# APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

**Project Name:** The Pine Island Center 7-11 CPD

**Request:** Rezone from: CPD To: CPD

Type: ☐ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☒ Major PD Amendment ☐ Minor PD Amendment

**Bonus Density included?** ☒ NO ☐ YES[1] for: _____ Bonus Units

[1] *If **YES**, submit additional fee required by LDC 2-147(A)(3)*

**Summary of Project:**

To enlarge and amend the 4.78-acre 2017 Creative Corner CPD (Z-07-015) by incorporating the 0.99 acre Ryan Pine Island Center CPD (Z-06-043) to create a unified 5.77-acre project and to permit by right a new Convenience Food and Beverage Store with Self-service Fuel Pumps use.

## PART 1
## APPLICANT/AGENT INFORMATION

**A. Name of Applicant:** Creighton Commercial Development
Address: 900 SW Pine Island Road, Suite 202
City, State, Zip: Cape Coral, FL 33991
Phone Number: 239-210-0455
E-mail Address: levens@creightondev.com

**B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**

☐ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

☐ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(b)(1)b. & c.]**

☐ Application is County initiated. Attach BOCC authorization.

**C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]**

**1.** Company Name: Quattrone & Associates, Inc
Contact Person: Al Quattrone, P.E.
Address: 4301 Veronica Shoemaker Blvd.
City, State, Zip: Fort Myers, FL 33916
Phone Number: 239-936-5222 Email: al@qainc.net

**2. Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. **[34-202(b)(1)c.]**

DC1208-60003
RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

## PART 2
## PROPERTY OWNERSHIP

**A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]**

**Name:** See attached Property Owners List

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

**B. Disclosure of Interest [34-201; 34-204]:**

☒ Attach Disclosure of Interest Form. **[34-201; 34-204]**

**C. Multiple parcels:**

☒ Property owners list. **[34-202(a)(5)]**

☒ Property owners map. **[34-202(a)(5)]**

**D. Certification of Title and Encumbrances [34-202(a)(3)]**

**1.** Title certification document, no greater than 90 days old. **[34-202(a)(3)]**

**2.** Date property was acquired by present owner(s): _____

## PART 3
## PROPERTY INFORMATION

**A. STRAP Number(s):** [Attach extra sheets if additional space is needed.]

28-44-22-00-00039.0000; 28-44-22-01-0000B.0110; 28-44-22-01-0000B.0120; 28-44-22-01-0000B.0150; 28-44-22-01-0000B.0170

**B. Street Address of Property:** 5431 Pine Island Rd. NW; & 10416, 10428, 10466 & 10452 Nikkis Lane, Saint James City, FL

**C. Legal Description (must submit) [34-202(a)(1)]:**

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

**OR**

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)

**AND**

**Boundary Survey [34-202(a)(2); 34-373(a)(4)a.]:**

☒ A Boundary survey, tied to the state plane coordinate system.

**OR**

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

**D. Surrounding property owners** (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**

**1.** ☐ List of surrounding property owners. **[34-202(a)(6)]**

**2.** ☐ Map of surrounding property owners. **[34-202(a)(7)]**

**3.** ☐ One set of mailing labels. **[34-202(a)(6)]**

*Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.*

**E. Current Zoning of Property:** CPD

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. **[34-202(a)(8)]**

**F. Use(s) of Property [34-202(a)(8)]:**

**1.** Current uses of property are: Vacant

**2.** Intended uses of property are: Minor Retail _ 7-11 Convenience Food & Beverage w./Self-service Fuel Pumps

**G. Future Land Use Classification (Lee Plan) [34-202(a)(8)]:**

| | | | | |
|---|---|---|---|---|
| Urban Community | 5.77 | Acres | 100 | % of Total |
| | | Acres | | % of Total |
| | | Acres | | % of Total |

**H. Property Dimensions [34-202(a)(8)]:**

| | | | | | |
|---|---|---|---|---|---|
| **1.** | Width (average if irregular parcel): | 324 | Feet | | |
| **2.** | Depth (average if irregular parcel): | 643 | Feet | | |
| **3.** | Total area: | 5.77 | Acres or square feet | | |
| **4.** | Frontage on road or street: | 324 | Feet on | Pine Island Rd. | Street |
| | 2nd Frontage on road or street: | 310 | Feet on | Nikkis | Street |

**I. 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. **[34-202(a)(10)]**

- ☐ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ North (Upper) Captiva Community Plan area. **[33-1711]**
- ☐ Boca Grande Planning Community. **[Lee Plan Policy 22.1.5]**
- ☐ Caloosahatchee Shores Community Plan area. **[33-1482(a)&(b); Lee Plan Policy 21.6.3]**
- ☐ Page Park Community Plan area. **[33-1203(a) & (b); Lee Plan Policy 27.11.2]**
- ☐ Palm Beach Boulevard Community Plan area. **[Lee Plan Policy 23.5.2]**
- ☐ Buckingham Planning Community. **[Lee Plan Policy 17.7.2]**
- ☒ Pine Island Planning Community. **[33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- ☐ Lehigh Acres Planning Community. **[33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- ☐ North Fort Myers Planning Community. **[33-1532(a)&(b)]**
- ☐ North Olga Community Plan area. **[33-1663(a)&(b)]**

**J. Waivers from Application Submission Requirements**: Attach waivers, if any, approved by the Director of Zoning. **[34-202(a)]**

## PART 4
## TYPES OF LAND AREA ON PROPERTY

| | | | | | | |
|---|---|---|---|---|---|---|
| **A.** | **Gross Acres (total area within described parcel)** | | | | **5.77** | **Acres** |
| **1.** | Submerged land subject to tidal influence | | | | Acres | |
| **2.** | **a.** Preserved freshwater wetlands | 0 | Acres | | | |
| | **b.** Impacted wetlands | 0 | Acres | | | |
| | **c.** Preserved saltwater wetlands | 0 | Acres | | | |
| | **d.** Total wetlands (A.2.a. plus A.2.b. plus A.2.c.) | | | | Acres | |
| **3.** | R-O-W providing access to non-residential uses | | | | Acres | |
| **4.** | Non-residential use areas (1) (2) | | | | Acres | |

**B. Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.). **0** **Acres**

**C. Gross residential acres. (A minus B)** (3) _____ **Acres**

**D. Gross residential acres (by Land Use Category)**

| | | | |
|---|---|---|---|
| **1.** | **a.** Intensive Development – upland | | Acres |
| | **b.** Intensive Development – preserved freshwater wetlands | | Acres |
| | **c.** Intensive Development – impacted wetlands | | Acres |
| **2.** | **a.** Central Urban – upland | | Acres |
| | **b.** Central Urban – preserved freshwater wetlands | | Acres |
| | **c.** Central Urban – impacted wetlands | | Acres |
| **3.** | **a.** Urban Community or Suburban – upland | | Acres |
| | **b.** Urban Community or Suburban – preserved freshwater wetlands | | Acres |
| | **c.** Urban Community or Suburban – impacted wetlands | | Acres |

| | | | | |
|---|---|---|---|---|
| **4.** | **a.** | Suburban – upland | | Acres |
| | **b.** | Suburban – preserved freshwater wetlands | | Acres |
| | **c.** | Suburban – impacted wetlands | | Acres |
| **5.** | **a.** | Outlying Suburban – upland | | Acres |
| | **b.** | Outlying Suburban – preserved freshwater wetlands | | Acres |
| | **c.** | Outlying Suburban – impacted wetlands | | Acres |
| **6.** | **a.** | Sub-Outlying Suburban – upland | | Acres |
| | **b.** | Sub-Outlying Suburban – preserved freshwater wetlands | | Acres |
| | **c.** | Sub-Outlying Suburban – impacted wetlands | | Acres |
| **7.** | **a.** | Rural, Outer Island, Rural Community Preserve – upland | | Acres |
| | **b.** | Rural, Outer Island, Rural Community Preserve – wetlands | | Acres |
| **8.** | **a.** | Open Lands – upland | | Acres |
| | **b.** | Open Lands – wetlands | | Acres |
| **9.** | **a.** | Resource – upland | | Acres |
| | **b.** | Resource – wetlands | | Acres |
| **10.** | **a.** | Wetlands | | Acres |
| **11.** | **a.** | New Community – upland | 5.77 | Acres |
| | **b.** | New Community – wetlands | | Acres |
| **12.** | **a.** | University Community – upland | | Acres |
| | **b.** | University Community – wetlands | | Acres |
| **13.** | **a.** | Coastal Rural – upland | | Acres |
| | **b.** | Coastal Rural – wetlands | | Acres |
| | | **TOTAL** (should equal "C" above) | **5.77** | **Acres** |

Notes:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.

(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.

(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

## PART 5
## RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.

ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.

iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

**A. Future Land Use Category:** **Urban Community**

| | | | Lee Plan Table 1(a) Max. standard density | | Units |
|---|---|---|---|---|---|
| **1.** | **Standard Units** | | | | |
| | **a.** | Total upland acres (from Part 4, D.) | _____ x _____ | equals | NA |
| | **b.** | Total preserved freshwater wetlands acres (from Part 4, D.) | _____ x _____ | equals | _____ |
| | **c.** | Total impacted wetlands acres (from Part 4, D.) | _____ x _____ | equals | _____ |
| | **d.** | **Total Allowed Standard Units** (1) | | | _____ |
| **2.** | **Bonus Units [2-143]** | | | | |
| | **a.** | Site-built Affordable Housing | | | NA |
| | **b.** | Transferrable Dwelling Units | | | _____ |
| | **c.** | Sub-total | | | _____ |
| **3.** | **Total Permitted Units** (1) | | | | **NA** |

Note:

(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

## PART 6
## COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
## PRELIMINARY INTENSITY CALCUATIONS

| | | Height | Total Floor Area (Square Feet) |
|---|---|---|---|
| **A.** | **Commercial** | | |
| **1.** | Medical | | 5,000 |
| **2.** | General Office | | 5,000 |
| **3.** | Retail | 35-ft | 28,000 |
| **4.** | Other: _____ | | |
| **5.** | **TOTAL FLOOR AREA** | | **38,000** |

| | | Height | Total Floor Area (Square Feet) |
|---|---|---|---|
| **B.** | **Industrial** | | |
| **1.** | Under Roof | | |
| **2.** | Not Under Roof | | |
| **3.** | **TOTAL FLOOR AREA** | | |

| | | Depth | Total Acres |
|---|---|---|---|
| **C.** | **Mining** | | |
| **1.** | Area to be excavated | | |

| | | Height | Total Beds/Units |
|---|---|---|---|
| **D.** | **Assisted Living Facilities** | | |
| **1.** | Dependent Living Units | | |
| **2.** | Independent Living Units | | |
| **3.** | **TOTAL BEDS/UNITS** | | |

| | | Height | Total Rental Units |
|---|---|---|---|
| **E.** | **Hotels/Motels (Room Size)** | | |
| **1.** | < 425 sq. ft. | | |
| **2.** | 426-725 sq. ft. | | |
| **3.** | 725 < sq. ft. | | |
| **4.** | **TOTAL UNITS** | | |

## PART 7
## ACTION REQUESTED

**A.** **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

**B.** **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**

**C.** **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

**D. Bonus Density: [34-202(b)(5)]**

☒ Not Applicable

☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

## PART 8
## ENVIRONMENTAL REQUIREMENTS

**A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)d.iv.]**

---

**B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].
The property does not contain any environmentally sensitive lands; see the Nov 17 Protected Species Survey prepared by DexBender and Associates.

**C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
Not applicable

**D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
Not applicable

**E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**

**F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]** See the Nov 17 Protected Species Survey prepared by DexBender and Associates.

**G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]** See the Nov 17 Protected Species Survey prepared by DexBender and Associates.

**H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]** The site does not contain any existing or historic flow-ways.

## PART 9
## SANITARY SEWER & POTABLE WATER FACILITIES

**A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
Not applicable

**B. Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including: Not applicable; the project will connect to Lee Co. Utilities sanitary sewer system.

1. Method and degree of treatment:
   Not applicable
2. Quality of the effluent:
   Not applicable

3. Expected life of the facility:
   Not applicable

4. Who will operate and maintain the internal collection and treatment facilities:
   Not applicable

5. Receiving bodies or other means of effluent disposal:
   Not applicable

C. **Spray Irrigation:** If spray irrigation will be used, specify:
1. The location and approximate area of the spray fields:
   Not applicable

2. Current water table conditions:
   Not applicable

3. Proposed rate of application:
   Not applicable

4. Back-up system capacity:
   Not applicable

## PART 10
## ADDITIONAL REQUIREMENTS

A. **Major Planned Developments:**
1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. **Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(2)]**

D. **Private Recreational Facility Planned Developments (PRFPDs):**
1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i

& ii. must be provided. **[34-941(d)(3)d.]**

4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

**E. Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?

☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(b)(8)]**

☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(b)(8)]**

**F. Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(b)(7)]**

**G. Flood Hazard: [34-202(a)(8)]**

☐ Not applicable

☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

☒ The minimum elevation required for the first habitable floor is AE 7 NAVD (MSL)

**H. Excavations/Blasting: [34-202(b)(6)]**

☒ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

**I. Hazardous Materials Emergency Plan for Port Facilities: [34-202(b)(4)]**

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

**J. Mobile Home Park: [34-203(d)]**

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

**K. Airport Zones & Lee County Port Authority (LCPA) Requirements:**

☒ Not Applicable

☐ Property is located within _____ Airport Noise Zone: **[34-1004]**

☐ Property is located within Airport Protection Zone. Indicate which Zone below. **[34-1005]**

- ☐ Property is located within Airport Runway Clear Zone: **[34-1006]**
- ☐ Property is located within Airport School Protection Zone: **[34-1007]**
- ☐ Property is located within Airport Residential Protection Zone: **[34-1009]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1009]**

☐ A Tall Structures Permit is required. **[34-1010]**

| PART 5<br>SUBMITTAL REQUIREMENT CHECKLIST | | |
|---|---|---|
| *Clearly label your attachments as noted in bold below* | | |
| **Copies Required** | | **SUBMITTAL ITEMS** |
| 3 | ☒ | Completed application for Public Hearing [34-201(b)] |
| 1 | ☒ | Filing Fee - [34-202(a)(9)] |
| 1 | ☐ | Bonus Density Filing Fee - [2-147(A)3)] (if applicable) |
| 3 | ☒ | Notarized **Affidavit of Authorization** Form [34-202(b)(1)c] |
| 3 | ☒ | **Additional Agents** [34-202(b)(1)c.] |
| 3 | ☐ | **Multiple Owners List** (if applicable) [34-201; 34-204] |
| 3 | ☒ | **Disclosure of Interest** Form (multiple owners) [34-201(b)(2)a] |
| 3 | ☒ | **Legal description (must submit)** [34-202(a)(1)] |
| | ☒ | Legal description (metes and bounds) and sealed sketch of legal description |
| | | **OR** |
| | ☐ | Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.) |
| 3 | ☒ | **Boundary Survey** – not required if platted lot (2 originals required) [34-202(a)(2); [34-373(a)(4)a.] |
| 3 | ☐ | **Property Owners list** (if applicable) [34-202(a)(5)] |
| 3 | ☐ | **Property Owners map** (if applicable) [34-202(a)(5)] |
| 3 | ☒ | Confirmation of **Ownership/Title Certification** [34-202(a)(3)] |
| 3 | ☐ | **STRAP Numbers** (if additional sheet is required) [34-202(a)(1)] |
| 1 | ☒ | **List of Surrounding Property Owners** [34-202(a)(6)] |
| 1 | ☒ | **Map of Surrounding Property Owners** [34-202(a)(7)] |
| 1 | ☒ | **Mailing labels** [34-202(a)(6)] |
| 3 | ☒ | List of **Zoning Resolutions** and Approvals [34-202(a)8)] |
| 3 | ☒ | Summary of **Public Informational Session** (if applicable) [34-202(a)(10)] |
| 3 | ☐ | **Waivers** from Application Submission Requirements (if applicable) |
| 3 | ☐ | Preliminary **Density** Calculations (if applicable) |
| 3 | ☒ | **Request Statement** |
| 3 | ☒ | Traffic Impact Statement (**TIS**) (not required for existing development) [34-341(b)(2)d.1.] |
| 3 | ☒ | Master Concept Plan (**MCP**), **Non-PRFPD** [34-373(a)(6)] |
| 3 | ☒ | **Schedule of Uses** [34-373(a)(8)] |
| 3 | ☐ | Schedule of **Deviations and** Written **Justification** [34-373(a)(9)] |
| 3 | ☐ | **Topography** (if available) [34-373(a)(4)d.iv.] |
| 3 | ☒ | **Soils Map** [34-373(a)(4)b.v.] |
| 3 | ☒ | **FLUCCS Map** [34-373(a)(4)c.] |
| 3 | ☒ | Rare & Unique **Upland Habitat Map** [34-373(a)(4)b.iii.] |
| 3 | ☒ | Existing and Historic **Flow-Ways Map** [34-373(a)(4)b.v.] |
| 3 | ☐ | **Surface Water Management Plan** (if applicable) [34-373(b)(1)] |
| 3 | ☐ | **Phasing Program** (if applicable) [34-373(b)(3)] |
| 3 | ☒ | **Protected Species Survey** (if applicable) [34-373(b)(2)] |
| 3 | ☐ | **Proof of Notice** (if applicable) [34-373(c)] |

| | | |
|---|---|---|
| 3 | ☐ | **Binding Letter** from DCA (if applicable) [34-373(d)(2)] |
| 3 | ☐ | Master Concept Plan (**MCP**), **PRFPD** (if applicable) [34-941(g)] |
| 3 | ☐ | **Conceptual Surface Water Management Plan** (if applicable) [34-941(d)(3)b.i.1)] |
| 3 | ☐ | **Well Drawdown** Information (if applicable) [34-941(d)(3)d.] |
| 3 | ☐ | Preliminary Indigenous **Restoration Plan** (if applicable) [34-941(e)(5)f.iii.] |
| 3 | ☐ | **Environmental Assessment** (if applicable) [34-941(g)(2)] |
| 3 | ☐ | Demonstration of **Compatibility** (if applicable) [34-941(g)(4)] |
| 3 | ☐ | **Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)] |
| 3 | ☐ | Existing **Agricultural Use Affidavit** (if applicable) [34-202(b)(7)] |
| 3 | ☐ | Information Regarding **Proposed Blasting** (if applicable). [34-202(b)(6)] |
| 3 | ☐ | Hazardous Materials **Emergency Plan** (if applicable) [34-202(b)(4)] |
| 3 | ☐ | Mobile Home Park **Dislocated Owners** Information (if applicable) [34-203(d)] |
| 3 | ☐ | **Tall Structures Permit** (if applicable) [34-1001] |

DCI 2018-00003

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

# AFFIDAVIT OF AUTHORIZATION

## APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Stephanie S. Miller as Owner/Authorized Representative of Creative Corner LLC swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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 thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

*Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

**Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.**

Stephanie Miller, mgr
**Signature**

12/8/17
**Date**

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
**ALL OTHER APPLICATION TYPES MUST BE NOTARIZED**

**STATE OF FLORIDA**
**COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 12/08/2017 (date) by Stephanie Miller (name of person providing oath or affirmation), who is personally known to me or who has produced personally known (type of identification) as identification.

