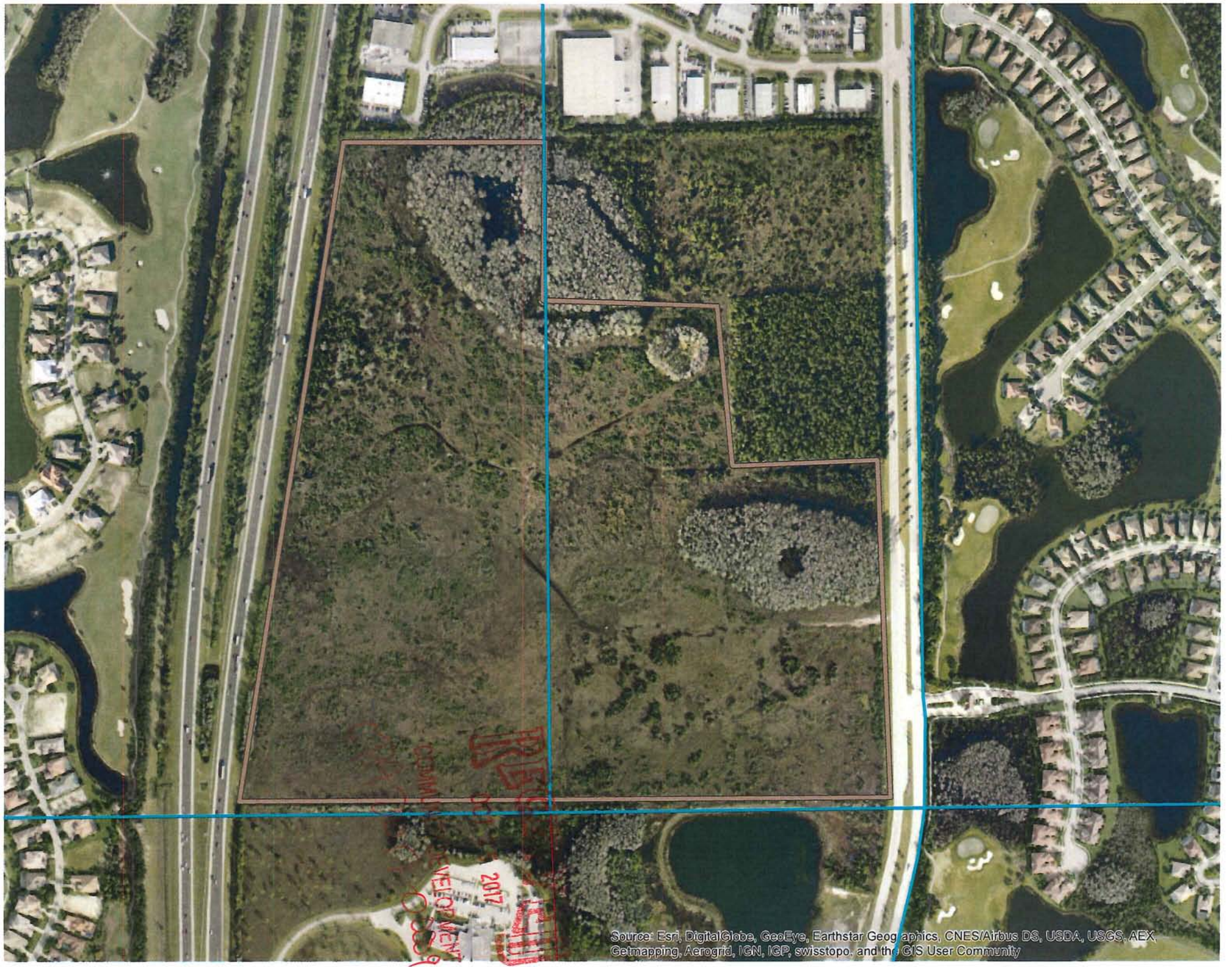
Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi
Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

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EXHIBIT III.D.2

ARCHAEOLOGICAL SENSITIVITY MAP

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**W WALDROP
ENGINEERING**

Treeline 115

ARCHEOLOGICAL SENSITIVITY MAP
LEE COUNTY, FLORIDA

**BJ HOLDINGS OF
FORT MYERS, LLC**

0 500 1,000

2,000

Feet
3,000

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EXHIBIT III.E-III.G
LEE PLAN COMPLIANCE
NARRATIVE

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Treeline 115 - Comprehensive Plan Amendment

EXHIBIT III.E-III.G – Lee Plan Consistency & Amendment Justification Narrative

I. Request

BJ Holdings of Fort Myers, LLC ("Applicant") is requesting approval of an Expedited Comprehensive Plan Amendment to change the future land use category of the 115+/- acre site ("Property") from Tradeport and Wetlands to Urban Community and Wetlands. This request is limited to a Future Land Use Map amendment to Lee Plan Map 1, Page 1 of 8. No further map or text amendments are required to support this request.

The amendment will allow for the development of a maximum of 6 dwelling units per acre (6 du/acre), or 487 dwelling units, in accordance with the use and density limitations set forth in Lee Plan Table 1(a), in addition to 100,000 SF of commercial uses. There is sufficient residential and commercial acreage allocated to the Urban Community future land use category in the Gateway/Airport Planning Community per Lee Plan Table 1(b) to support this request. The Applicant is filing a companion Mixed-Use Planned Development (MPD) rezoning application to further limit development of the subject property to 487 dwelling units, accessory uses, and supportive infrastructure.

II. Existing Conditions & Property History

The Property is located west of Treeline Avenue and to the north of Daniels Parkway. The Property is zoned AG-2 (Agricultural) & IL (Light Industrial) and is located within the Gateway/Airport Planning Community. The Property is currently utilized as grazing land for agricultural operations.

III. Surrounding Land Use Pattern

The Property is an infill site, surrounded on all sides by existing development. The surrounding land use pattern consists of public rights-of-way to the east and west; single-family detached, two-family attached, and multi-family residential uses to the west of I-75; single-family detached residential uses to the east of Treeline Avenue; industrial/commercial uses to the north; and public facilities and a mixed-use development to the south. Table 1 below further defines the surrounding Future Land Use designations, zoning districts and adjacent land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Tradeport & Wetlands	IPD (Industrial Planned Development) & AG-2 (Agricultural)	Industrial/Commercial Park & Vacant Agricultural Lands
SOUTH	Public Facilities, General Interchange, & Wetlands	AG-2 (Agricultural) & CPD (Commercial Planned Development)	Florida Highway Patrol Station & Lee County Rest Area/Arborwood CPD

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EAST	Special Community (City of Fort Myers)	MDP-3 (Master Development Plan-3, City of Fort Myers)	Right-of-Way (Treeline Avenue); Arborwood DRI (The Plantation – City of Fort Myers)
WEST	Outlying Suburban & Wetlands	RPD (Residential Planned Development)	Right-of-Way (I-75); and Residential Planned Development (Renaissance)

In terms of surrounding densities, the Arborwood DRI across Treeline Avenue to the east has a density of 2.57 du/acre and has a mix of dwelling types ranging from single-family to multi-family. South of the Property is the Arborwood Village CPD whose residential tract has a density of 13.93 du/acre and will consist entirely of multi-family units once the residential portion of the development is built out. Across I-75 to the west are the Renaissance RPDs; the Renaissance North RPD has a density of 2.57 du/acre and the Renaissance South RPD has a density of 1.6 du/acre. Densities are lower in these communities due to the Outlying Suburban Future Land Use designation and acreage allocated to golf course uses. Please refer to the enclosed Surrounding Densities Map, Exhibit III.E, for a comprehensive inventory of densities as spatially related to the Property.