**STAMP/SEAL**

PATRICIA R PETROSKY
MY COMMISSION # GG070126
EXPIRES March 15, 2019

Patricia Petrosky
**Signature of Notary Public**

# LETTER OF AUTHORIZATION

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as address and strap number as follows:

**ADDRESS 5431 Pine Island Rd NW**
**STRAP NUMBER 28-44-22-00-00039.0000**

The property described herein is the subject of an application for zoning or development. We hereby designate **QUATTRONE & ASSOCIATES, INC.** as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning, water management and development on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered.

Owner / Authorized Representative

**Stephanie S. Miller**
Printed Name

**Creative Corner LLC**
Name of Company / LLC /

STATE OF Florida
COUNTY OF Lee

Sworn to (or affirmed) and subscribed before me this 8th day of December, 2017, by

**Stephanie S. Miller- MGRM** who is personally known to me or who has produced

personally known as identification.

PATRICIA R PETROSKY
MY COMMISSION # GG070126
EXPIRES March 15, 2019

Notary Public

Patricia Petrosky
Print Name and stamped

DCI 2018-00003

DCI 2018-00003

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

# AFFIDAVIT OF AUTHORIZATION

## APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Colleen Ryan as Owner/Authorized Representative of 28-44-22-01-0000B.0110, .0120, .0150, .0170 swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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 thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

*Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

**Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.**

Colleen Ryan
**Signature**

1/5/18
**Date**

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
**ALL OTHER APPLICATION TYPES MUST BE NOTARIZED**

**STATE OF FLORIDA**
**COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me on January 5, 2018 (date) by Colleen Ryan (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

**STAMP/SEAL**

JUDY A. HERMANSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

**Signature of Notary Public**

# ADDITIONAL AGENTS

| | | | |
|---|---|---|---|
| Company Name: | Stouten Cramer | | |
| Contact Person: | Jeffrey D. Stouten | | |
| Address: | 324 Nicholas Parkway West, Suite F | | |
| City, State, Zip: | Cape Coral, FL 33991 | | |
| Phone Number: | 239-673-9541 | Email: | jeff@scisurvey.com |

| | | | |
|---|---|---|---|
| Company Name: | TR Transportation Consultants, Inc. | | |
| Contact Person: | Ted Treesh, PTP | | |
| Address: | 2726 Oak Ridge Court, Suite 503 | | |
| City, State, Zip: | Fort Myers, FL 33901 | | |
| Phone Number: | 239-2783090 | Email: | tbt@trtrans.net |

| | | | |
|---|---|---|---|
| Company Name: | | | |
| Contact Person: | Greg Stuart | | |
| Address: | 7910 Summerlin Lakes Drive | | |
| City, State, Zip: | Fort Myers, FL 33907 | | |
| Phone Number: | 239-677-6126 | Email: | Greg@stuarturbandesign.com |

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

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

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

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

DCI 2018-00003

# DISCLOSURE OF INTEREST
# AFFIDAVIT

BEFORE ME this day appeared Stephanie S. Miller, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 5431 Pine Island Rd NW, Bokeelia, FL 33922 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

| Name and Address | Percentage of Ownership |
|---|---|
| N/A | |
| | |
| | |
| | |
| | |
| | |

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

DCI2018-00003

**Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.**

Stephanie Miller, manager
Property Owner

Stephanie Miller, manager
Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
**ALL OTHER APPLICATION TYPES MUST BE NOTARIZED**

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 12/08/2017 (date) by Stephanie Miller (name of person providing oath or affirmation), who is personally known to me or who has produced personally known (type of identification) as identification.

Patricia Petrosky
**Signature of Notary Public**

**STAMP/SEAL**

PATRICIA R PETROSKY
MY COMMISSION # GG070126
EXPIRES March 15, 2019

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

DCI2018-00003

# DISCLOSURE OF INTEREST
# AFFIDAVIT

BEFORE ME this day appeared Colleen Ryan, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 10452,10446,10428, 10416 Nikkis Lane, Saint James City, FL 33956 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

| Name and Address | Percentage of Ownership |
|---|---|
| N/A | |
| | |
| | |
| | |
| | |
| | |

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

DCI 2018-00003

**Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.**

Property Owner

COLLEEN RYAN
Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
**ALL OTHER APPLICATION TYPES MUST BE NOTARIZED**

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 1-5-2018 (date) by Colleen Ryan (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

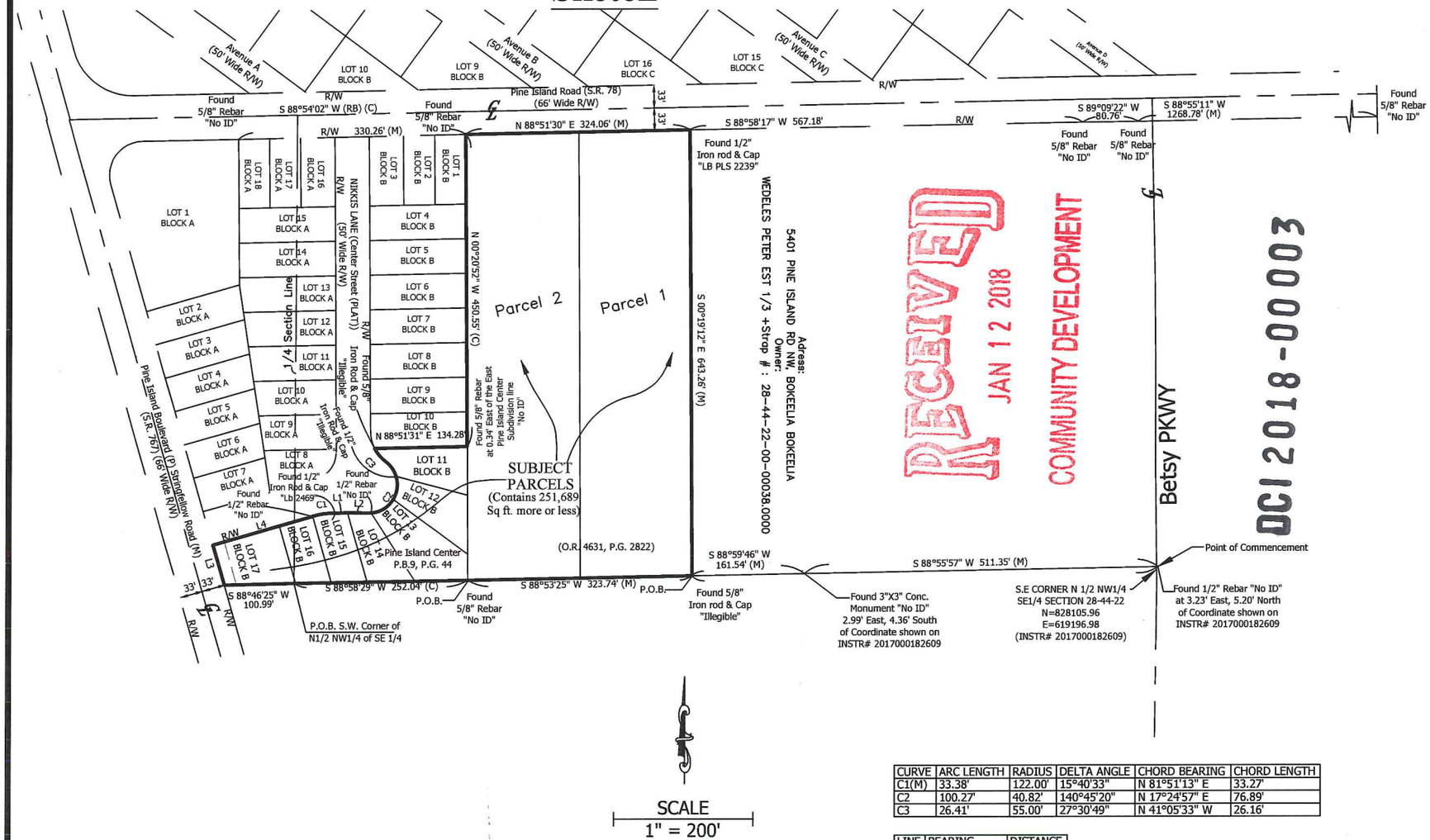
**STAMP/SEAL**
JUDY A. HERMANSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

**Signature of Notary Public**

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

DCI 2018-00003

# Sketch




SCALE
1" = 200'

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1(M) | 33.38' | 122.00' | 15°40'33" | N 81°51'13" E | 33.27' |
| C2 | 100.27' | 40.82' | 140°45'20" | N 17°24'57" E | 76.89' |
| C3 | 26.41' | 55.00' | 27°30'49" | N 41°05'33" W | 26.16' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 87°58'58" W | 18.03' |
| L2 | S 89°18'34" E | 33.79' |
| L3 | N 16°00'12" W | 60.00' |
| L4 | N 74°09'42" E | 149.55' |

P.O.B. : Point of Beginning

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF NORTH 1/2 OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, BEING S 88°54'02" W (C) (RB).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2017, KING ENGINEERING, INC., ALL RIGHTS RESERVED.*
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF KING ENGINEERING, INC.
6. NOT VALID WITHOUT SHEET 2 OF 2.

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT
DCI2018-00003

Sketch to Accompany Description

**Subject Parcel**

*A Tract of Land lying in a Portion of Section 28, Township 44 South, Range 22 East, Lee County, Florida*

**THIS IS NOT A SURVEY**

STOUTENCRAMER
A KING ENGINEERING COMPANY
King ENGINEERING ASSOCIATES, INC.

CERTIFICATE OF AUTHORIZATION: LB2610
324 Nicholas Parkway West, Suite F, Cape Coral, FL 33991
Phone: (239) 673-9541 Fax: (239) 424-8181
www.kingengineering.com

| JOB # 17-6511 | PREPARED FOR: Creighton Companies, LLC |
|---|---|
| SECTION 28, TOWNSHIP 44S, RANGE 22E | |

| DATE | REVISION |
|---|---|
| | |
| | |

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **December 11th, 2017** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Jeffrey D. Stouten License Number LS 6584 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Jeffrey Stouten
DN: cn=Jeffrey Stouten, o=Stouten Cramer, Inc., ou, email=jeff@scisurvey.com, c=US
Date: 2017.12.19 09:03:19 -05'00'

**JEFFREY D. STOUTEN (FOR THE FIRM)**
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# Description

**Subject Parcel Description:**

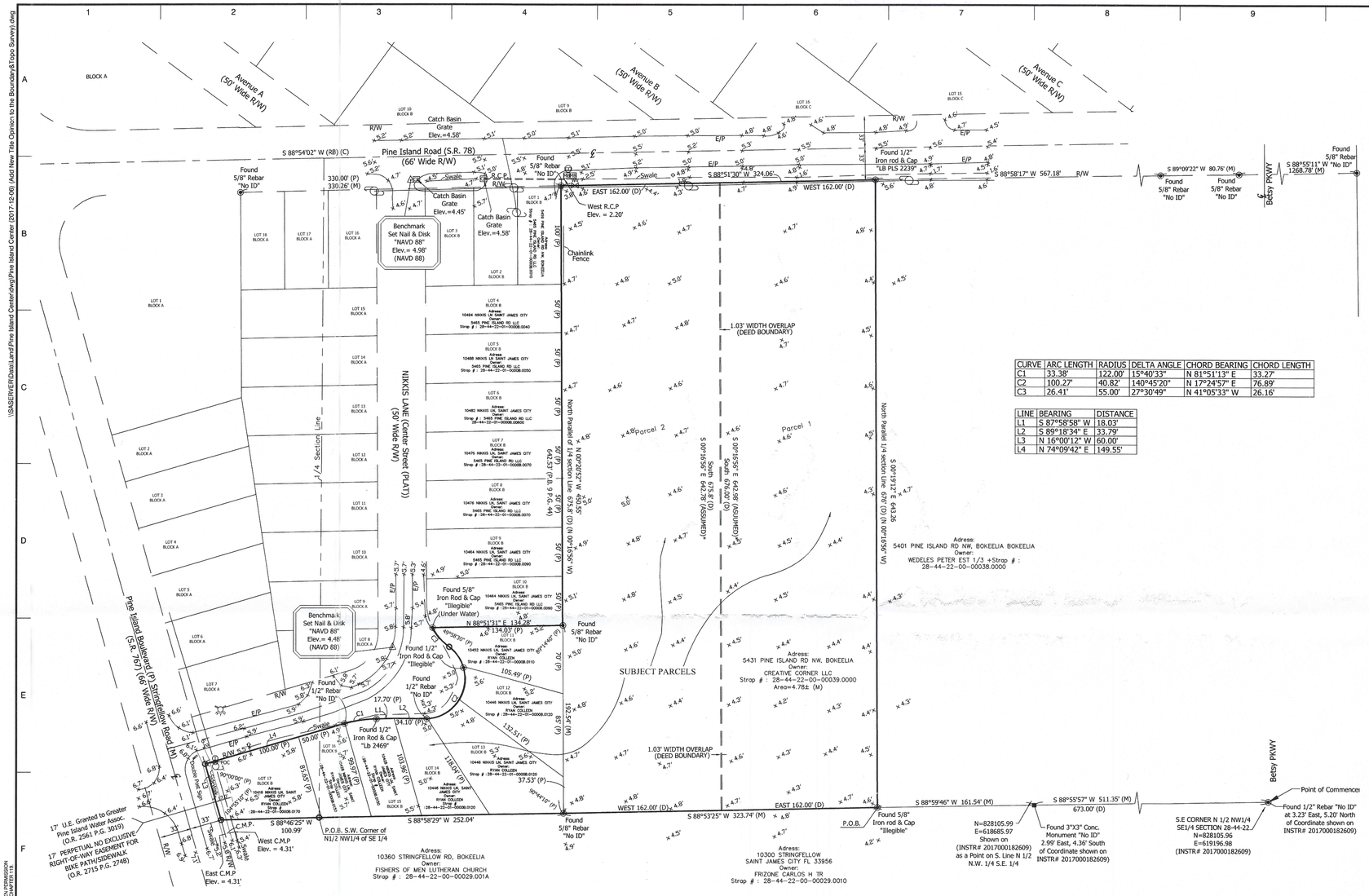
A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH ONE HALF (N 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 28; THENCE S 88°55'57" W ALONG THE SOUTH LINE OF SAID FRACTION OF SECTION 28 FOR 511.35 FEET TO CONCRETE MONUMENT; THENCE S 88°59'46" W ALONG THE SOUTH LINE OF SAID FRACTION OF SECTION 28, FOR 161.54 FEET TO THE SOUTH EAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4631 AT PAGE 2822 AND THE POINT OF BEGINNING; THENCE S 88°53'25" W ALONG THE SOUTH LINE OF SAID FRACTION A DISTANCE OF 323.74 FEET TO SOUTH EAST CORNER OF PINE ISLAND CENTER, A SUBDIVISION RECORDED IN PLAT BOOK 9 AT PAGE 44; THENCE S 88°58'29" W ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION 28 AND SOUTH LINE OF SAID PINE ISLAND CENTER SUBDIVISION, FOR 252.04 FEET TO THE POINT OF SOUTH WEST CORNER OF NORTH 1/2 OF NORTH 1/4 OF SOUTH EAST 1/4 OF SAID SECTION 28 (ALSO POINT OF BEGINNING AT SAID PINE ISLAND CENTER SUBDIVISION); THENCE S 88°46'25" W ALONG THE SOUTH LINE OF SAID PINE ISLAND CENTER SUBDIVISION, FOR 100.99 FEET TO AN INTERSECTION WITH EAST RIGHT OF WAY LINE PINE ISLAND BOULEVARD (STRINGFELLOW ROAD(S.R. 767)) ALSO BEING THE SOUTH WEST CORNER OF LOT 17 BLOCK B OF SAID PINE ISLAND SUBDIVISION; THENCE N 16°00'12" W ALONG THE WEST RIGHT OF WAY LINE OF STRINGFELLOW ROAD (S.R. 767) , 60.00 FEET TO THE NORTH WEST CORNER OF LOT 17 OF BLOCK B OF SAID PINE ISLAND CENTER SUBDIVISION; THENCE N 74°09'42" E ALONG THE NORTH WEST LINE OF LOT 17 AND 16 OF BLOCK B SAID PINE ISLAND SUBDIVISION, 149.55 FEET TO THE NORTH EAST CORNER OF LOT 16 OF BLOCK B SAID PINE ISLAND SUBDIVISION; THENCE 33.38 FEET, ALONG NORTH WEST CURVE OF LOT 15 BLOCK B OF SAID PINE ISLAND CENTER SUBDIVISION, WITH DELTA ANGLE 15°40'33" (HAVING RADIUS 122.00 FEET, CHORD BEARING N 81°51'13" E, CHORD LENGTH 33.27 FEET); THENCE N 87°58'58" E ALONG NORTH LINE OF LOT 15, BLOCK B OF SAID PINE ISLAND SUBDIVISION, 18.03 FEET TO THE NORTH EAST CORNER OF LOT 15 OF BLOCK B SAID PINE ISLAND CENTER SUBDIVISION; THENCE S 89°18'34" E ALONG NORTH LINE OF LOT 14, BLOCK B OF SAID PINE ISLAND CENTER SUBDIVISION, 33.79 FEET TO THE NORTH EAST CORNER OF SAID LOT 14, BLOCK B OF PINE ISLAND CENTER; THENCE 100.27 FEET ALONG A CURVE AT NORTH WEST LOTS 11,12 AND SOUTH EAST LOT 13, BLOCK B OF SAID PINE ISLAND CENTER, DELTA ANGLE 140°45'20" ( HAVING 40.82 FEET RADIUS, CHORD BEARING N 17°24'57 E, CHORD LENGTH 76.89 FEET); THENCE 26.41 FEET ALONG WEST CURVE OF LOT 11 OF BLOCK B OF SAID PINE ISLAND CENTER SUBDIVISION, DELTA ANGLE 27°30'49' ( HAVING 55 FEET RADIUS, CHORD BEARING N 41°05'33 W, CHORD LENGTH 26.16 FEET); THENCE N 88°51'31' E ALONG NORTH LINE LOT 11, BLOCK B OF PINE ISLAND CENTER SUBDIVISION, 134.28 FEET TO THE NORTH EAST CORNER OF SAID LOT 11 OF BLOCK B OF PINE ISLAND CENTER SUBDIVISION; THENCE N 00°20'52" W ALONG EAST LINE OF SAID PINE ISLAND CENTER SUBDIVISION A DISTANCE OF 450.55' TO THE SOUTH RIGHT OF WAY LINE PINE ISLAND ROAD (S.R. 78) AND NORTH EAST CORNER OF SAID PINE ISLAND CENTER SUBDIVISION, THENCE N 88°51'30" E ALONG PINE ISLAND ROAD (S.R. 78) SOUTH RIGHT OF WAY LINE, A DISTANCE OF 324.06 FEET TO THE NORTH EAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4631 AT PAGE 2822 OF THE STATE OF FLORIDA, LEE COUNTY; THENCE S 00°19'12" E ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4631 AT PAGE 2822, LEE COUNTY, A DISTANCE OF 643.26 FEET TO THE POINT OF BEGINNING.