IV. Public Infrastructure

As outlined in the enclosed application, the subject property is serviced by existing public infrastructure that can accommodate the proposed residential uses at the maximum density of 6 du/acre. Potable water and sanitary sewer services are available to the subject property through Lee County Utilities, or will be made available through developer improvements. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. There are adequate community facilities and services in the immediate vicinity of the project, including Fire, EMS, a public library, and parks. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibit III.B.3) for a complete description of available infrastructure and services to support the amendment request.

V. Lee Plan Consistency

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Lee Plan.

POLICY 1.1.4: The Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, South Fort Myers, Iona/McGregor, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6) with future development in this category encouraged to be developed as a mixed-use, as described in Policy 2.12.3., where appropriate. Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The

maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

In compliance with this policy, the subject property is located in an urbanized area of the Lee County, as evidenced by the surrounding land use pattern, existing densities/intensities, and available public infrastructure. As outlined above, the general area is developed with a mix of intensive public uses, commercial uses, and a variety of residential dwelling types ranging from single-family detached to attached townhomes. The proposed development at a maximum density of 6 du/acre is consistent with the range of uses and densities permitted in the Urban Community future land use category and Lee Plan Table 1(a). The amendment will allow for the continuation of the residential development pattern along Treeline Avenue, and will direct new development to an area with an existing base of urban services.

Objective 2.2: 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. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The Applicant has provided letters of availability and a detailed explanation of the public facilities and services available to support future development of the property at the maximum allowable density. The proposed amendment fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the county.

POLICY 2.4.4: Lee Plan amendment applications to expand the Lee Plan's employment centers, which include light industrial, commercial retail and office land uses, will be evaluated by the Board of County Commissioners in light of the locations and cumulative totals already designated for such uses, including the 1994 addition of 1,400 acres to the Tradeport category just south of the Southwest Florida International Airport.

The Property is located to the north of the Southwest Florida International Airport (RSW) along what has evolved into a residential corridor in the County, as well as the City of Fort Myers. The development of residential uses along Treeline Avenue to the north of Daniels Parkway have given the area a distinct character which is not dominated by commercial and/or industrial uses. The proposed amendment will allow for compatible and complimentary expansion of residential and neighborhood commercial uses along Treeline Avenue, while directing employment center and industrial land uses to the Tradeport-designated areas adjacent to RSW.

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. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

The proposed FLUM amendment will significantly enhance the site's compatibility with the surrounding residential uses, and prevent the encroachment of intensive industrial uses permitted by the underlying Tradeport future land use category. Pursuant to Policy 1.2.2, the Tradeport category allows for a wide range of public uses, including terminals, laboratories, limerock mines, transfer facilities, and other higher intensity government-operated facilities. This category would allow for development of intensive industrial uses. For these reasons, bringing the property to the Urban Community future land use category and allowing for a logical extension of the residential development pattern is directly in compliance with this policy.

From a density standpoint, the proposed amendment will allow for the development of a residential community that has densities similar to, or lower than the surrounding developments. The density will be further restricted via the companion MPD rezone to 487 dwelling units, or 4.2 du/acre, which is a lower density than the adjacent residential projects. The MPD will also address the location of proposed lots, perimeter buffers, and other site design standards to ensure the development will be compatible and complimentary to the surrounding neighborhood.

POLICY 115.1.2: New development and additions to existing development must not degrade surface and ground water quality.

Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District, and all other applicable state agencies. The site design will ensure pretreatment of stormwater prior to discharge off-site.

VI. Adjacent Local Governments

The subject property is located entirely within Lee County. The site is in close proximity to the boundary for the City of Fort Myers, which is located east of Treeline Avenue, but is not subject to interlocal agreements for the delivery of certain public services and infrastructure.

VII. State Comprehensive Plan

The proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to direct new development to urban areas with adequate public infrastructure and provide for a functional mix of housing, goods, services, and recreational opportunities. Specifically, the amendment is consistent with the following guiding policies:

Land Use. 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.

As indicated above, the site can readily accommodate infill development due to its lack of extensive environmental resources. It is readily serviced for land and water resources as noted by the surrounding development pattern and proximity to services.

Transportation. Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit and transportation.

The project is serviced by an adequate roadway network, and is in close proximity to existing bicycle/pedestrian facilities.

Natural Systems & Recreational Lands. Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

The site is an active agricultural pasture with a high quantity of poor quality wetlands, the higher quality continuous wetlands on the site totaling 28 AC will be preserved.

VIII. Regional Policy Plan Consistency

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

Housing Element

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

The proposed amendment will allow for the residential development of in an infill location in close proximity to recreation, goods, and services. This amendment will help meet the demand for additional housing in this planning community.

Natural Resources Element

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

The proposed amendment and corresponding rezoning application will provide for stormwater management infrastructure to ensure protection of some of the wetlands located in proximity to the development.

Regional Transportation

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

The property is serviced by Treeline Avenue, a county-maintained arterial roadway, extending from Colonial Boulevard to the Southwest Florida International Airport where the roadway becomes Ben Hill Griffin Parkway and ultimately reaches its terminus at Corkscrew Road. As outlined in the enclosed Traffic Circulation Analysis, there is adequate capacity on this roadway to service the maximum density of 6 du/acre.

IX. Sprawl Analysis

The proposed amendment will allow for a mixed-use infill development with both residential uses and supportive neighborhood commercial uses. The property is located within a developed area of Lee County as evidenced by the surrounding land use pattern, densities and intensities. The site is in proximity to goods, services, recreation and public infrastructure. Approval of this petition will serve to mitigate sprawling land use patterns by directing new development to an appropriate location, thereby accommodating growth in areas intended by the Lee County Comprehensive Plan. The amendment will also support mixed-use development where residential uses are well-integrated and connected to non-residential areas for the provision of employment, goods and services.

X. Industrial Land Analysis

The removal of 53 AC of land designated in the Tradeport Future Land Use designation will not have a negative effect on the health, safety and welfare of the community, nor will this result in an adverse impact to the local or regional economy. It is important to note that the Gateway/Airport Planning Community is experiencing increased residential growth, and Treeline Avenue itself has transitioned into a residential corridor based upon development occurring within the City of Fort Myers. Upon approval of this amendment 13,801 AC of industrial lands will remain available in Lee County to accommodate future development, of which 3,100 AC are allocated to the Gateway/Airport Planning Community. Therefore, sufficient lands for industrial and employment center land uses will remain in the vicinity in order to service the future population growth, while simultaneously providing additional mixed-use communities along the Treeline corridor.

EXHIBIT III.E SURROUNDING DENSITIES MAP

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Treeline 115 - Comprehensive Plan Amendment

EXHIBIT III.E-III.G – Lee Plan Consistency & Amendment Justification Narrative

I. Request

BJ Holdings of Fort Myers, LLC ("Applicant") is requesting approval of a Large-Scale Comprehensive Plan Amendment to change the future land use category of the 115+/- acre site ("Property") from Tradeport and Wetlands to Urban Community and Wetlands. This request is limited to a Future Land Use Map amendment to Lee Plan Map 1, Page 1 of 8. No further map or text amendments are required to support this request.

The amendment will allow for the development of a maximum of 6 dwelling units per acre (6 du/acre), or 487 dwelling units, in accordance with the use and density limitations set forth in Lee Plan Table 1(a), in addition to 100,000 SF of commercial uses. There is sufficient residential and commercial acreage allocated to the Urban Community future land use category in the Gateway/Airport Planning Community per Lee Plan Table 1(b) to support this request. The Applicant is filing a companion Mixed-Use Planned Development (MPD) rezoning application to further limit development of the subject property to 487 dwelling units, 100,000 SF of commercial office and retail, accessory uses, and supportive infrastructure.

II. Existing Conditions & Property History

The Property is located west of Treeline Avenue and to the north of Daniels Parkway. The Property is zoned AG-2 (Agricultural) & IL (Light Industrial) and is located within the Gateway/Airport Planning Community. The Property is currently utilized as grazing land.