Said Parcel Contains 251,689 sq. ft. (more or less)

Bearings are based on the North line of North 1/2 of Northwest 1/4 of Southeast 1/4 of Section 28, Township 44 South, Range 22 east, Being S 88°54'02" W.

| | | |
|---|---|---|
| **THIS IS NOT A SURVEY** | Description to Accompany Sketch<br>**Subject Parcel**<br>*A Tract of Land lying in Portion of Section 28, Township 44 South, Range 22 East, Lee County, Florida* | *Not Valid without Sheet 1 of 2* |
| ***Sheet 2 of 2*** | STOUTENCRAMER<br>A KING ENGINEERING COMPANY<br>King<br>ENGINEERING ASSOCIATES, INC. | I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on December 11th, 2017 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.<br>*See Sheet 1 of 2 for Signature and Seal* |
| JOB # 17-6511 \| PREPARED FOR: Creighton Companies, LLC<br>SECTIONS 28, TOWNSHIP 44S, RANGE 22E | CERTIFICATE OF AUTHORIZATION: LB2610<br>324 Nicholas Parkway West, Suite F, Cape Coral, FL 33991<br>Phone: (239) 673-9541 Fax: (239) 424-8181<br>www.kingengineering.com | **JEFFREY D. STOUTEN (FOR THE FIRM)**<br>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584<br>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER |


Avenue A (50' Wide R/W)
Avenue B (50' Wide R/W)
Avenue C (50' Wide R/W)
Pine Island Road (S.R. 78) (66' Wide R/W)
S 88°54'02" W (RB) (C)
330.00' (P)
330.26' (M)
Found 5/8" Rebar "No ID"
Catch Basin Grate Elev.=4.58'
Catch Basin Grate Elev.=4.45'
Catch Basin Grate Elev.=4.58'
Benchmark Set Nail & Disk "NAVD 88" Elev.= 4.98' (NAVD 88)
West R.C.P Elev. = 2.20'
Found 1/2" Iron rod & Cap "LB PLS 2239"
S 88°58'17" W 567.18'
S 89°09'22" W 80.76' (M)
S 88°55'11" W 1268.78' (M)
Betsy PKWY
EAST 162.00' (D)
WEST 162.00' (D)
Chainlink Fence
1.03' WIDTH OVERLAP (DEED BOUNDARY)
NIKKIS LANE (Center Street (PLAT)) (50' Wide R/W)
1/4 Section Line
North Parallel of 1/4 Section Line 672.8' (D) (N 00°41'56" W)
South 675.8' (D)
S 00°41'56" E 642.78' (ASSUMED)
S 00°41'56" E 642.98' (ASSUMED)
South 675.00' (D)
North Parallel of 1/4 Section Line 676' (D) (N 00°41'56" W)
S 00°41'21" E 643.26'
Parcel 1
Parcel 2
642.57' (P&L & P.G. 44)
Adress: 5401 PINE ISLAND RD NW, BOKEELIA BOKEELIA Owner: WEDELES PETER EST 1/3 +Strap # : 28-44-22-00-00038.0000
Adress: 5431 PINE ISLAND RD NW, BOKEELIA Owner: CREATIVE CORNER LLC Strap # : 28-44-22-00-00039.0000 Area=4.78± (M)
SUBJECT PARCELS
Found 5/8" Iron Rod & Cap "Illegible" (Under Water)
N 88°51'31" E 134.28'
N 88°51'31" E 134.03' (P)
Found 1/2" Iron Rod & Cap "Illegible"
Found 1/2" Rebar "No ID"
17.70' (P)
34.10' (P)
105.49' (P)
132.51' (P)
Benchmark Set Nail & Disk "NAVD 88" Elev.= 4.46' (NAVD 88)
Found 1/2" Iron Rod & Cap "Lb 2469"
100.00' (P)
50.00' (P)
S 88°46'25" W 100.99'
West C.M.P Elev. = 4.31'
East C.M.P Elev. = 4.31'
P.O.B. S.W. Corner of N1/2 NW1/4 of SE 1/4
S 88°58'29" W 252.04'
Found 5/8" Iron rod & Cap "Illegible"
P.O.B.
S 88°59'46" W 161.54' (M)
S 88°55'57" W 511.35' (M) 673.00' (D)
Found 3"X3" Conc. Monument "No ID" 2.99' East, 4.36' South of Coordinate shown on INSTR# 2017000182609)
Point of Commence
Found 1/2" Rebar "No ID" at 3.23' East, 5.20' North of Coordinate shown on INSTR# 2017000182609)
S.E CORNER N 1/2 NW1/4 SE1/4 SECTION 28-44-22- N=828105.96 E=619196.98 (INSTR# 2017000182609)
N=828105.99 E=618685.97 Shown on (INSTR# 2017000182609) as a Point on S. Line N 1/2 N.W. 1/4 S.E. 1/4
Adress: 10360 STRINGFELLOW RD, BOKEELIA Owner: FISHERS OF MEN LUTHERAN CHURCH Strap # : 28-44-22-00-00029.001A
Adress: 10390 STRINGFELLOW SAINT JAMES CITY FL 33956 Owner: FRIZONE CARLOS H TR Strap # : 28-44-22-00-00029.0010
Stringfellow Road (M)
Double Post Sign
17' U.E. Granted to Greater Pine Island Water Assoc. (O.R. 2561 P.G. 3019)
17' PERPETUAL NO EXCLUSIVE RIGHT-OF-WAY EASEMENT FOR BIKE PATH/SIDEWALK (O.R. 2715 P.G. 2748)
Found 5/8" Rebar "No ID"
Found 5/8" Rebar "No ID"
Found 5/8" Rebar "No ID"

Henderson | Franklin
ATTORNEYS AT LAW

1715 Monroe Street • Fort Myers, FL 33901
Post Office Box 280 • Fort Myers, FL 33902
Tel: 239.344.1100 • Fax: 239.344.1200 • www.henlaw.com

Bonita Springs • Sanibel

**Reply to**
**Michael Lehnert**
Direct Fax Number 239.344.1506
Direct Dial Number 239.344.1184
E-Mail: michael.lehnert@henlaw.com

December 21, 2017

Ms. Sharon Hrabak
Quattrone & Associates, Inc.
4301 Veronica S. Shoemaker Blvd.
Fort Myers, FL 33916

Re: Colleen Ryan and Creative Corner, LLC Properties

Dear Sharon:

As we discussed, enclosed is the original, executed "Opinion of Title" addressed to the Lee County Board of County Commissioners and issued by Tom Gunderson. If you have any questions regarding this matter, please give me a call.

Sincerely,

Michael P. Lehnert

MPL:tc:2255749
Enclosure

DCI2018-00003

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

Henderson|Franklin
ATTORNEYS AT LAW

1715 Monroe Street • Fort Myers, FL 33901
Post Office Box 280 • Fort Myers, FL 33902
Tel: 239.344.1100 • Fax: 239.344.1200 • www.henlaw.com

Bonita Springs • Sanibel

**Reply to**
**Thomas H. Gunderson**
Direct Dial Number 239.344.1210
Direct Fax Number 239.344.1575
E-Mail: thomas.gunderson@henlaw.com

December 20, 2017

Lee County Board of County Commissioners
2120 Main Street
Fort Myers, FL 33901

Re: Opinion of Title
Name of Issuing Attorney: Thomas H. Gunderson
Effective Date of Opinion of Title: December 20, 2017

Dear Board of County Commissioners:

This Opinion of Title concerns the real property described in Exhibit A (the "Whole Property"). The Whole Property is wholly comprised of Property 1 (as defined below) and Property 2 (as defined below).

**Property 1** – See attached Exhibit B

Based solely on our review of Attorney's Title Insurance Fund Policy No. OPM-2588372, Old Republic National Title Insurance Company Commitment File No. 17095484, dated October 8, 2017, and the title update dated December 4, 2017, and assuming the accuracy of the information contained therein, we are of the opinion that:

Title to the property, as of the Effective Date of this Opinion of Title set forth above, is vested in: **Colleen Ryan**.

The following are all of those persons or entities holding a mortgage secured by the property: **None**.

The following are all easements and rights of way affecting the property:

(a) 17 foot utility Easement granted to Greater Pine Island Water Assoc. along West boundary of Lot 17, as recited in OR Book 2561, page 3019, Public Records of Lee County, Florida.

(b) 17 foot right of way and bike path easement granted to Lee County over Lot 17 as recited in OR Book 2715, page 2748, Public Records of Lee County, Florida.

**Property 2** – See attached Exhibit C

Based solely on our review of Attorney's Title Insurance Fund Policy No. OPM-2730047, Old Republic National Title Insurance Company Commitment File No. 17097578, dated August 2, 2017, and the title update dated December 4, 2017, and assuming the accuracy of the information contained therein, we are of the opinion that:

Title to the property, as of the Effective Date of this Opinion of Title set forth above, is vested in: **Creative Corner, LLC, a Florida limited liability company**.

The following are all of those persons or entities holding a mortgage secured by the property: **Faye M. Winfrey recorded March 18, 2005, in Official Records Book 4631, Page 2823, Public Records of Lee County, Florida.**

The following are all easements and rights of way affecting the property: **None**.

Respectfully submitted,

Thomas H. Gunderson

THG:mpl:2253370.3
Attachments: Exhibits A, B, and C

**Exhibit A**
**to Opinion of Title**

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH ONE HALF (N 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 28; THENCE S 88°55'57" W ALONG THE SOUTH LINE OF SAID FRACTION OF SECTION 28 FOR 511.35 FEET TO CONCRETE MONUMENT; THENCE S 88°59'46" W ALONG THE SOUTH LINE OF SAID FRACTION OF SECTION 28, FOR 161.54 FEET TO THE SOUTH EAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4631 AT PAGE 2822 AND THE POINT OF BEGINNING; THENCE S 88°53'25" W ALONG THE SOUTH LINE OF SAID FRACTION A DISTANCE OF 323.74 FEET TO SOUTH EAST CORNER OF PINE ISLAND CENTER, A SUBDIVISION RECORDED IN PLAT BOOK 9 AT PAGE 44; THENCE S 88°58'29" W ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION 28 AND SOUTH LINE OF SAID PINE ISLAND CENTER SUBDIVISION, FOR 252.04 FEET TO THE POINT OF SOUTH WEST CORNER OF NORTH 1/2 OF NORTH 1/4 OF SOUTH EAST 1/4 OF SAID SECTION 28 (ALSO POINT OF BEGINNING AT SAID PINE ISLAND CENTER SUBDIVISION); THENCE S 88°46'25" W ALONG THE SOUTH LINE OF SAID PINE ISLAND CENTER SUBDIVISION, FOR 100.99 FEET TO AN INTERSECTION WITH EAST RIGHT OF WAY LINE PINE ISLAND BOULEVARD (STRINGFELLOW ROAD(S.R. 767)) ALSO BEING THE SOUTH WEST CORNER OF LOT 17 BLOCK B OF SAID PINE ISLAND SUBDIVISION; THENCE N 16°00'12" W ALONG THE WEST RIGHT OF WAY LINE OF STRINGFELLOW ROAD (S.R. 767) , 60.00 FEET TO THE NORTH WEST CORNER OF LOT 17 OF BLOCK B OF SAID PINE ISLAND CENTER SUBDIVISION; THENCE N 74°09'42" E ALONG THE NORTH WEST LINE OF LOT 17 AND 16 OF BLOCK B SAID PINE ISLAND SUBDIVISION, 149.55 FEET TO THE NORTH EAST CORNER OF LOT 16 OF BLOCK B SAID PINE ISLAND SUBDIVISION; THENCE 33.38 FEET, ALONG NORTH WEST CURVE OF LOT 15 BLOCK B OF SAID PINE ISLAND CENTER SUBDIVISION, WITH DELTA ANGLE 15°40'33" (HAVING RADIUS 122.00 FEET, CHORD BEARING N 81°51'13" E, CHORD LENGTH 33.27 FEET); THENCE N 87°58'58" E ALONG NORTH LINE OF LOT 15, BLOCK B OF SAID PINE ISLAND SUBDIVISION, 18.03 FEET TO THE NORTH EAST CORNER OF LOT 15 OF BLOCK B SAID PINE ISLAND CENTER SUBDIVISION; THENCE S 89°18'34" E ALONG NORTH LINE OF LOT 14, BLOCK B OF SAID PINE ISLAND CENTER SUBDIVISION, 33.79 FEET TO THE NORTH EAST CORNER OF SAID LOT 14, BLOCK B OF PINE ISLAND CENTER; THENCE 100.27 FEET ALONG A CURVE AT NORTH WEST LOTS 11,12 AND SOUTH EAST LOT 13, BLOCK B OF SAID PINE ISLAND CENTER, DELTA ANGLE 140°45'20" ( HAVING 40.82 FEET RADIUS, CHORD BEARING N 17°24'57 E, CHORD LENGTH 76.89 FEET); THENCE 26.41 FEET ALONG WEST CURVE OF LOT 11 OF BLOCK B OF SAID PINE ISLAND CENTER SUBDIVISION, DELTA ANGLE 27°30'49' ( HAVING 55 FEET RADIUS, CHORD BEARING N 41°05'33 W, CHORD LENGTH 26.16 FEET); THENCE N 88°51'31' E ALONG NORTH LINE LOT 11, BLOCK B OF PINE ISLAND CENTER SUBDIVISION, 134.28 FEET TO THE NORTH EAST CORNER OF SAID LOT 11 OF BLOCK B OF PINE ISLAND CENTER SUBDIVISION; THENCE N 00°20'52" W ALONG EAST LINE OF SAID PINE ISLAND CENTER SUBDIVISION A DISTANCE OF 450.55' TO THE

SOUTH RIGHT OF WAY LINE PINE ISLAND ROAD (S.R. 78) AND NORTH EAST CORNER OF SAID PINE ISLAND CENTER SUBDIVISION, THENCE N 88°51'30" E ALONG PINE ISLAND ROAD (S.R. 78) SOUTH RIGHT OF WAY LINE, A DISTANCE OF 324.06 FEET TO THE NORTH EAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4631 AT PAGE 2822 OF THE STATE OF FLORIDA, LEE COUNTY;
THENCE S 00°19'12" E ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4631 AT PAGE 2822, LEE COUNTY, A DISTANCE OF 643.26 FEET TO THE POINT OF BEGINNING.

Said Parcel Contains 251,689 sq. ft. (more or less)

Bearings are based on the North line of North 1/2 of Northwest 1/4 of Southeast 1/4 of Section 28, Township 44 South, Range 22 east, Being S 88°54'02" W.

**Exhibit B**
**to Opinion of Title**

Lots 11, 12, 13, 14, 15, 16, and 17, Block B, PINE ISLAND CENTER, according to the map or plat thereof as recorded in Plat Book 9, page 44, Public Records of Lee County, Florida.

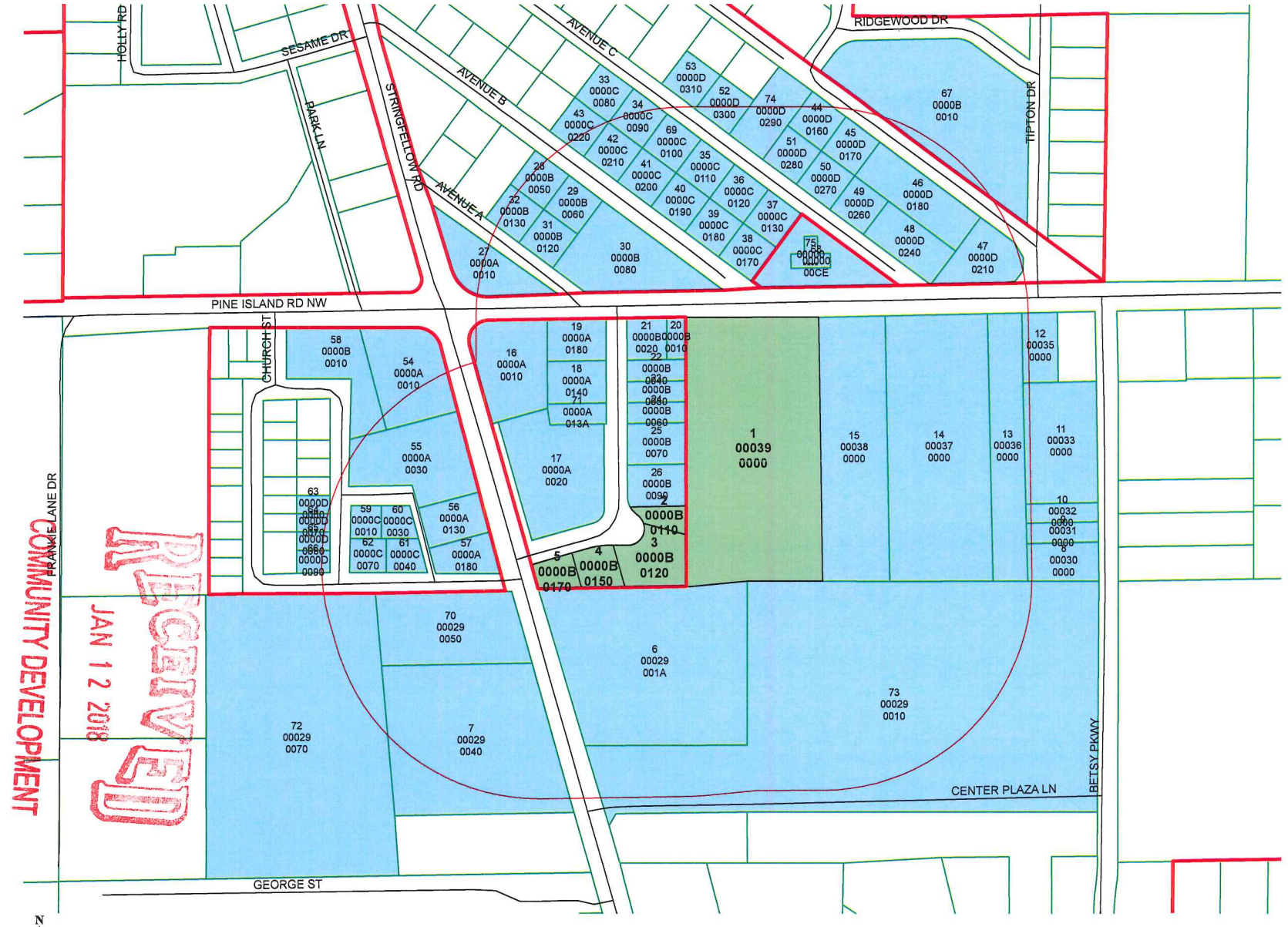
## Exhibit C
## to Opinion of Title

Beginning SE corner North 1/2 of Northwest 1/4 of Southeast 1/4, West along South line of said fraction of section 673 feet to the point of beginning, North parallel 1/4 section line 676 feet to South line State Road #78, West along road 162 feet South 676 feet, East 162 feet to point of beginning, then also beginning Southwest corner North 1/2 of Northwest 1/4 of Southeast 1/4 East 253.40 feet to point of beginning, North parallel of 1/4 section line 675.8 feet to South line of State Road No. 78 East 162 feet, South 675.8 feet, West 162 feet to point of beginning, as recorded in the Public Records of Lee County, Florida, Deed Book 220, Page 259, Section 28, Township 44 South, Range 22 East, Parcel #39.