III. Surrounding Land Use Pattern

The Property is an infill site, surrounded on all sides by existing development. The surrounding land use pattern consists of public rights-of-way to the east and west; single-family detached, two-family attached, and multi-family residential uses to the west of I-75; single-family detached residential uses to the east of Treeline Avenue; industrial/commercial uses to the north; and public facilities and a mixed-use development to the south.

In terms of surrounding densities, the Arborwood DRI across Treeline Avenue to the east has a density of 2.57 du/acre and has a mix of dwelling types ranging from single-family to multi-family. South of the Property is the Arborwood Village CPD whose residential tract has a density of 13.93 du/acre and will consist entirely of multi-family units once the residential portion of the development is built out. Across I-75 to the west are the Renaissance RPDs; the Renaissance North RPD has a density of 2.57 du/acre and the Renaissance South RPD has a density of 1.6 du/acre. Densities are lower in these communities due to the Outlying Suburban Future Land Use designation and acreage

allocated to golf course uses. Please refer to the enclosed Surrounding Densities Map, Exhibit III.E, for a comprehensive inventory of densities as spatially related to the Property.

Table 1 below further defines the surrounding Future Land Use designations, zoning districts and adjacent land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Tradeport & Wetlands	IPD (Industrial Planned Development) & AG-2 (Agricultural)	Industrial/Commercial Park & Vacant Agricultural Lands
SOUTH	Public Facilities, General Interchange, & Wetlands	AG-2 (Agricultural) & CPD (Commercial Planned Development)	Florida Highway Patrol Station & Lee County Rest Area/Arborwood CPD
EAST	Special Community (City of Fort Myers)	MDP-3 (Master Development Plan-3, City of Fort Myers)	Right-of-Way (Treeline Avenue); Arborwood DRI (The Plantation – City of Fort Myers)
WEST	Outlying Suburban & Wetlands	RPD (Residential Planned Development)	Right-of-Way (I-75); and Residential Planned Development (Renaissance)

IV. Public Infrastructure

As outlined in the enclosed application, the subject property is serviced by existing public infrastructure that can accommodate the proposed mix of residential and commercial uses. Potable water and sanitary sewer services are available to the subject property through Lee County Utilities, or will be made available through developer improvements. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. There are adequate community facilities and services in the immediate vicinity of the project, including Fire, EMS, a public library, and parks. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibit III.B.3) for a complete description of available infrastructure and services to support the amendment request.

V. Proposed Amendment

The amendment request will allow for development of the Property as a master-planned, mixed-use community with a range of residential dwelling types and 100,000 SF of neighborhood commercial uses. The Applicant intends to submit a companion Mixed Use Planned Development (MPD) rezoning petition to implement the intended mixed-use development program.

The amendment will address the County's vision to direct mixed-use development to urban areas with adequate public infrastructure and services. The resulting community will provide future residents with employment, goods and services within walking distance of the proposed homes, and will also provide commercial uses in close proximity to established, large-scale communities along Treeline, such as The Plantation and Marina Bay.

The Urban Community proposal will balance the County's goals for mixed-use development and a transition of land uses from the intensive General Interchange to the south, to the residential land use pattern in the City of Fort Myers to the north. Furthermore, the amendment will not preclude the development of future employment centers, office and light industrial, as currently permitted in the Tradeport category within the project. The proposed amendment will allow for a mixed-use project that is responsive to the residential character along the Treeline corridor, compatible with surrounding land uses, and accommodates both housing and non-residential uses for future populations. The proposed density of 6 du/acre also provides appropriate transition of densities from the lower density communities along Treeline to the north, to the higher densities permitted in General Interchange to the south.

The proposed development program is also more consistent with the underlying Wetlands future land use category, when compared to heavy industrial uses. The companion MPD will demonstrate the Applicant's proposal to preserve the larger, high quality wetlands on-site via the clustering of development areas in impacted and upland areas.