# VARIANCE REPORT

1/4/2018

Subject Parcels: 5 Affected Parcels: 72 Buffer Distance: 500 ft




28-44-22-00-00039.0000 et al.

400 300 200 100 0 400 Feet

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

DCI2018-00003

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

# 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:** 1/4/2018 9:41:13 AM
**Buffer Distance:** 500 ft
**Parcels Affected:** 72
**Subject Parcels:** 28-44-22-00-00039.0000, 28-44-22-01-0000B.0110, 28-44-22-01-0000B.0120, 28-44-22-01-0000B.0150, 28-44-22-01-0000B.0170

| OWNER NAME AND ADDRESS | STRAP AND LOCATION | LEGAL DESCRIPTION | MAP INDEX |
|---|---|---|---|
| FISHERS OF MEN LUTHERAN CHURCH<br>10360 STRINGFELLOW ROAD NW<br>SAINT JAMES CITY, FL 33956 | 28-44-22-00-00029.001A<br>10360 STRINGFELLOW RD<br>BOKEELIA FL 33922 | PARL IN NW 1/4 OF SE 1/4<br>DESC OR 1176 PG 670 +<br>OR 1338 PG 1252 | 6 |
| FRIZONE CARLOS H TR<br>13031 MCGREGOR BLVD<br>FORT MYERS, FL 33919 | 28-44-22-00-00029.0040<br>10361 STRINGFELLOW RD<br>SAINT JAMES CITY FL 33956 | PARL LOC IN E 1/2 OF S 1/2<br>OF NE 1/4 OF SW 1/4<br>DESC IN OR 965 P 831 | 7 |
| WELCH MELANIE S<br>609 BAREFOOT DR<br>WILMORE, KY 40390 | 28-44-22-00-00030.0000<br>10391 BETSY PKWY<br>SAINT JAMES CITY FL 33956 | PARL IN N1/2 OF NE 1/4 OF<br>SE 1/4 DESC IN<br>OR 0566 PG 0717 | 8 |
| PROCTOR SHIRLEY<br>PO BOX 1<br>MATLACHA, FL 33993 | 28-44-22-00-00031.0000<br>10421 BETSY PKWY<br>SAINT JAMES CITY FL 33956 | PARL IN N 1/2 OF N E 1/4<br>OF S E 1/4 DESC IN<br>OR 0287 PG 0367 | 9 |
| PROCTOR SHIRLEY H<br>PO BOX 1<br>MATLACHA, FL 33993 | 28-44-22-00-00032.0000<br>10431 BETSY PKWY<br>SAINT JAMES CITY FL 33956 | PARL IN N 1/2 OF N E 1/4<br>OF S E 1/4 DESC IN<br>OR 0618 PG 0467 | 10 |
| GREATER PINE ISLAND WATER ASSN<br>5281 PINE ISLAND RD<br>BOKEELIA, FL 33922 | 28-44-22-00-00033.0000<br>10469 BETSY PKWY<br>BOKEELIA FL 33922 | PARL IN N 1/2 OF N E 1/4<br>OF S E 1/4 DESC IN<br>OR 0755 PG 0460 | 11 |
| GREATER PINE ISLAND WATER ASSO<br>5281 PINE ISLAND RD<br>BOKEELIA, FL 33922 | 28-44-22-00-00035.0000<br>5311 PINE ISLAND RD NW<br>BOKEELIA FL 33922 | PARL IN N 1/2 OF N E 1/4<br>OF S E 1/4 AS DESC IN<br>OR 0230 PG 0539 | 12 |
| PINE ISLAND ROAD PARTNERSHIP<br>PAUL PAGE<br>2706 JUNONIA CT<br>FORT MYERS, FL 33908 | 28-44-22-00-00036.0000<br>5321 PINE ISLAND RD NW<br>BOKEELIA FL 33922 | PARL IN N 1/2 OF N E 1/4<br>OF S E 1/4 DESC IN<br>OR 1718 PG 0041 | 13 |
| PINE ISLAND ROAD PARTNERSHIP<br>PAUL PAGE<br>2706 JUNONIA CT<br>FORT MYERS, FL 33908 | 28-44-22-00-00037.0000<br>5361 PINE ISLAND RD NW<br>BOKEELIA FL 33922 | A PAR IN SE 1/4 AS DESC<br>IN OR 1288 PG 887 | 14 |
| WEDELES PETER EST 1/3 +<br>BETTY WEDELES<br>13160 BIRD RD<br>FORT MYERS, FL 33905 | 28-44-22-00-00038.0000<br>5401 PINE ISLAND RD NW<br>BOKEELIA FL 33922 | PARL IN N 1/2 OF N E 1/4<br>OF S E 1/4 DESC IN<br>OR 0190 PG 0084 | 15 |
| SHEEHAN CANDITO INC<br>2626 TAMIAMI TRL E STE 3<br>NAPLES, FL 34112 | 28-44-22-01-0000A.0010<br>10502 STRINGFELLOW RD<br>BOKEELIA FL 33922 | PINE ISLAND CENTER BLK A<br>PB 9 PG 44 LOT 1 DESC<br>OR 0744 PG 0309 | 16 |
| LOU D MAUNEY TRUST<br>12290 MOON SHELL DR<br>CAPE CORAL, FL 33991 | 28-44-22-01-0000A.0020<br>10480 STRINGFELLOW RD<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER<br>BLK A PB 9 PG 44<br>LOTS 2 THRU 12<br>LESS R/W OR1837/2974 | 17 |
| BELTRAN ARTURO JR +<br>PO BOX 443<br>PINELAND, FL 33945 | 28-44-22-01-0000A.0140<br>10489 NIKKIS LN<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER<br>BLK A PB 9 PG 44<br>LOT 14 + 15 | 18 |
| BELTRAN ARTURO<br>PO BOX 443<br>PINELAND, FL 33945 | 28-44-22-01-0000A.0180<br>5495 PINE ISLAND RD NW<br>BOKEELIA FL 33922 | PINE ISLAND CENTER<br>BLK A PB 9 PG 44<br>LOTS 16 THRU 18 | 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 |
|---|---|---|---|
| 5465 PINE ISLAND RD LLC<br>180 DUQUESNE ST<br>COLUMBIANA, OH 44408 | 28-44-22-01-0000B.0010<br>5459 PINE ISLAND RD NW<br>BOKEELIA FL 33922 | PINE ISLAND CENTER<br>BLK B PB 9 PG 44<br>LOT 1 | 20 |
| 5465 PINE ISLAND RD LLC<br>180 DUQUESNE ST<br>COLUMBIANA, OH 44408 | 28-44-22-01-0000B.0020<br>5465 PINE ISLAND RD NW<br>BOKEELIA FL 33922 | PINE ISLAND CENTER<br>BLK.B PB 9 PG 44<br>LOTS 2 + 3 | 21 |
| 5465 PINE ISLAND RD LLC<br>180 DUQUESNE ST<br>COLUMBIANA, OH 44408 | 28-44-22-01-0000B.0040<br>10494 NIKKIS LN<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER<br>BLK B PB 9 PG 44<br>LOT 4 | 22 |
| 5465 PINE ISLAND RD LLC<br>180 DUQUESNE ST<br>COLUMBIANA, OH 44408 | 28-44-22-01-0000B.0050<br>10488 NIKKIS LN<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER<br>BLK B PB 9 PG 44<br>LOT 5 | 23 |
| 5465 PINE ISLAND RD LLC<br>180 DUQUESNE ST<br>COLUMBIANA, OH 44408 | 28-44-22-01-0000B.0060<br>10482 NIKKIS LN<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER<br>BLK.B PB 9 PG 44<br>LOT 6 | 24 |
| 5465 PINE ISLAND RD LLC<br>180 DUQUESNE ST<br>COLUMBIANA, OH 44408 | 28-44-22-01-0000B.0070<br>10476 NIKKIS LN<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER<br>BLK B PB 9 PG 44<br>LOTS 7 + 8 | 25 |
| 5465 PINE ISLAND RD LLC<br>180 DUQUESNE ST<br>COLUMBIANA, OH 44408 | 28-44-22-01-0000B.0090<br>10464 NIKKIS LN<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER<br>BLK B PB 9 PG 44<br>LOTS 9 + 10 | 26 |
| STRINGFELLOW 8 8 LLC<br>10530 STRINGFELLOW RD<br>BOKEELIA, FL 33922 | 28-44-22-02-0000A.0010<br>10530 STRINGFELLOW RD<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK A PB 9 PG 120<br>ALL BLK A | 27 |
| FOOTE JAMES A JR + GEORGENE E<br>PO BOX 617<br>SAINT JAMES CITY, FL 33956 | 28-44-22-02-0000B.0050<br>5493 AVENUE B<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK B PB 9 PG 120<br>LOT 5 | 28 |
| SHEVLIN MICHAEL H + JOAN L<br>PO BOX 488<br>MATLACHA, FL 33993 | 28-44-22-02-0000B.0060<br>5447 AVENUE B<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK B PB 9 PG 120<br>LOT 6 | 29 |
| SHEVLIN MICHAEL H + JOAN L<br>PO BOX 488<br>MATLACHA, FL 33993 | 28-44-22-02-0000B.0080<br>5462 PINE ISLAND RD NW<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK B PB 9 PG 120<br>LOTS 7 THRU 11 INCL | 30 |
| SHEVLIN MICHAEL H + JOAN L<br>PO BOX 88<br>CAPE CORAL, FL 33993 | 28-44-22-02-0000B.0120<br>5476 AVENUE A<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UT 2<br>BLK B PB 9 PG 120<br>LOT 12 | 31 |
| SHEVLIN MICHAEL H + JOAN L<br>PO BOX 88<br>CAPE CORAL, FL 33993 | 28-44-22-02-0000B.0130<br>5492 AVENUE A<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UT 2<br>BLK B PB 9 PG 120<br>LOT 13 | 32 |
| SCHULZ LAWRENCE C TR +<br>2615 SANIBEL BLVD<br>SAINT JAMES CITY, FL 33956 | 28-44-22-02-0000C.0080<br>5465/5467 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK C PB 9 PG 120<br>LOT 8 | 33 |
| Q SMITH HOMES LLC<br>1985 CEDAR BRIDGE AVE STE 1<br>LAKEWOOD, NJ 08701 | 28-44-22-02-0000C.0090<br>5451 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK C PB 9 PG 120<br>LOT 9 | 34 |
| REICHENBACH SONYA Y TR<br>1215 SE 10TH ST<br>CAPE CORAL, FL 33990 | 28-44-22-02-0000C.0110<br>5419 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK C PB 9 PG 120<br>LOT 11 | 35 |
| MADDEN CHARLES J TR +<br>3531 SEA HOLLY LN<br>SAINT JAMES CITY, FL 33956 | 28-44-22-02-0000C.0120<br>5401/5403 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK C PB 9 PG 120<br>LOT 12 | 36 |
| BRUEHL TIMOTHY J + JACQUELINE<br>1696 MCGREGOR RESERVE DR<br>FORT MYERS, FL 33901 | 28-44-22-02-0000C.0130<br>5387 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK C PB 9 PG 120<br>LOT 13 | 37 |
| BRUEHL TIMOTHY J + JACQUELINE<br>1696 MCGREGOR RESERVE DR<br>FORT MYERS, FL 33901 | 28-44-22-02-0000C.0170<br>5414 AVENUE B<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK C PB 9 PG 120<br>LOT 17 | 38 |
| DOLLISON MARVIN<br>5430 AVENUE B<br>BOKEELIA, FL 33922 | 28-44-22-02-0000C.0180<br>5430 AVENUE B<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK C PB 9 PG 120<br>LOT 18 | 39 |
| BARTOLOTTA JAMES D + LORRI A<br>3833 MANGO ST<br>SAINT JAMES CITY, FL 33956 | 28-44-22-02-0000C.0190<br>5446 AVENUE B<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK C PB 9 PG 120<br>LOT 19 | 40 |

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 |
|---|---|---|---|
| DEONARINE SAMUEL A<br>2212 NW 7TH TER<br>CAPE CORAL, FL 33993 | 28-44-22-02-0000C.0200<br>5462 AVENUE B<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK.C PB 9 PG 120<br>LOT 20 | 41 |
| IHLEFELD SHARON M +<br>4824 PINE ISLAND RD<br>MATLACHA, FL 33993 | 28-44-22-02-0000C.0210<br>5478/5480 AVENUE B<br>BOKEELIA FL 33922 | PINE ISLAND CENTER 2<br>BLK C PB 9 PG 120<br>LOT 21 | 42 |
| MURCLIFFE JEFFREY A +<br>5494 AVENUE B<br>BOKEELIA, FL 33922 | 28-44-22-02-0000C.0220<br>5494 AVENUE B<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK.C PB 9 PG 120<br>LOT 22 | 43 |
| WIDMEYER JEAN Y<br>3017 KENNEWICK DR<br>LAS VEGAS, NV 89121 | 28-44-22-02-0000D.0160<br>5377 AVENUE D<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK.D PB 9 PG 120<br>LOT 16 | 44 |
| FIRST BAPTIST CHURCH OF PINE<br>5363 AVENUE D<br>BOKEELIA, FL 33922 | 28-44-22-02-0000D.0170<br>5363 AVENUE D<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK D PB 9 PG 120<br>LOT 17 | 45 |
| FIRST BAPTIST CHURCH OF PINE<br>5363 AVENUE D<br>BOKEELIA, FL 33922 | 28-44-22-02-0000D.0180<br>5349 AVENUE D<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK D PB 9 PG 120<br>LOTS 18 THRU 20 INCL | 46 |
| OKEECHOBEE INN LTD<br>165 SOUTH LEE STREET<br>SUITE 100<br>LABELLE, FL 33935 | 28-44-22-02-0000D.0210<br>5307 AVENUE D<br>BOKEELIA FL 33922 | PINE ISL CTR UT 2 BLK D<br>PB 9/120 LTS 21-23 LESS OR<br>2575/3109+ R/W OR2722/1654 | 47 |
| HENRY MARGARET W +<br>2411 SW PINE ISLAND RD<br>CAPE CORAL, FL 33991 | 28-44-22-02-0000D.0240<br>5332 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK D PB 9 PG 120<br>LOTS 24 + 25 | 48 |
| KARIC PROPERTIES LLC<br>7985 SANDELWOOD CIR W<br>FORT MYERS, FL 33908 | 28-44-22-02-0000D.0260<br>5364 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK D PB 9 PG 120<br>LOT 26 | 49 |
| ANSELMO DARREN + GLORIA N<br>11400 ORANGE DR<br>FORT LAUDERDALE, FL 33330 | 28-44-22-02-0000D.0270<br>5380 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK D PB 9 PG 120<br>LOT 27 | 50 |
| CLANCY TIMOTHY M<br>5396 AVENUE C<br>BOKEELIA, FL 33922 | 28-44-22-02-0000D.0280<br>5396 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK D PB 9 PG 120<br>LOT 28 | 51 |
| NICHOLS WINFIELD<br>5428 AVENUE C<br>BOKEELIA, FL 33922 | 28-44-22-02-0000D.0300<br>5428 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK D PB 9 PG 120<br>LOT 30 | 52 |
| CRAWFORD CANDICE C<br>5444 AVENUE C<br>BOKEELIA, FL 33922 | 28-44-22-02-0000D.0310<br>5444 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND UNIT 2<br>BLK D PB 9 PG 120<br>LOT 31 | 53 |
| DBNCH CIRCLE LLC<br>CIRCLE K STORES INC<br>PROPERTY TAX DC17<br>PO BOX 52085<br>PHOENIX, AZ 85072 | 28-44-22-04-0000A.0010<br>10499 STRINGFELLOW RD<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER UNIT 5<br>PB 10 PG 22 DESC OR 1406/412<br>LESS OR 2101/1739 | 54 |
| SW PROPERTIES LLC<br>10940 S PARKER RD #512<br>PARKER, CO 80134 | 28-44-22-04-0000A.0030<br>10493 STRINGFELLOW RD<br>SAINT JAMES CITY FL 33956 | PINE ISL CNTR UN-5 BLK A<br>LTS 3-12 BLK B PT LT 8 +<br>LTS 9-11+VAC ALLEY PB10/22 | 55 |
| CASTANEDA JUAN +<br>7072 SUNDIET BLVD<br>BOKEELIA, FL 33922 | 28-44-22-04-0000A.0130<br>10457 STRINGFELLOW RD<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER UNIT 5<br>BLK A PB 10 PG 22<br>LOTS 13 THRU 17 | 56 |
| CASTANEDA JUAN + FRANCISCO<br>7072 SUNDIET BLVD<br>BOKEELIA, FL 33922 | 28-44-22-04-0000A.0180<br>10433 STRINGFELLOW RD<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER UNIT 5<br>BLK A PB 10 PG 22<br>LOTS 18 THRU 21 | 57 |
| C + L VENTURES LLC<br>203 N LASALLE ST STE 1350<br>CHICAGO, IL 60601 | 28-44-22-04-0000B.0010<br>5657 PINE ISLAND RD NW<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 5<br>PB 10 PG 22 PG BLK B<br>LOTS 1-7 + POR LOTS 8+9<br>DESC IN OR 2101/1739 | 58 |
| GARCIA ALBERTO J<br>5625 SHORT ST<br>SAINT JAMES CITY, FL 33956 | 28-44-22-04-0000C.0010<br>5625 SHORT ST<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER UNIT 5<br>BLK C PB 10 PG 22 LOT 1<br>+ WLY 20 FT OF LOT 2 | 59 |
| ARMSTRONG ALEC AH + JEANNIE DA<br>5597 SHORT ST<br>SAINT JAMES CITY, FL 33956 | 28-44-22-04-0000C.0030<br>5597 SHORT ST<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER U 5 BLK<br>C PB 10 PG 22 LOT 3 + ELY<br>20 FT OF 2 | 60 |