VI. Tradeport Conversion

The Tradeport future land use category was created in 1994 per Ordinance 94-30. The intent of the category as stated in Policy 1.2.2 is to provide *"commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2030. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport related terminals or transfer facilities; hotels/motels, meeting facilities; and office uses"*.

It is understood Lee County highly values these lands in and around the Southwest Florida International Airport for economic development purposes, and to generate employment centers in proximity to major transportation corridors and existing industries. The Applicant respectfully submits the 53 acres proposed for conversion from Tradeport to Urban Community is appropriate from a long-range planning perspective for the following reasons:

- **Proximity to the Southwest Florida International Airport**

The subject property is between 4 and 6 miles from RSW depending upon the route and entrance taken from the site. It is the farthest property from the airport when compared to other undeveloped Tradeport lands. Therefore, the property is not adjacent, nor is it spatially proximate to the airport to provide the intended airport-related uses. Moreover, the Property is not within the airport noise zones or flight paths associated with RSW and is therefore is appropriate for residential and mixed-use development, unlike the vast majority of Tradeport-designated lands.

- **Availability of Industrial Lands**

As of the date of this application submittal there are 13,801 acres of industrial-designated lands in Lee County to accommodate future intensive and industrial development, of which 3,100 acres are allocated to the Gateway/Airport Planning Community. Therefore, sufficient lands for industrial and employment center land uses will remain in the County, as well as the immediate vicinity in order to service the future population growth.

- **Residential Transition of Treeline Corridor**

Since approval of the Tradeport category in 1994 significant changes have occurred in the immediate area along Treeline Avenue from a land use planning standpoint. Specifically, the City of Fort Myers has annexed several properties along the corridor, and zoned city-lands for residential development, including Colonial Country Club, Pelican Preserve, The Plantation (Arborwood DRI), Botanica Lakes and Marina Bay. The proposal to bring the property into the Urban Community future land use category will provide for a mix of residential, commercial and office uses and allow for an appropriate transition from the General Interchange to the south, to the predominantly residential land use pattern to the north and east. The proposed development pattern is appropriate considering the development patterns in the immediate area and will limit the intrusion of heavy industrial uses onto a predominantly residential corridor. Correspondingly, the County's goals for compact, mixed-use development patterns, where residential uses are in close proximity to goods, services and employment will still be achieved by the flexible mix of uses permitted in Urban Community. In sum, the County's desire for well-integrated multi-use projects with a range of uses and densities can readily be accommodated by the proposed amendment.

VII. Lee Plan Consistency

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Lee Plan.

POLICY 1.1.4: The Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, South Fort Myers, Iona/McGregor, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6) with future development in this category encouraged to be developed as a mixed-use, as described in Policy 2.12.3., where appropriate. Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

In compliance with this policy, the subject property is located in an urbanized area of the Lee County, as evidenced by the surrounding land use pattern, existing densities/intensities, and available public infrastructure. As outlined above, the general area is developed with a mix of residential communities, public uses, and commercial development associated with the I-75 interchange. The proposed mixed-use development at a maximum density of 6 du/acre is consistent with the range of uses and densities permitted in the Urban Community future land use category and Lee Plan Table 1(a). The amendment will allow for the continuation of the mixed-use and residential development pattern along Treeline Avenue, and will direct new development to an area with an existing base of urban services.

POLICY 1.2.2: The Tradeport areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2030. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport related terminals or transfer facilities; hotels/motels, meeting facilities; and office uses.

As noted above, the site is not adjacent to the airport, and is the farthest from the airport when compared with undeveloped Tradeport lands. The site is not within the airport noise zone, is proximate to residential communities. The proposed Urban Community category is more appropriate in consideration of the surrounding land use pattern, with ensure compatibility along the corridor, and will provide for the goods, services and employment opportunities via the permitted range of uses.

Objective 2.2: 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. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The Applicant has provided letters of availability and a detailed explanation of the public facilities and services available to support future development of the property at the maximum allowable density. The proposed amendment fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the county.