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 |
|---|---|---|---|
| MILLER PATT M<br>13210 WAYBACK RD<br>BOKEELIA, FL 33922 | 28-44-22-04-0000C.0040<br>5598 SUNSET LN<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER UNIT 5<br>BLK C PB 10 PG 22 LOTS 4 +<br>5 + ESTLY 8 FT LOT 6 | 61 |
| MILLER RICHARD W TR +<br>13210 WAYBACK RD<br>BOKEELIA, FL 33922 | 28-44-22-04-0000C.0070<br>5626 SUNSET LN<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER UNIT 5<br>BLK C PB 10 PG 22 LOT 7 +<br>THE WLY 32 FT OF LOT 6 | 62 |
| STIBS PHILLIP W<br>10427 WOOD SMOKE ST<br>SAINT JAMES CITY, FL 33956 | 28-44-22-04-0000D.0060<br>10427 WOOD SMOKE ST<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER UNIT 5<br>BLK D PB 10 PG 22<br>LOT 6 | 63 |
| MESSIER JAMES L + MARILYN<br>10419 WOOD SMOKE ST<br>SAINT JAMES CITY, FL 33956 | 28-44-22-04-0000D.0070<br>10419 WOOD SMOKE ST<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER UNIT 5<br>BLK D PB 10 PG 22<br>LOT 7 | 64 |
| ROTELLA MICHAEL A + SUSAN<br>2740 PATTERSON CT<br>SAINT JAMES CITY, FL 33956 | 28-44-22-04-0000D.0080<br>10413 WOOD SMOKE ST<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER UNIT 5<br>BLK D PB 10 PG 22<br>LOT 8 | 65 |
| SCHNEIDER JOHN J<br>5638 SUNSET LN<br>ST JAMES CITY, FL 33956 | 28-44-22-04-0000D.0090<br>5638 SUNSET LN<br>SAINT JAMES CITY FL 33956 | PINE ISLAND CENTER UNIT 5<br>BLK D PB 10 PG 22<br>LOT 9 | 66 |
| FIRST BAPTIST CHURCH OF PINE<br>5363 AVENUE D<br>BOKEELIA, FL 33922 | 28-44-22-05-0000B.0010<br>5363 RIDGEWOOD DR<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 3<br>BLK B PB 10 PG 108<br>LOTS 1 THRU 11 INCL | 67 |
| PINE ISLAND PROFESSIONAL<br>5400 PINE ISLAND RD<br>BOKEELIA, FL 33922 | 28-44-22-06-00000.00CE<br>PINE ISLAND PROFESSIONAL<br>C/E<br>BOKEELIA FL | PINE ISLAND PROFESSIONAL<br>CENTRE CONDO<br>COMMON AREA<br>DESC OR 1937<br>PG 2244 + CPB 15 PG 56 | 68 |
| TURN KEY RESIDENTIAL # 3 LLC<br>10951 BONITA BEACH RD SE<br>BONITA SPRINGS, FL 34135 | 28-44-22-02-0000C.0100<br>5435 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>PB 9 PG 120<br>BLK C LOT 10 | 69 |
| STONEGATE BANK<br>DAVID L ROBBINS<br>12670 CREEKSIDE LN STE 101<br>FORT MYERS, FL 33919 | 28-44-22-00-00029.0050<br>5551 SUNSET LN<br>SAINT JAMES CITY FL 33956 | PAR LOC IN E 1/2 OF S 1/2<br>OF NE 1/4 OF S/W 1/4<br>DESC IN OR 4325 PG 2414 | 70 |
| MAUNEY MACKLYN<br>12290 MOON SHELL DR<br>CAPE CORAL, FL 33991 | 28-44-22-01-0000A.013A<br>10481 NIKKIS LN<br>SAINT JAMES CITY FL | PINE ISLAND CENTER<br>BLK A PB 9 PG 44<br>LOT 13 | 71 |
| MAISOG JOSE S + VICTORIA S<br>5431 BLUE CRAB CIR APT Q4<br>BOKEELIA, FL 33922 | 28-44-22-00-00029.0070<br>5625 SUNSET LN<br>SAINT JAMES CITY FL 33956 | S 1/2 OF NE 1/4 OF SW 1/4<br>LYING W OF SR 767<br>AS DESC IN INST #200900051745 | 72 |
| FRIZONE CARLOS H TR<br>13031 MCGREGOR BLVD<br>FORT MYERS, FL 33919 | 28-44-22-00-00029.0010<br>10300 STRINGFELLOW<br>SAINT JAMES CITY FL 33956 | PARL IN S 1/2 OF NW 1/4 OF<br>SE 1/4 DESC OR 1316 PG 563<br>LESS PAR 29.001A + 29.001B<br>LESS PORT DESC IN INST<br>#2016000132755 | 73 |
| ONEILL KEVIN +<br>2396 DOLPHIN RD<br>BOKEELIA, FL 33922 | 28-44-22-02-0000D.0290<br>5412 AVENUE C<br>BOKEELIA FL 33922 | PINE ISLAND CENTER UNIT 2<br>BLK D PB 9 PG 120<br>LOTS 15 + 29 | 74 |
| KRIEG DEBORAH R TR<br>PO BOX 392<br>SAINT JAMES CITY, FL 33956 | 28-44-22-06-00000.00A0<br>5400 PINE ISLAND RD NW #A<br>BOKEELIA FL 33922 | PINE ISLAND PROF CTR<br>OR 1764 PG 1228<br>UNIT A | 75 |
| BRUEHL TIMOTHY J + JACQUELINE<br>5400 PINE ISLAND RD STE D<br>BOKEELIA, FL 33922 | 28-44-22-06-00000.00B0<br>5400 PINE ISLAND RD NW #B<br>BOKEELIA FL 33922 | PINE ISLAND PROF CTR<br>OR 1764 PG 1228<br>UNIT B | 75 |
| BRUEHL TIMOTHY J + JACQUELINE<br>1696 MCGREGOR RESERVE DR<br>FORT MYERS, FL 33901 | 28-44-22-06-00000.00D0<br>5400 PINE ISLAND RD NW #D<br>BOKEELIA FL 33922 | PINE ISLAND PROFESSIONAL<br>CENTER OR 1764 PG 1228<br>UNIT D | 75 |

28-44-22-00-00029.001A
FISHERS OF MEN LUTHERAN CHURCH
10360 STRINGFELLOW ROAD NW
SAINT JAMES CITY, FL 33956

28-44-22-00-00029.0040
FRIZONE CARLOS H TR
13031 MCGREGOR BLVD
FORT MYERS, FL 33919

28-44-22-00-00030.0000
WELCH MELANIE S
609 BAREFOOT DR
WILMORE, KY 40390

28-44-22-00-00031.0000
PROCTOR SHIRLEY
PO BOX 1
MATLACHA, FL 33993

28-44-22-00-00032.0000
PROCTOR SHIRLEY H
PO BOX 1
MATLACHA, FL 33993

28-44-22-00-00033.0000
GREATER PINE ISLAND WATER ASSN
5281 PINE ISLAND RD
BOKEELIA, FL 33922

28-44-22-00-00035.0000
GREATER PINE ISLAND WATER ASSO
5281 PINE ISLAND RD
BOKEELIA, FL 33922

28-44-22-00-00036.0000
PINE ISLAND ROAD PARTNERSHIP
PAUL PAGE
2706 JUNONIA CT
FORT MYERS, FL 33908

28-44-22-00-00037.0000
PINE ISLAND ROAD PARTNERSHIP
PAUL PAGE
2706 JUNONIA CT
FORT MYERS, FL 33908

28-44-22-00-00038.0000
WEDELES PETER EST 1/3 +
BETTY WEDELES
13160 BIRD RD
FORT MYERS, FL 33905

28-44-22-01-0000A.0010
SHEEHAN CANDITO INC
2626 TAMIAMI TRL E STE 3
NAPLES, FL 34112

28-44-22-01-0000A.0020
LOU D MAUNEY TRUST
12290 MOON SHELL DR
CAPE CORAL, FL 33991

28-44-22-01-0000A.0140
BELTRAN ARTURO JR +
PO BOX 443
PINELAND, FL 33945

28-44-22-01-0000A.0180
BELTRAN ARTURO
PO BOX 443
PINELAND, FL 33945

28-44-22-01-0000B.0010
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

28-44-22-01-0000B.0020
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

28-44-22-01-0000B.0040
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

28-44-22-01-0000B.0050
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

28-44-22-01-0000B.0060
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

28-44-22-01-0000B.0070
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

All data is current at time of printing and subject to change without notice.

28-44-22-01-0000B.0090
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

28-44-22-02-0000A.0010
STRINGFELLOW 8 8 LLC
10530 STRINGFELLOW RD
BOKEELIA, FL 33922

28-44-22-02-0000B.0050
FOOTE JAMES A JR + GEORGENE E
PO BOX 617
SAINT JAMES CITY, FL 33956

28-44-22-02-0000B.0060
SHEVLIN MICHAEL H + JOAN L
PO BOX 488
MATLACHA, FL 33993

28-44-22-02-0000B.0080
SHEVLIN MICHAEL H + JOAN L
PO BOX 488
MATLACHA, FL 33993

28-44-22-02-0000B.0120
SHEVLIN MICHAEL H + JOAN L
PO BOX 88
CAPE CORAL, FL 33993

28-44-22-02-0000B.0130
SHEVLIN MICHAEL H + JOAN L
PO BOX 88
CAPE CORAL, FL 33993

28-44-22-02-0000C.0080
SCHULZ LAWRENCE C TR +
2615 SANIBEL BLVD
SAINT JAMES CITY, FL 33956

28-44-22-02-0000C.0090
Q SMITH HOMES LLC
1985 CEDAR BRIDGE AVE STE 1
LAKEWOOD, NJ 08701

28-44-22-02-0000C.0110
REICHENBACH SONYA Y TR
1215 SE 10TH ST
CAPE CORAL, FL 33990

28-44-22-02-0000C.0120
MADDEN CHARLES J TR +
3531 SEA HOLLY LN
SAINT JAMES CITY, FL 33956

28-44-22-02-0000C.0130
BRUEHL TIMOTHY J + JACQUELINE
1696 MCGREGOR RESERVE DR
FORT MYERS, FL 33901

28-44-22-02-0000C.0170
BRUEHL TIMOTHY J + JACQUELINE
1696 MCGREGOR RESERVE DR
FORT MYERS, FL 33901

28-44-22-02-0000C.0180
DOLLISON MARVIN
5430 AVENUE B
BOKEELIA, FL 33922

28-44-22-02-0000C.0190
BARTOLOTTA JAMES D + LORRI A
3833 MANGO ST
SAINT JAMES CITY, FL 33956

28-44-22-02-0000C.0200
DEONARINE SAMUEL A
2212 NW 7TH TER
CAPE CORAL, FL 33993

28-44-22-02-0000C.0210
IHLEFELD SHARON M +
4824 PINE ISLAND RD
MATLACHA, FL 33993

28-44-22-02-0000C.0220
MURCLIFFE JEFFREY A +
5494 AVENUE B
BOKEELIA, FL 33922

28-44-22-02-0000D.0160
WIDMEYER JEAN Y
3017 KENNEWICK DR
LAS VEGAS, NV 89121

28-44-22-02-0000D.0170
FIRST BAPTIST CHURCH OF PINE
5363 AVENUE D
BOKEELIA, FL 33922

All data is current at time of printing and subject to change without notice.

28-44-22-02-0000D.0180
FIRST BAPTIST CHURCH OF PINE
5363 AVENUE D
BOKEELIA, FL 33922

28-44-22-02-0000D.0210
OKEECHOBEE INN LTD
165 SOUTH LEE STREET
SUITE 100
LABELLE, FL 33935

28-44-22-02-0000D.0240
HENRY MARGARET W +
2411 SW PINE ISLAND RD
CAPE CORAL, FL 33991

28-44-22-02-0000D.0260
KARIC PROPERTIES LLC
7985 SANDELWOOD CIR W
FORT MYERS, FL 33908

28-44-22-02-0000D.0270
ANSELMO DARREN + GLORIA N
11400 ORANGE DR
FORT LAUDERDALE, FL 33330

28-44-22-02-0000D.0280
CLANCY TIMOTHY M
5396 AVENUE C
BOKEELIA, FL 33922

28-44-22-02-0000D.0300
NICHOLS WINFIELD
5428 AVENUE C
BOKEELIA, FL 33922

28-44-22-02-0000D.0310
CRAWFORD CANDICE C
5444 AVENUE C
BOKEELIA, FL 33922

28-44-22-04-0000A.0010
DBNCH CIRCLE LLC
CIRCLE K STORES INC
PROPERTY TAX DC17
PO BOX 52085
PHOENIX, AZ 85072

28-44-22-04-0000A.0030
SW PROPERTIES LLC
10940 S PARKER RD #512
PARKER, CO 80134

28-44-22-04-0000A.0130
CASTANEDA JUAN +
7072 SUNDIET BLVD
BOKEELIA, FL 33922

28-44-22-04-0000A.0180
CASTANEDA JUAN + FRANCISCO
7072 SUNDIET BLVD
BOKEELIA, FL 33922

28-44-22-04-0000B.0010
C + L VENTURES LLC
203 N LASALLE ST STE 1350
CHICAGO, IL 60601

28-44-22-04-0000C.0010
GARCIA ALBERTO J
5625 SHORT ST
SAINT JAMES CITY, FL 33956

28-44-22-04-0000C.0030
ARMSTRONG ALEC AH + JEANNIE DA
5597 SHORT ST
SAINT JAMES CITY, FL 33956

28-44-22-04-0000C.0040
MILLER PATT M
13210 WAYBACK RD
BOKEELIA, FL 33922

28-44-22-04-0000C.0070
MILLER RICHARD W TR +
13210 WAYBACK RD
BOKEELIA, FL 33922

28-44-22-04-0000D.0060
STIBS PHILLIP W
10427 WOOD SMOKE ST
SAINT JAMES CITY, FL 33956

28-44-22-04-0000D.0070
MESSIER JAMES L + MARILYN
10419 WOOD SMOKE ST
SAINT JAMES CITY, FL 33956

28-44-22-04-0000D.0080
ROTELLA MICHAEL A + SUSAN
2740 PATTERSON CT
SAINT JAMES CITY, FL 33956

All data is current at time of printing and subject to change without notice.

28-44-22-04-0000D.0090
SCHNEIDER JOHN J
5638 SUNSET LN
ST JAMES CITY, FL 33956

28-44-22-05-0000B.0010
FIRST BAPTIST CHURCH OF PINE
5363 AVENUE D
BOKEELIA, FL 33922

28-44-22-06-00000.00CE
PINE ISLAND PROFESSIONAL
5400 PINE ISLAND RD
BOKEELIA, FL 33922

28-44-22-02-0000C.0100
TURN KEY RESIDENTIAL # 3 LLC
10951 BONITA BEACH RD SE
BONITA SPRINGS, FL 34135

28-44-22-00-00029.0050
STONEGATE BANK
DAVID L ROBBINS
12670 CREEKSIDE LN STE 101
FORT MYERS, FL 33919

28-44-22-01-0000A.013A
MAUNEY MACKLYN
12290 MOON SHELL DR
CAPE CORAL, FL 33991

28-44-22-00-00029.0070
MAISOG JOSE S + VICTORIA S
5431 BLUE CRAB CIR APT Q4
BOKEELIA, FL 33922

28-44-22-00-00029.0010
FRIZONE CARLOS H TR
13031 MCGREGOR BLVD
FORT MYERS, FL 33919

28-44-22-02-0000D.0290
ONEILL KEVIN +
2396 DOLPHIN RD
BOKEELIA, FL 33922

28-44-22-06-00000.00A0
KRIEG DEBORAH R TR
PO BOX 392
SAINT JAMES CITY, FL 33956

28-44-22-06-00000.00B0
BRUEHL TIMOTHY J + JACQUELINE
5400 PINE ISLAND RD STE D
BOKEELIA, FL 33922

28-44-22-06-00000.00D0
BRUEHL TIMOTHY J + JACQUELINE
1696 MCGREGOR RESERVE DR
FORT MYERS, FL 33901



All data is current at time of printing and subject to change without notice.

28-44-22-00-00029.001A
FISHERS OF MEN LUTHERAN CHURCH
10360 STRINGFELLOW ROAD NW
SAINT JAMES CITY, FL 33956

28-44-22-00-00029.0040
FRIZONE CARLOS H TR
13031 MCGREGOR BLVD
FORT MYERS, FL 33919

28-44-22-00-00030.0000
WELCH MELANIE S
609 BAREFOOT DR
WILMORE, KY 40390

28-44-22-00-00031.0000
PROCTOR SHIRLEY
PO BOX 1
MATLACHA, FL 33993

28-44-22-00-00032.0000
PROCTOR SHIRLEY H
PO BOX 1
MATLACHA, FL 33993

28-44-22-00-00033.0000
GREATER PINE ISLAND WATER ASSN
5281 PINE ISLAND RD
BOKEELIA, FL 33922

28-44-22-00-00035.0000
GREATER PINE ISLAND WATER ASSO
5281 PINE ISLAND RD
BOKEELIA, FL 33922

28-44-22-00-00036.0000
PINE ISLAND ROAD PARTNERSHIP
PAUL PAGE
2706 JUNONIA CT
FORT MYERS, FL 33908

28-44-22-00-00037.0000
PINE ISLAND ROAD PARTNERSHIP
PAUL PAGE
2706 JUNONIA CT
FORT MYERS, FL 33908

28-44-22-00-00038.0000
WEDELES PETER EST 1/3 +
BETTY WEDELES
13160 BIRD RD
FORT MYERS, FL 33905

28-44-22-01-0000A.0010
SHEEHAN CANDITO INC
2626 TAMIAMI TRL E STE 3
NAPLES, FL 34112

28-44-22-01-0000A.0020
LOU D MAUNEY TRUST
12290 MOON SHELL DR
CAPE CORAL, FL 33991

28-44-22-01-0000A.0140
BELTRAN ARTURO JR +
PO BOX 443
PINELAND, FL 33945

28-44-22-01-0000A.0180
BELTRAN ARTURO
PO BOX 443
PINELAND, FL 33945

28-44-22-01-0000B.0010
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

28-44-22-01-0000B.0020
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

28-44-22-01-0000B.0040
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

28-44-22-01-0000B.0050
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

28-44-22-01-0000B.0060
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

28-44-22-01-0000B.0070
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

All data is current at time of printing and subject to change without notice.

28-44-22-01-0000B.0090
5465 PINE ISLAND RD LLC
180 DUQUESNE ST
COLUMBIANA, OH 44408

28-44-22-02-0000A.0010
STRINGFELLOW 8 8 LLC
10530 STRINGFELLOW RD
BOKEELIA, FL 33922

28-44-22-02-0000B.0050
FOOTE JAMES A JR + GEORGENE E
PO BOX 617
SAINT JAMES CITY, FL 33956

28-44-22-02-0000B.0060
SHEVLIN MICHAEL H + JOAN L
PO BOX 488
MATLACHA, FL 33993

28-44-22-02-0000B.0080
SHEVLIN MICHAEL H + JOAN L
PO BOX 488
MATLACHA, FL 33993

28-44-22-02-0000B.0120
SHEVLIN MICHAEL H + JOAN L
PO BOX 88
CAPE CORAL, FL 33993

28-44-22-02-0000B.0130
SHEVLIN MICHAEL H + JOAN L
PO BOX 88
CAPE CORAL, FL 33993

28-44-22-02-0000C.0080
SCHULZ LAWRENCE C TR +
2615 SANIBEL BLVD
SAINT JAMES CITY, FL 33956

28-44-22-02-0000C.0090
Q SMITH HOMES LLC
1985 CEDAR BRIDGE AVE STE 1
LAKEWOOD, NJ 08701

28-44-22-02-0000C.0110
REICHENBACH SONYA Y TR
1215 SE 10TH ST
CAPE CORAL, FL 33990

28-44-22-02-0000C.0120
MADDEN CHARLES J TR +
3531 SEA HOLLY LN
SAINT JAMES CITY, FL 33956

28-44-22-02-0000C.0130
BRUEHL TIMOTHY J + JACQUELINE
1696 MCGREGOR RESERVE DR
FORT MYERS, FL 33901

28-44-22-02-0000C.0170
BRUEHL TIMOTHY J + JACQUELINE
1696 MCGREGOR RESERVE DR
FORT MYERS, FL 33901

28-44-22-02-0000C.0180
DOLLISON MARVIN
5430 AVENUE B
BOKEELIA, FL 33922

28-44-22-02-0000C.0190
BARTOLOTTA JAMES D + LORRI A
3833 MANGO ST
SAINT JAMES CITY, FL 33956

28-44-22-02-0000C.0200
DEONARINE SAMUEL A
2212 NW 7TH TER
CAPE CORAL, FL 33993

28-44-22-02-0000C.0210
IHLEFELD SHARON M +
4824 PINE ISLAND RD
MATLACHA, FL 33993

28-44-22-02-0000C.0220
MURCLIFFE JEFFREY A +
5494 AVENUE B
BOKEELIA, FL 33922

28-44-22-02-0000D.0160
WIDMEYER JEAN Y
3017 KENNEWICK DR
LAS VEGAS, NV 89121

28-44-22-02-0000D.0170
FIRST BAPTIST CHURCH OF PINE
5363 AVENUE D
BOKEELIA, FL 33922

All data is current at time of printing and subject to change without notice.

28-44-22-02-0000D.0180
FIRST BAPTIST CHURCH OF PINE
5363 AVENUE D
BOKEELIA, FL 33922

28-44-22-02-0000D.0210
OKEECHOBEE INN LTD
165 SOUTH LEE STREET
SUITE 100
LABELLE, FL 33935

28-44-22-02-0000D.0240
HENRY MARGARET W +
2411 SW PINE ISLAND RD
CAPE CORAL, FL 33991

28-44-22-02-0000D.0260
KARIC PROPERTIES LLC
7985 SANDELWOOD CIR W
FORT MYERS, FL 33908

28-44-22-02-0000D.0270
ANSELMO DARREN + GLORIA N
11400 ORANGE DR
FORT LAUDERDALE, FL 33330

28-44-22-02-0000D.0280
CLANCY TIMOTHY M
5396 AVENUE C
BOKEELIA, FL 33922

28-44-22-02-0000D.0300
NICHOLS WINFIELD
5428 AVENUE C
BOKEELIA, FL 33922

28-44-22-02-0000D.0310
CRAWFORD CANDICE C
5444 AVENUE C
BOKEELIA, FL 33922

28-44-22-04-0000A.0010
DBNCH CIRCLE LLC
CIRCLE K STORES INC
PROPERTY TAX DC17
PO BOX 52085
PHOENIX, AZ 85072

28-44-22-04-0000A.0030
SW PROPERTIES LLC
10940 S PARKER RD #512
PARKER, CO 80134

28-44-22-04-0000A.0130
CASTANEDA JUAN +
7072 SUNDIET BLVD
BOKEELIA, FL 33922

28-44-22-04-0000A.0180
CASTANEDA JUAN + FRANCISCO
7072 SUNDIET BLVD
BOKEELIA, FL 33922

28-44-22-04-0000B.0010
C + L VENTURES LLC
203 N LASALLE ST STE 1350
CHICAGO, IL 60601

28-44-22-04-0000C.0010
GARCIA ALBERTO J
5625 SHORT ST
SAINT JAMES CITY, FL 33956

28-44-22-04-0000C.0030
ARMSTRONG ALEC AH + JEANNIE DA
5597 SHORT ST
SAINT JAMES CITY, FL 33956

28-44-22-04-0000C.0040
MILLER PATT M
13210 WAYBACK RD
BOKEELIA, FL 33922

28-44-22-04-0000C.0070
MILLER RICHARD W TR +
13210 WAYBACK RD
BOKEELIA, FL 33922

28-44-22-04-0000D.0060
STIBS PHILLIP W
10427 WOOD SMOKE ST
SAINT JAMES CITY, FL 33956

28-44-22-04-0000D.0070
MESSIER JAMES L + MARILYN
10419 WOOD SMOKE ST
SAINT JAMES CITY, FL 33956

28-44-22-04-0000D.0080
ROTELLA MICHAEL A + SUSAN
2740 PATTERSON CT
SAINT JAMES CITY, FL 33956

All data is current at time of printing and subject to change without notice.

28-44-22-04-0000D.0090
SCHNEIDER JOHN J
5638 SUNSET LN
ST JAMES CITY, FL 33956

28-44-22-05-0000B.0010
FIRST BAPTIST CHURCH OF PINE
5363 AVENUE D
BOKEELIA, FL 33922

28-44-22-06-00000.00CE
PINE ISLAND PROFESSIONAL
5400 PINE ISLAND RD
BOKEELIA, FL 33922

28-44-22-02-0000C.0100
TURN KEY RESIDENTIAL # 3 LLC
10951 BONITA BEACH RD SE
BONITA SPRINGS, FL 34135

28-44-22-00-00029.0050
STONEGATE BANK
DAVID L ROBBINS
12670 CREEKSIDE LN STE 101
FORT MYERS, FL 33919

28-44-22-01-0000A.013A
MAUNEY MACKLYN
12290 MOON SHELL DR
CAPE CORAL, FL 33991

28-44-22-00-00029.0070
MAISOG JOSE S + VICTORIA S
5431 BLUE CRAB CIR APT Q4
BOKEELIA, FL 33922

28-44-22-00-00029.0010
FRIZONE CARLOS H TR
13031 MCGREGOR BLVD
FORT MYERS, FL 33919

28-44-22-02-0000D.0290
ONEILL KEVIN +
2396 DOLPHIN RD
BOKEELIA, FL 33922

28-44-22-06-00000.00A0
KRIEG DEBORAH R TR
PO BOX 392
SAINT JAMES CITY, FL 33956

28-44-22-06-00000.00B0
BRUEHL TIMOTHY J + JACQUELINE
5400 PINE ISLAND RD STE D
BOKEELIA, FL 33922

28-44-22-06-00000.00D0
BRUEHL TIMOTHY J + JACQUELINE
1696 MCGREGOR RESERVE DR
FORT MYERS, FL 33901

**72 LABELS PRINTED**

All data is current at time of printing and subject to change without notice.

# List of Zoning Resolutions and Approvals

Zoning Resolution Z-06-043

Zoning Resolution Z-07-015

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

DCI 2018-00003

DCI 2018-00003

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

GPICA General Meeting Minutes, November 7th, 2017
156 Attending

1.) WELCOME by Roger Wood Pres.: Greetings and Refreshments. Pledge of allegiance.
a.) Sign in and note if you are a paid member. Membership; $10. per person.
DONATIONS to support and pay for the INCORPORATION will gladly be accepted.
b.) We survived Hurricane Irma with mostly tree blow down. Cape Coral had a lot of sea wall failures not covered by insurance. Bonita Springs had huge flooding, because they are mostly in a floodplain. They are doing a study to remedy. Maybe all that will give support to reconstructing the North and South Spreader Canal Storm Water Treatment Facilities.

2.) GENERAL MEETING:
a.) MINUTES: Nancy Hindenach excused absence. Draft of Minutes are on the Table.
b.) TREASURES REPORT: Bryan Crane. BJM Consulting paid $9,075. for September.

3.) PRESENTATION by Ryan Faust of Bates Architects and Brent Evans of Creighton Development for a Development Order for a 7- Eleven Gas Station and Convenience Store. It is proposed on on the South side of Pine Island Road East of Nikkis Lane.

Exterior elevations were shown on the projection screen. It was for a CBS Masonry building with a metal mansard roof. Many attendees objected to the appearance, and photo copies were submitted of the Sanibel 7-Eleven. After discussion Brent Evans agreed to revise the elevations and resubmit them at next months meeting. The changes were: 1.) Enlarge and kick out the Front Entry More. 2.) Add a kicked out Rear Entry. 3.) Score the stucco to simulate horizontal siding. 4.) Add stucco accent corner boards and window trim to simulate "Cottage Style". 5.) Make a more attractive color than beige.

An informal straw poll was take. About 2/3 of the attendees favored another gas station on Pine Island. About 1/3 of the attendees disapproved of another gas station because of traffic concerns. Brent Evans stated that the site plan will have right and left turning lanes shown on the site plan. The present site is already zoned for that use.

4.) POWERPOINT PRESENTATION by Noel Andress on Incorporating, "The Village of Matlacha-Pine Island". The future of the Incorporation was discussed, and a petition was passed for signatures of all residents who support Incorporating.

A local self ruled Government is being planned on the basis that the all municipal services would continue to be provided by Lee County. These are: Schools, Sheriff Patrols, Courts, Construction Permits, Roads, Garbage, Library, Parks, and Sewage Treatment. Water, Fire and Emergency Services would remain as presently provided. Only the Minimum Government would be formed to control our destiny.

Questions were asked and Answers were given. A complaint was registered by a person who is against the Incorporation that the GPICA had an invalid mail in vote to proceed with Incorporation. An independent accounting firm should have counted and certified the ballots, and that ballots were thrown out. Also, that decisions are being made in secret, and the public is not informed of the results. We answered that Information was on the vote mailer, Eagle articles and on our website. It will be provided to anyone who asks. Jamie Skofstad of Safety Harbor Insurance stated she thought the Insurance rates might change by Incorporating. She was asked to make a presentation to the GPICA BoD and Incorporation Committee.

**Greater Pine Island Civic Association General Membership Meeting**
**December 7, 2017, 7pm, Elks Club, Pine Island Center**

**I. Welcome**: Roger Wood, President GPICA

- Call to Order: 7:05pm
- Total Attendance: 66
- BoD members present: Wood, Bringe, Wilkinson, C.Crane, B.Crane, Heitz, Hindenach, Slimak, Wilkinson
- Sign In: membership $10pp/annually, annual dues NOW due, refreshments
- Pledge of Allegiance
- PURPOSE: (and By-Laws online, gpica.org)

**II.Business Reports**

- Minutes of Nov 7 mtg, submitted. Motion to Amend the minutes failed 15 to 15.
- Treasurer's Report, Bryan Crane: submitted, approved. $104,000 in account, audit presented in January.
- Membership/Committees--no reports

**III. Community Reports/Announcements/Program**

- Resubmission of 7-11 Development Plans. Rezoning Hearing Communities opportunity to comment. Motion of Approval of 7-11 Conceptual Design: first vote 14 aye, 17 nay, 35 abstain; second vote 26 aye, 25 nay, 15 abstain
- Lee Voter Freedom: proposal to allow *all* Lee County voters voting privilege regardless of party for County Commissioners, presented by Dick Anderson
- Mosquito Control District and Woodstock Airport: initial approval of Woodstock airstrip was for emergency evacuation personal use only and occasional friends, very *limited* use
- GPICA membership--donate $ to Woodstock airstrip effort
- Matlacha Civic Association will get two appointed members to incorporation committee
- President Wood requested a copy of the letter the MCA sent to State Reps Rodrigues and Eagle and was assured by the MCA that he would be furnished a copy.

**IV. New Business**

- none

**VI. Adjourn**

-

Respectfully submitted,
Nancy Hindenach, BoD/Secretary,GPICA

DCI 2018-00003

Quattrone & Associates, Inc.

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

## REQUEST STATEMENT

**THE PINE ISLAND CENTER 7-11**
A CPD AMENDMENT
5.77 ACRES
Strap # 28-44-22-00-00039.0000; 28-44-22-01-0000B.0170, .0150, .0120 & .0110
5431 Pine Island Road NW, Bokeelia FL 33922

The subject project consists of amending two separate but adjoining Commercial Planned Developments into one unified 5.77-acre development. The objective is to add Convenience Food and Beverage along with Self-service Fuel Pumps as two new uses by right to support the development of the Pine Island Center 7-11. The subject CPD zoning resolutions are Z-07-015 the Creative Corner CPD, and Z-06-043, the Ryan CPD. Resolution Z-07-015 permits by right up to 38,000 sf (28,000 sf retail and 10,000 sf office). Resolution Z-06-043 permits by right up to 8,700 sf office. The subject properties are located approximately 522 feet east of the intersection of Pine Island Road and Stringfellow Road. The Creative Corner CPD is forested, consisting of FLUCCS 411 upland pines at varying degrees of exotic vegetation infestation; the Ryan CPD is cleared. The properties are located within Pine Island Center with a Future Urban Community Land Use designation. The request and CPD master plan is to permit by right a Convenience Food and Beverage Store with Self-service Fuel Pumps, with the total intensity of 15,000 sf commercial space. Hence the request services to de-intensify two approved planned developments by 23,000 sf.

The project entails the construction of a 3,448 SF convenience store including installation of new underground fuel storage tanks, fuel distribution and vent piping, a free-standing canopy, nine (9) multi-product dispensers (17 gasoline fueling positions), self-service car wash and a trash enclosure. The project will include an access-way from Nikkis Lane and a full access point on Pine Island Road. The final convenience store square footage may be reduced as the project moves forward with design development. The Pine Island Road segment is a two-lane section with a 45 MPH posted speed limit. The project will feature a minimum 30% open space, of which one-half will be native trees and vegetation. The MCP will include a rear area for future commercial office development. Finally, the project has available central water (Pine Island Water Co.) and central sanitary sewer (Lee Co. Utilities).

Associated with the Pine Island Commercial Center, most of the properties along the south side of Pine Island Road that are adjoining and/or adjacent to the new CPD are zoned commercial. Adjoining the property to the west are C-1 and C-1A sites developed as a plant nursery, a Subway fast food restaurant, mixed stores, shops and services, and offices. Adjoining the property to the east is an undeveloped and forested 2.3-acre TFC-2 site, an undeveloped and partial cleared 3.5-acre CC and CG site, the Pine Island Water Company (TFC-2), and various open storage and boat storage and repair properties zoned CG, IL and TFC-2. Opposite the project and along the north side of Pine Island Road one finds vacant C-1 parcels C-1A and CS-1 and C-1 that have been developed for business office uses. Further east along the north side of Pine Island Road at 5100/5200 Pine Island Road is the Calusa Cay CPD, at 26.7-acre project approved for 96,500 sf of commercial uses and grocery store (DCI2012-00022). From this review, the requested CPD

amendment is complementary and consistent with existing and future uses along the Pine Island Center Pine Island Road corridor.

## LDC 34-145 REZONING AND SPECIAL EXCEPTION CONSIDERATIONS

The Pine Island Center CPD Amendment complies with the rules and considerations appropriate to support the requested rezoning and special exception. For rezoning, the applicant must prove entitlement based on:

- Consistency with the Lee Plan;
- Meets the LDC and other applicable County regulations, or qualifies for deviations;
- Is compatible with existing and planned uses in the surrounding area;
- Will not be injurious to the neighborhood or detrimental to the public welfare; and
- Will not adversely affect environmentally critical or sensitive areas and natural resources;
- Will provide access sufficient to support the proposed development intensity;
- The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval; and
- Will be served by urban services if located in a Future Urban land use.

A discussion of how the project complies with 34-145 entitlement criteria will now follow.

## LEE PLAN CONSIDERATIONS

***POLICY 1.1.4*** The Urban Community Future Land Use: 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 with a distinct urban character but are to be developed at densities and intensities slightly lower that Central Urban land uses.

- RESPONSE: The property is in the mostly non-residential Pine Island Center, along Pine Island Road. Most of the properties along the south side of Pine Island Road that are adjoining and/or adjacent to the new CPD are zoned commercial and have been developed at moderate intensities. Adjoining the property to the west are C-1 and C-1A sites developed as a plant nursery, a Subway fast food restaurant, mixed stores, shops and services, and offices. Adjoining the property to the east is an undeveloped and forested 2.3-acre TFC-2 site, an undeveloped and partial cleared 3.5-acre CC and CG site, the Pine Island Water Company (TFC-2), and various open storage and boat storage and repair properties zoned CG, IL and TFC-2. Opposite the project and along the north side of Pine Island Road one finds vacant C-1 parcels C-1A and CS-1 and C-1 that have been developed for business office uses. Further east along the north side of Pine Island Road at 5100/5200 Pine Island Road is the Calusa Cay CPD, at 26.7-acre project approved for 96,500 sf of commercial uses and grocery store (DCI2012-00022). The project is requesting a very moderate intensity equal to 6% building coverage (15,00 sf @ 5.77 acres). The project is consistent with 1.1.4

***POLICY 1.7.6:*** The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning

Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded.

- RESPONSE: The property is located within the Pine Island Planning District. With 500 acres of Urban Community land uses, the Pine Island Planning District has allocated to it 226 acres for commercial. The proposed CPD amendment is slightly less than 6 acres. Therefore, the rezoning is consistent with 1.76.

***OBJECTIVE 2.1: DEVELOPMENT LOCATION***: Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

- RESPONSE: The property is within a future urban land use, and located approximately 522-ft. east from the intersection of Stringfellow Road and Pine Island Road. As noted, it is along a segment of the Pine Island Road that is commercial and mixed-use. It is located at the intersection of Nikkis Lane and Pine Island Road. The CPD amendment's location presents a contiguous and compact urban land use growth pattern that does not by-pass tracts of land to support development. The project is consistent with 2.1. Being at the intersection of a Local Street and a Minor Arterial, the project is consistent with Minor Commercial site location standards. The project complies with this standard and Objective 2.1.

***POLICY 2.2. DEVELOPMENT TIMING:*** Rezoning's and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

- RESPONSE: Fire protection and emergency response will be provided by Pine Island Fire Department, located immediately to the west at 5700 Pine Island Road. Though Lee County Sheriff Department patrols the community on a regular basis, Greater Pine Island does not contain a sheriff substation. The property is located within the Lee County Utility service franchise area and the Pine Island Water Company franchise area. Reflecting the fact that the CPD amendment is for a commercial project, schools and park facilities services are not germane to this analysis. The Pine Island Road segment from Stringfellow Road to Burnt Store road is designated "Constrained". The 2-lane road has a LOS E standard with a 950 Pk Hour max. capacity. According to the 2017 Lee County Concurrency Manual, the 2016 existing maximum peak hour trips were 592, with a 2016 forecast of 692. Hence, a project capacity of 258 peak hour trips may be forecast. The project is consistent with Policy 2.2.

***OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS.*** Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

***STANDARD 4.1.1: WATER.*** 1 Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system

***STANDARD 4.1.2: SEWER.*** Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

- RESPONSE: The project will hook up to central sanitary sewer services (Lee Co. Utilities) and central potable water utilities (Pine Island Water Co.). The project is consistent with Objective 4.1.

***RESIDENTIAL LANDS 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 rezoning 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.