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. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

The proposed FLUM amendment will significantly enhance the site's compatibility with the surrounding residential uses, and prevent the encroachment of intensive industrial uses permitted by the underlying Tradeport future land use category. Pursuant to Policy 1.2.2, the Tradeport category allows for a wide range of public uses, including terminals, laboratories, limerock mines, transfer facilities, and other higher intensity government-operated facilities. This category would allow for development of intensive industrial uses. For these reasons, bringing the property to the Urban Community future land use category and allowing for a logical extension of the residential development pattern is directly in compliance with this policy.

From a density standpoint, the proposed amendment will allow for the development of a residential community that has densities similar to, or lower than the surrounding developments. The density will be further restricted via the companion MPD rezone to 487 dwelling units, or 4.2 du/acre, which is a lower density than the adjacent residential projects. The MPD will also address the location of proposed lots, perimeter buffers, and other site design standards to

ensure the development will be compatible and complimentary to the surrounding neighborhood.

POLICY 115.1.2: New development and additions to existing development must not degrade surface and ground water quality.

Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District, and all other applicable state agencies. The site design will ensure pretreatment of stormwater prior to discharge off-site.

VIII. Adjacent Local Governments

The subject property is located entirely within Lee County. The site is in close proximity to the boundary for the City of Fort Myers, which is located east of Treeline Avenue, but is not subject to interlocal agreements for the delivery of certain public services and infrastructure.

VII. State Comprehensive Plan

The proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to direct new development to urban areas with adequate public infrastructure and provide for a functional mix of housing, goods, services, and recreational opportunities. Specifically, the amendment is consistent with the following guiding policies:

Land Use. 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.

As indicated above, the site can readily accommodate infill development due to its lack of extensive environmental resources. It is readily serviced for land and water resources as noted by the surrounding development pattern and proximity to services.

Transportation. Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit and transportation.

The project is serviced by an adequate roadway network, and is in close proximity to existing bicycle/pedestrian facilities.

Natural Systems & Recreational Lands. Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

The site is an active agricultural pasture with a high quantity of poor quality wetlands, the higher quality continuous wetlands on the site totaling 28 AC will be preserved.

VIII. Regional Policy Plan Consistency

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

Housing Element

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

The proposed amendment will allow for the residential development of in an infill location in close proximity to recreation, goods, and services. This amendment will help meet the demand for additional housing in this planning community.

Natural Resources Element

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

The proposed amendment and corresponding rezoning application will provide for stormwater management infrastructure to ensure protection of some of the wetlands located in proximity to the development.