- RESPONSE: The property does not adjoin occupied residential properties across Pine Island Road to the north, to the west and to the south. To the north one finds business offices and services. To the west one finds C-1 and C-1A sites developed as a plant nursery, a Subway fast food restaurant, mixed stores, shops and services, and offices. To the south one finds a Lutheran Church (10360 Stringfellow Road) and a vacant 11.9-acre CG zoned property. Adjoining the property to the east is a vacant 2.39-acre TFC-2 parcel. This zoning district is to protect existing two-family homes and lots that have been previously permittable; the district is not available for new development. The project's MCP incorporates a 25-ft. planted landscape buffer and screening wall based on LDC34-1352(g)(h) standards (8-ft. tall screening wall with 5 trees per 100 LF and a double hedge). Further to the east one finds an undeveloped and partial cleared 3.5-acre CC and CG site, the Pine Island Water Company (TFC-2), and various open storage and boat storage and repair properties zoned CG, IL and TFC-2. Based upon surrounding land uses and zoning districts, the project does not encroach upon residential uses and is not potentially destructive to the character and integrity of the residential environment. This is so in that the adjoining parcels are generally zoned commercial and where the property may have an adjoining residential property, the MCP utilizes LDC code buffering. The project's native open space area is located to provide additional buffering to the east and south. The project is consistent with 5.1.5.

***POLICY 5.2.4:*** The site design of the proposed development must be compatible with surrounding land uses to the maximum extent possible.

- RESPONSE: The site incorporates above code street, side and rear yard setbacks. For example, gas pumps are set back from the street 65-ft., the convenience store building is setback from the west side yard by 107-ft., the east side yard by 132-ft. and to the rear by 305-ft. to the projects paved parking and circulation area. The standards are 50-ft. street and 40-ft. side yard and rear yard. The project incorporates a 25-ft. Pine Island Road Type D buffer, 25-ft. east and west site boundary landscape buffers (see 5.1.5 discussion). The existing native trees will be used for native open space and buffering along the south and east boundary. These buffers and setbacks serve to internalize the site's buildings and self-storage fuel pumps to insure compatibility. Given these standards, within the context of being located in the Pine Island Center, the project is consistent with 5.2.4.

***COMMERCIAL DEVELOPMENT REVIEW POLICY 6.1.1***: All applications for commercial development will be reviewed and evaluated as to:

- Traffic and Access Impacts _ The project does not generate unanticipated and unacceptable traffic in that it the nature of a convenience food and beverage store with self-service fuel pumps captures existing traffic as contrasted to generating new trips. The project does not create negative impacts adverse to Pine Island Road and Nikkis Lane in that site access does

not create any type of residential neighborhood intrusion problem. The Pine Island Road site access is designed to separate as far as possible from Nikkis Lane at approximately 400-ft. The CR rezoning with seventeen Self-service Fuel Pump request is for a 3,448 square feet convenience food and beverage store. The two roadways will have adequate capacity to handle all traffic generated from this development.

- Screening and Buffering _ Will be provided to meet County standards (see MCP and policy discussion 5.1.5 and 5.24). The project's native open space area is located to provide additional buffering to the east and south.
- Sewer and Water Facilities _ Sanitary sewer service provided by Lee County Utilities and potable water by Pine Island Water Company.
- Impacts On Adjacent Land Uses _ No built residential uses adjoin the project and the project is not proximate to any residential neighborhoods. The site is located at a commercial corner which minimizes surrounding neighborhood impacts.
- Proximity To Other Similar Centers _ The project is proximate to the old C-1 zoned Shell Gas and Convenience Store (southwest corner of Stringfellow Road and Pine Island Road), and is 1,036-ft. west of the Calusa Cay CPD.
- Environmental Considerations _ There are no environmental concerns with the property in that it is completely cleared and developed.

***POLICY 6.1.4:*** Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

- The requested CPD zoning amendment is compatible with adjoining and adjacent commercial uses. The site is located at a corner intersection of a local street and a Lee County minor arterial highway. Thus, no residential neighborhood intrusion will occur. The project's native open space area is located to provide additional buffering to the east and south. See the discussion of urban services in Policy 2.2 and Objective 4.1. The project is consistent with 6.1.4.

***POLICY 6.1.5:*** The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets.

- The requested CPD amendment is designed to protect the traffic carrying capacity of Pine Island Road by integrating the smaller Ryan CPD to the Creative Corner CPD so as to obtain the access and circulation benefit of Nikkis Lane. Acceleration and deceleration lanes will be determined and designed at the time of final DO. The project is consistent with 6.1.5.

***POLICY 6.1.6:*** The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so that to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

- The project will comply with the Lee Plan and Chapter 10 Article IV Arch. Design Standards, along with other LDC rules, including 30% open space, 25-ft. Type D buffers along the public roadways, and a Type A buffer along the south property line. The project's native open space area is located to provide additional buffering to the east and south. The project is consistent with 6.1.6

***PINE ISLAND PLAN NATURAL RESOURCES POLICY 14.1.5:*** New development, including "planned development" rezoning approvals, new subdivisions, and agriculture, that adjoin state-

designated aquatic preserves and associated wetlands and natural tributaries must preserve or create a 50-foot-wide native vegetated buffer area between the development and the waterbody or associated wetlands.

- RESPONSE: The project does not adjoin wetland areas and natural tributaries. The project is consistent with 20.1.1

***PINE ISLAND PLAN COMMERCIAL LAND USE POLICY 14.4.1:*** Future urban area in Pine Island Center are targeted for most future commercial and industrial uses, as permitted by other portions of this plan. Non-residential developments within Pine Island Center are encouraged to provide employment opportunities; serve the day to day needs of residents and visitors; demonstrate a positive impact on traffic patterns within Greater Pine Island; and reduce the number of vehicular trips through Matlacha.

- RESPONSE: The project is located within the Pine Island Center; the convenience food and beverage store serve the day to day needs of residents and visitors. The convenience food and beverage store does not generate additional vehicular trips. Rather, it captures existing local traffic. The project is consistent with 14.4.1.

***PINE ISLAND PLAN COMMERCIAL LAND USE POLICY 14.4.3:*** The county will provide specific architectural and site design standards for Greater Pine Island in the Land Development Code. These standards must: promote but not mandate rehabilitation over demolition; address the size and scale of building mass in relation to the built and natural environment; establish community-specific architectural standards in support of Greater Pine Island's coastal rural character; preserve mature trees wherever possible; encourage the location of off-street parking to the side and rear of buildings to preserve viewsheds along public roadways; require large windows and forbid most blank walls; and encourage metal roofs and other features of traditional "Old Florida" styles. The new commercial design standards will reflect the different characteristics of Bokeelia, Pineland, Matlacha, and St. James City.

- RESPONSE: The project incorporates a coastal rural, Old Florida architectural style that has been reviewed by the Pine Island community (Civic Association). The project is and will be consistent with 14.4.3.

## LAND DEVELOPMENT CODE CONSIDERATIONS

***REZONING CRITERIA _ LDC 34-135 Meets the LDC and Other Applicable County Regulations***: The development will follow all specific regulations applicable in Chapter 34 requirements for convenience food and beverage stores with fuel pumps. Other than site access connection spacing, no deviations are necessary to support the project.

***REZONING CRITERIA _ LDC 34-145 Is Compatible With Existing and Planned Uses In The Surrounding Area***: The zoning amendment is to add Convenience Food and Beverage, with Self-service Fuel Pumps. Previously approved intensities and uses remain the same. Associated with the Pine Island Commercial Center, most of the properties along the south side of Pine Island Road that are adjoining and/or adjacent to the new CPD are zoned commercial. Adjoining the property to the west are C-1 and C-1A sites developed as a plant nursery, a Subway fast food restaurant, mixed stores, shops and services, and offices. Adjoining the property to the east is an undeveloped and forested 2.3-acre TFC-2 site, an undeveloped and partial cleared 3.5-acre CC and CG site, the Pine

Island Water Company (TFC-2), and various open storage and boat storage and repair properties zoned CG, IL and TFC-2. Opposite the project and along the north side of Pine Island Road one finds vacant C-1 parcels C-1A and CS-1 and C-1 that have been developed for business office uses. Further east along the north side of Pine Island Road at 5100/5200 Pine Island Road is the Calusa Cay CPD, at 26.7-acre project approved for 96,500 sf of commercial uses and grocery store (DCI2012-00022). From this review, the requested CPD amendment is complementary and compatible with existing and future uses along the Pine Island Center Pine Island Road corridor.

***REZONING CRITERIA _ Will Not Be Injurious To The Neighborhood Or Detrimental To The Public Welfare***: The convenience food and beverage store with fuel pumps will not be injurious to the neighborhood or detrimental to the public welfare. The location is inherently commercial at the intersection of Nikkis Lane and Pine Island Road; there are adjacent residential properties.

***REZONING CRITERIA _ Will Protect, Conserve or Preserve Environmentally Critical and Sensitive Areas and Natural Resources, Where Applicable:*** The site contains exotic infested Pine Flatwood habitat of which 15%, equal to 0.86 acres, will be conserved. The site does not contain any environmentally critical or sensitive land area.

***REZONING CRITERIA _ Will Provide Access Sufficient To Support the Proposed Development Intensity:*** The project will feature a connection driveway onto Nikkis Lane and Pine Island Road. Access is more than sufficient to support the project.

***REZONING CRITERIA _ The Expected Impacts On Transportation Facilities Will Be Addressed By Existing County Regulations and Conditions of Approval:*** Specific site access de-acceleration lanes and similar improvements will be determined at the development order stage.

## LEE PLAN AND LDC CONSISTENCY SUMMARY

The request is consistent with the goals, objectives, policies, and the intent of the Lee Plan.

The request will not cause damage, hazard, nuisance or other detriment to persons or property. It is being integrated into the existing neighborhood as a relatively low intensity development and is similar in nature to the uses in the area.

The requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the uses set forth in Chapter 34 of the LDC.

Sufficient evidence has been provided within this application that this rezoning is in compliance with the Lee Plan, the Land Development Code and all other applicable rules and regulations.

The request will meet or exceed all performance and location standards set forth for the uses allowed by the request.

The request is consistent with the densities, intensities and general uses set forth in the Lee Plan.

The request is compatible with existing or planned uses in the surrounding area.

Quattrone & Associates, Inc.

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

The request will not adversely affect environmentally critical areas and natural resources.

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

# TRAFFIC IMPACT STATEMENT

FOR

# PINE ISLAND CENTER 7-ELEVEN CPD

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT
DCI 2018-00003

**PROJECT NO. F1711.14**

**PREPARED BY:**
**TR Transportation Consultants, Inc.**
**Certificate of Authorization Number: 27003**
**2726 Oak Ridge Court, Suite 503**
**Fort Myers, Florida 33901-9356**
**(239) 278-3090**

**January 6, 2017**

TRANSPORTATION CONSULTANTS, INC

## CONTENTS


I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. CONCLUSION

TR TRANSPORTATION CONSULTANTS, INC

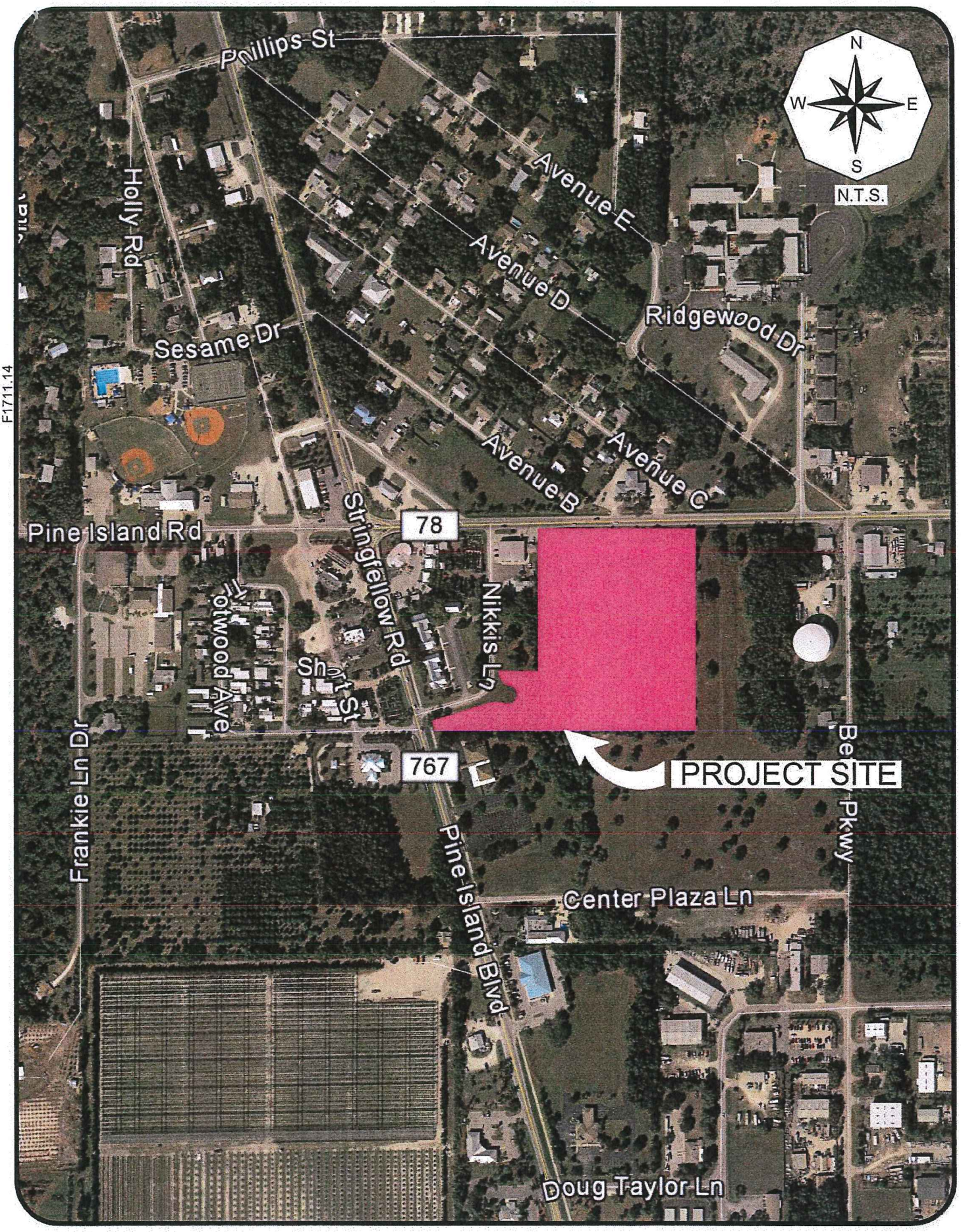
## I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The proposed project is located at the southeast corner of the Pine Island Road and Stringfellow Road on Pine Island Center in the Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The subject site consists of five vacant parcels which are currently zoned CPD (Commercial Planned Development). The four western lots, previously known as Johnson Rezoning and currently known as Pine Island Center CPD, are governed by Resolution #Z-06-043. The eastern lot, known as Creative Corner CPD, is governed by Resolution #Z-07-015. In Resolution #Z-07-015, the subject site was approved to allow a maximum of 38,000 square feet of commercial uses, of which a maximum of 28,000 square feet are retail uses. The applicant is requesting a rezoning of the two existing CPD's to one CPD to allow the site to be developed of a gas/convenience use and up to 15,000 square feet of commercial and retail uses. Access to the subject site is proposed to Pine Island Road via a full site access drive and to Nikkis Lane.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various surrounding intersections will be completed and analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

The conclusions of this report support the rezoning request and demonstrate consistency with Goals and Objectives of the Lee County Comprehensive Plan as they relate to Greater Pine Island. Specifically, Goal 14 and Objectives related to commercial development within Pine Island Center and the impacts of commercial development on the roads and reducing the transportation impacts on vehicular trips through Matlacha.




F1711.14

TR TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
7-ELEVEN @ PINE ISLAND CENTER

Figure 1

## II. EXISTING CONDITIONS

The subject site is currently vacant. Pine Island Road borders the subject site to the north, vacant land borders the site to the east, a church and vacant land border the site to the south and Nikkis Lane along with a restaurant border the site to the west.

**Pine Island Road** is a two-lane undivided arterial that borders the subject site to the north. The intersection of Pine Island Road with Stringfellow Road operates under a four-way stop control. Pine Island Road has a posted speed limit of 40 mph and is under the jurisdiction of the Lee County Department of Transportation.

**Nikkis Lane** is two-lane undivided local roadway to the west of the subject site. Project traffic will access Nikkis Lane via proposed two-way easement. Since Nikkis Lane has no posted speed limit, the speed limit per Florida Statute 316.183(2) is 30 mph. Nikkis Lane is also under the jurisdiction of the Lee County Department of Transportation.

**Stringfellow Road** is a two-lane undivided arterial within the vicinity of the subject site. The intersection of Stringfellow Road with Nikkis Lane operates under a two-way stop control. Stringfellow Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

TR Transportation conducted manual vehicle turning movements at the intersections of Pine Island Road/Stringfellow Road and Stringfellow Road/Nikkis Lane in December of 2017. The RAW data sheets are included in the Appendix of this report for reference. A peak season adjustment factor (Category 1249 – Pine Island) was applied based on the most recent peak season factors contained in the FDOT Traffic Information Online information. The peak season adjustment factor used is included in the Appendix of this report for reference.

## III. PROPOSED DEVELOPMENT

The applicant is requesting to rezone the subject site from CPD to allow the site to be developed with an approximately 3,454 square foot convenience store with 18 refueling positions (9 pumps) and 15,000 square feet of retail uses. **Table 1** summarizes the land uses utilized for trip generation purposes for the subject site.

**Table 1**
**Land Uses**
**Pine Island Center 7-Eleven CPD**

| Land Use | Size |
|---|---|
| Super Convenience Market/Gas Station | 3,454 sq. ft. & 18 Re-Fueling Positions |
| Shopping Center | 15,000 sq. ft. |

Access to the subject site is proposed to Pine Island Road via a full site access drive and to Nikkis Lane via a two-way easement.

## IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 10th Edition. The multi-variable regression equations from the Land Use Code 960 (Super Convenience Market/Gas Station) were utilized for the trip generation purposes of the proposed 7-Eleven. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the proposed retail uses. The equations utilized from these land uses are contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed.

**Table 2**
**Trip Generation**
**Pine Island Center 7-Eleven CPD**

| Land Use | Weekday A.M. Peak Hour | | | Weekday P.M. Peak Hour | | | Daily (2-way) |
|---|---|---|---|---|---|---|---|
| | In | Out | Total | In | Out | Total | |
| Super Convenience Market/Gas Station (3,454 sq. ft. and 18 re-fueling positions) | 137 | 136 | 273 | 133 | 134 | 267 | 2,893 |
| Shopping Center (15,000 sq. ft.) | 99 | 60 | 159 | 64 | 69 | 133 | 1,655 |
| **Total Trips** | **236** | **196** | **432** | **197** | **203** | **400** | **4,548** |

The total trips shown for the gas station use in Table 2 will not all be new trips to the adjacent roadway system. ITE estimates that a shopping center and a convenience market/gas station of comparable size may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. Since no "pass-by" information was provided for Land Use Code 960 in the latest Trip Generation Handbook, the "pass-by" information from Land Use Code 853 (Convenience Market with Gasoline Pumps) was utilized. ITE indicates an average "pass-by" traffic reduction for Land Use Code 853 of 63% during the A.M. peak hour and 66% during the P.M. peak hour. Additionally, Lee County only permits a maximum reduction in trips due to "pass-by" traffic for shopping centers of thirty percent (30%). Therefore, thirty percent (30%) pass-by reduction was utilized for the proposed retail uses.