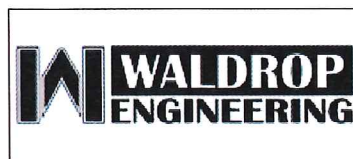
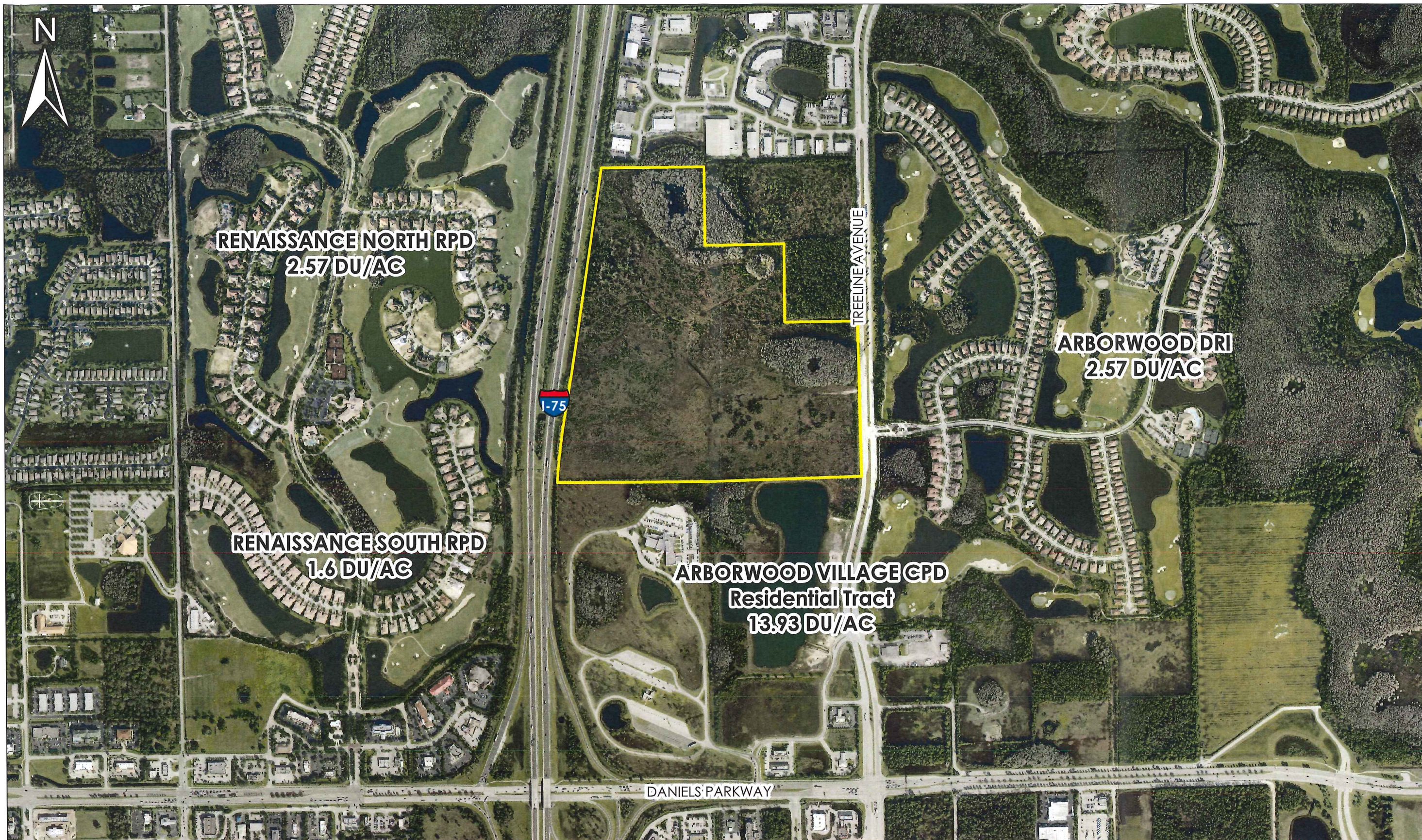
Regional Transportation

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

The property is serviced by Treeline Avenue, a county-maintained arterial roadway, extending from Colonial Boulevard to the Southwest Florida International Airport where the roadway becomes Ben Hill Griffin Parkway and ultimately reaches its terminus at Corkscrew Road. As outlined in the enclosed Traffic Circulation Analysis, there is adequate capacity on this roadway to service the maximum density of 6 du/acre.

IX. Sprawl Analysis

The proposed amendment will allow for a mixed-use infill development with both residential uses and supportive neighborhood commercial uses. The property is located within a developed area of Lee County as evidenced by the surrounding land use pattern, densities and intensities. The site is in proximity to goods, services, recreation and public infrastructure. Approval of this petition will serve to mitigate sprawling land use patterns by directing new development to an appropriate location, thereby accommodating growth in areas intended by the Lee County Comprehensive Plan. The amendment will also support mixed-use development where residential uses are well-integrated and connected to non-residential areas for the provision of employment, goods and services.



Treeline 115

SURROUNDING DENSITIES MAP
LEE COUNTY, FLORIDA

**BJ HOLDINGS OF
FORT MYERS, LLC**



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COMMUNITY DEVELOPMENT
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