For this analysis, the "pass-by" traffic was accounted for in order to determine the number of "new" trips the development will add to the surrounding roadways. **Table 3** summarizes the "pass-by" percentages for the proposed uses. **Table 4** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the "pass-by" trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the "pass-by" reduction, only the traffic added to the surrounding streets and intersections.

**Table 3**
**Pass-by Trip Reduction Factors**
**Pine Island Center 7-Eleven CPD**

| Land Use | Percentage Trip Reduction |
|---|---|
| Convenience Market with Gasoline Pumps (LUC 853) | 63% A.M.<br>66% P.M. & Daily |
| Shopping Center (LUC 820) | 30% A.M/P.M |

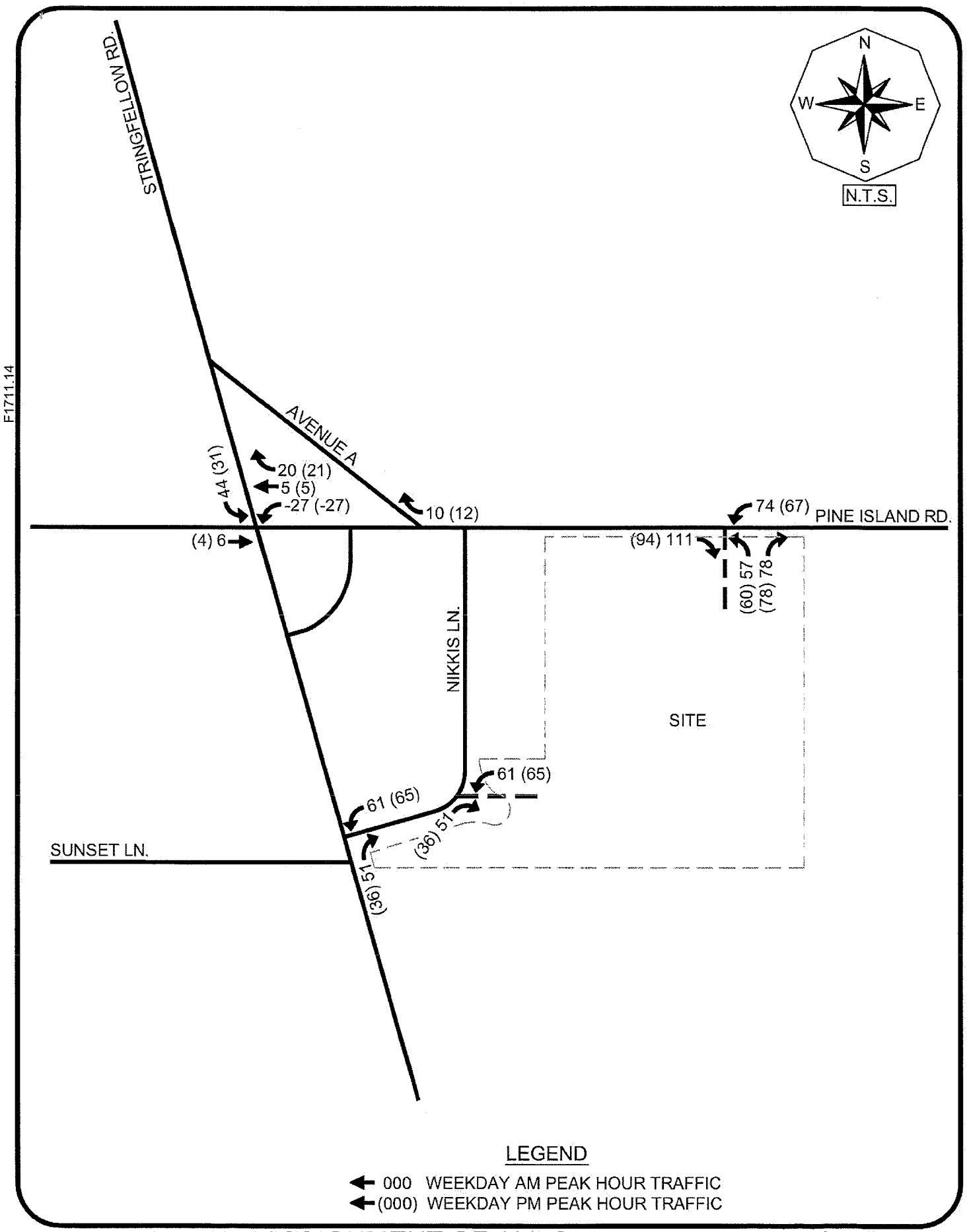
**Table 4**
**Trip Generation – New Trips**
**Pine Island Center 7-Eleven CPD**

| Land Use | Weekday A.M. Peak Hour | | | Weekday P.M. Peak Hour | | | Daily |
|---|---|---|---|---|---|---|---|
| | In | Out | Total | In | Out | Total | (2-way) |
| **Total Trips** | **236** | **196** | **432** | **197** | **203** | **400** | **4,548** |
| Less LUC 853 Pass-by | -86 | -86 | -172 | -88 | -88 | -176 | -1,909 |
| Less LUC 820 Pass-by | -24 | -24 | -48 | -20 | -20 | -40 | -497 |
| **New Trips** | **126** | **86** | **212** | **89** | **95** | **184** | **2,142** |

## V. TRIP DISTRIBUTION

The trips the proposed development is anticipated to generate were assigned to the site access drives and the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. Figure A-1, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the net new project trips. Figure A-2, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. The Level of Service threshold volumes were obtained from the ***Lee County Generalized***




F1711.14

TR TRANSPORTATION CONSULTANTS, INC

# ASSIGNMENT OF ALL SITE RELATED TRIPS
# NET NEW + PASS-BY TRIPS
# 7-ELEVEN @ PINE ISLAND CENTER

Figure 2

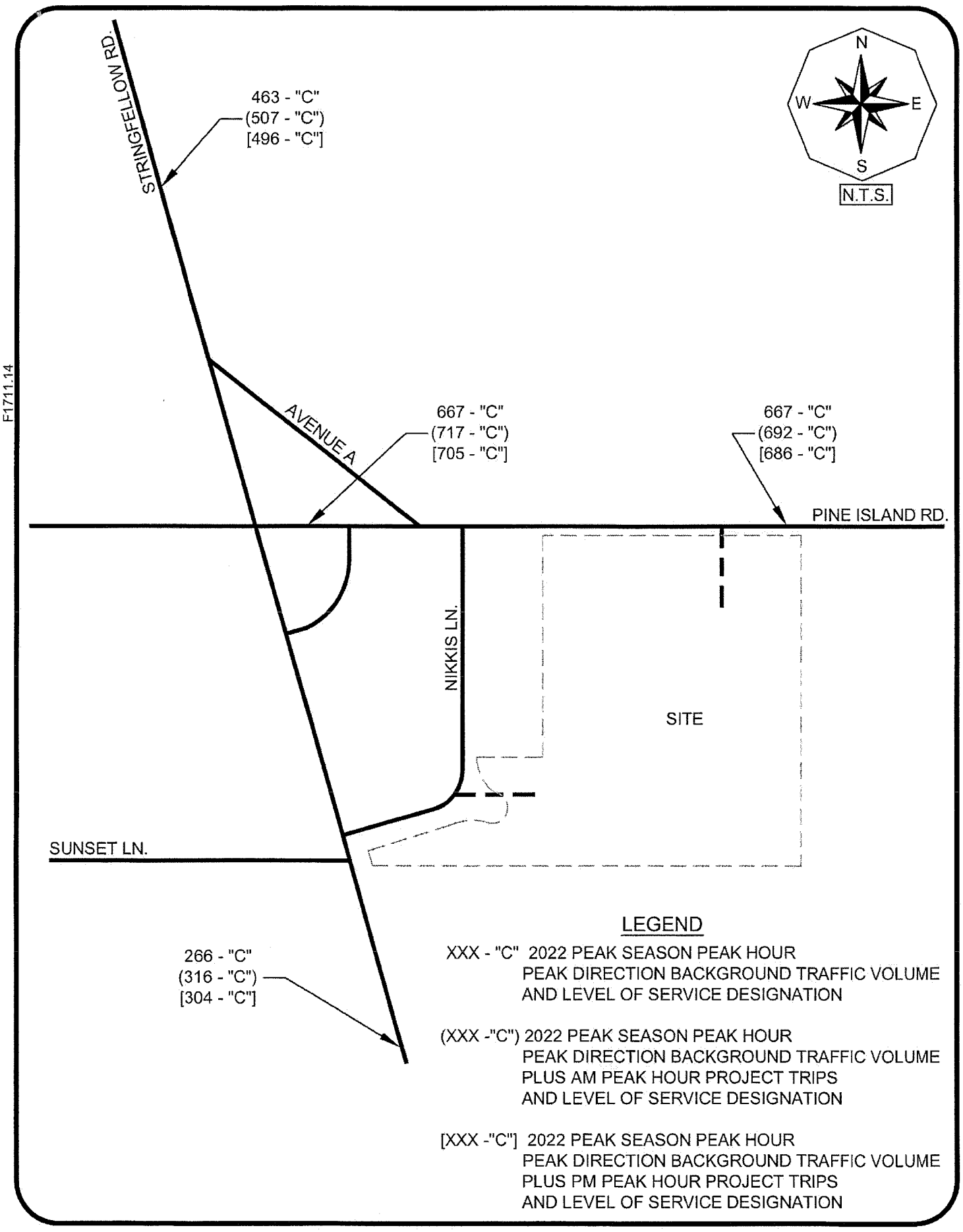
***Peak Hour Directional Service Volume*** Tables (dated June, 2016). Based on Table 1A, no roadway segments will be significantly impacted as a result of the proposed development.

## VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2022 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links that could be significantly impacted by this development. The growth rates were obtained through comparisons of annual traffic data from 2016 Lee County Traffic Count Report. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2022 without the development and year 2022 with the development.

**Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2022 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2017 ***Lee County Public Facilities Level of Service and Concurrency Report.***

**Figure 3** indicates the year 2022 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. These figures are derived from Table 2A contained in the Appendix.




TR TRANSPORTATION CONSULTANTS, INC

PROJECTED 2022 LEVEL OF SERVICE ANALYSIS
7-ELEVEN @ PINE ISLAND CENTER

Figure 3

## VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Figure 3 details the Level of Service for all links inside the project's area of influence based on this analysis. In comparing the links' functional classification and calculated 2022 traffic volumes to the Service Volume Tables, it was determined that none of the roadways inside the project's area of influence would be adversely impacted by the proposed development. Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In other words, all roadways analyzed as a result of the proposed development ill maintain an acceptable Level of Service when the development traffic is added to the surrounding roadway network. Therefore, the proposed rezoning of the subject site is consistent with the goals and objectives of the Lee County Comprehensive Plan in that there is sufficient roadway capacity to accommodate the additional new vehicle trips the subject site is anticipated to generate.

Intersection analysis was performed at the intersection of Pine Island Road with Stringfellow Road and at the intersection of Stringfellow Road with Nikkis Lane based on the latest version of the Highway Capacity Software (HCS®). The analysis was based on the projected 2022 weekday AM and PM peak hour traffic conditions both with and without the project traffic. The traffic counts were conducted between hours of 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. The turning movement counts were then adjusted to reflect peak season conditions based on the Peak Season Factor as published by the Florida Department of Transportation. The existing traffic volumes were then increased by a growth rate factor to determine the projected 2022 background turning movement volumes. The volumes utilized for the intersection analysis can be found in the Appendix of this report in the *Development of Future Year Background Turning Movement* volumes spreadsheets.

Based upon the results of the capacity analysis at the intersection of Pine Island Road and Stringfellow Road, the intersection is shown to operate at a LOS "C" both with and without the proposed development in the 2022 peak hour conditions. The results of the intersection analysis completed at the intersection of Stringfellow Road with Nikkis Lane indicate that all of the approaches will operate at an acceptable LOS in 2022 both with and without the proposed development in the peak hour conditions. Therefore, no intersection improvements are warranted at the two intersections as a result of this analysis.

The zoning amendment to combine two existing CPD's into one CPD will not increase hurricane evacuation times leaving Greater Pine Island. With the added use of a gas/convenience use, patrons will be able to complete essential services that are necessary in an evacuation (re-fueling) that can be overburdened on the mainland. During typical business periods, the gas/convenience use is primarily a "pass-by" use, meaning patrons are not coming from the mainland to visit the gas/convenience use. These uses are abundant on the mainland. A new gas/convenience store is proposed on Pine Island Road at the northeast corner with Burnt Store Road. This use will "attract" traffic from patrons that are already on Greater Pine Island and give customers more options to choose from when visiting a gas/convenience store. The proposed amendment will have minimal to no impact on traffic traveling through Matlacha, consistent with Policy 14.4.1 of the Lee Plan.

Turn Lane improvements at the site access drives intersections will be evaluated at the time the project seeks Local Development Order approval.

## VII. CONCLUSION

The proposed Pine Island Center 7-Eleven CPD located at the southeast corner of the Pine Island Road and Stringfellow Road on Pine Island Center in the Lee County, Florida will not degrade the Level of Service of Pine Island Road and Stringfellow Road below the conditions for which they are currently operating. Pine Island Road and Stringfellow Road are shown to operate at a Level of Service "C" in 2022 both with and without the addition of the project traffic.

Intersection analysis was conducted at the intersections of Pine Island Road with Stringfellow Road and Stringfellow Road with Nikkis Lane based upon the projected 2022 AM and PM peak hour traffic conditions. Based upon the results of the capacity analysis, the intersection of Pine Island Road with Stringfellow Road is shown to operate at a Level of Service "C" both with and without the proposed development traffic added to the intersection in the weekday AM and PM peak hours.

The zoning amendment will not increase the overall hurricane evacuation times from Greater Pine Island. The added use of a gas/convenience store on this parcel will give additional opportunities for Greater Pine Island residents to obtain essential services (gas) during a storm event. In general, the gas/convenience use is an "attractor" or trips rather than generating "new" trips to the island. Trips from the mainland will not travel to this site to only visit the gas/convenience use. These uses are abundant on the mainland and in fact, a new 7-Eleven is proposed on the north side of Pine Island Road in the Publix shopping center at Burnt Store Road. The requested amendment is consistent with Goal 14 of the Lee County Comprehensive Plans with respect to transportation impacts to Greater Pine Island.

# APPENDIX

# TABLES 1A & 2A

# TABLE 1A
# PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
# 7-ELEVEN @ PINE ISLAND CENTER

| | | | | | |
|---|---|---|---|---|---|
| TOTAL AM PEAK HOUR PROJECT TRAFFIC = | 212 VPH | IN= | 126 | OUT= | 86 |
| TOTAL PM PEAK HOUR PROJECT TRAFFIC = | 184 VPH | IN= | 89 | OUT= | 95 |

| ROADWAY | SEGMENT | ROADWAY CLASS | LOS A VOLUME | LOS B VOLUME | LOS C VOLUME | LOS D VOLUME | LOS E VOLUME | PERCENT PROJECT TRAFFIC | PROJECT TRAFFIC | PROJ/ LOS C |
|---|---|---|---|---|---|---|---|---|---|---|
| Pine Island Rd | E. of Site Access | 2LU | 0 | 140 | 800 | 860 | 860 | 20% | 25 | 3.15% |
| | W. of Site Access | 2LU | 0 | 140 | 800 | 860 | 860 | 40% | 50 | 6.30% |
| Stringfellow Rd | N. of Pine Island Rd | 2LU | 0 | 140 | 800 | 860 | 860 | 35% | 44 | 5.51% |
| | S. of Pine Island Rd | 2LU | 0 | 140 | 800 | 860 | 860 | 40% | 50 | 6.30% |

* Lee County Generalized Peak Hour Level of Service thresholds (April 2016) utilized.

** Note: 5% of project traffic was assigned to Pine Island Road, west of Stringfellow Road.

# TABLE 2A
# LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
# 7-ELEVEN @ PINE ISLAND CENTER

TOTAL PROJECT TRAFFIC AM = 212 VPH IN = 126 OUT= 86

TOTAL PROJECT TRAFFIC PM = 184 VPH IN= 89 OUT= 95

| ROADWAY | SEGMENT | STA # | 2008 ADT | 2016 ADT | YRS OF GROWTH | ANNUAL RATE[1] | 2016 PK HR PK SEASON PEAK DIR.[2] | 2022 PK HR PK SEASON PEAK DIRECTION VOLUME | LOS | PERCENT PROJECT TRAFFIC | AM PROJ TRAFFIC | PM PROJ TRAFFIC | 2022 BCKGRND + AM PROJ VOLUME | LOS | 2022 BCKGRND + PM PROJ VOLUME | LOS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pine Island Rd | E. of Site Access | 3 | 10,300 | 11,500 | 8 | 2.00% | 592 | 667 | C | 20% | 25 | 19 | 692 | C | 686 | C |
| | W. of Site Access | 3 | 10,300 | 11,500 | 8 | 2.00% | 592 | 667 | C | 40% | 50 | 38 | 717 | C | 705 | C |
| Stringfellow Rd | N. of Pine Island Rd | 399 | 8,400 | 8,400 | 8 | 2.00% | 411 | 463 | C | 35% | 44 | 33 | 507 | C | 496 | C |
| | S. of Pine Island Rd | 399 | 8,400 | 8,400 | 8 | 2.00% | 236 | 266 | C | 40% | 50 | 38 | 316 | C | 304 | C |

[1] Growth rate was calculated based on historical AADT data obtained from 2016 Lee County Traffic Count Report.

A minimum growth rate of two percent (2%) would be utilized, if annual rate did not exceed 2%.

[2] Data was obtained from the 2017 Lee County Public Facilities Level of Service and Concurrency Report.

# 2017 LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

| ROADWAY LINK | | | | 100TH HIGHEST HOUR DIRECTIONAL VOLUMES | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | STANDARD | | 2016 | | 2021 | | |
| NAME | FROM | TO | TYPE | LOS | MAX | LOS | EXISTING | LOS | FUTURE | NOTES |
| McGREGOR BLVD | SANIBEL T PLAZA | HARBOR DR | 4LD | E | 1,960 | B | 1,141 | B | 1,199 | |
| | HARBOR DR | SUMMERLIN RD | 4LD | E | 1,960 | B | 1,071 | B | 1,126 | |
| | SUMMERLIN RD | KELLY RD | 4LD | E | 1,960 | A | 964 | A | 1,013 | |
| | KELLY RD | GLADIOLUS DR | 4LD | E | 1,960 | A | 964 | A | 1,013 | |
| N RIVER RD | SR 31 | FRANKLIN LOCK RD | 2LN | E | 1,140 | A | 126 | B | 246 | |
| | FRANKLIN LOCK RD | BROADWAY RD | 2LN | E | 1,140 | A | 119 | B | 264 | |
| | BROADWAY RD | COUNTY LINE | 2LN | E | 1,140 | A | 119 | A | 152 | |
| ORANGE RIVER BLVD | SR 80 | STALEY RD | 2LN | E | 1,000 | C | 411 | C | 432 | |
| | STALEY RD | BUCKINGHAM RD | 2LN | E | 1,000 | C | 344 | C | 381 | |
| ORTIZ AVE | COLONIAL BLVD | SR 82 | 2LN | E | 900 | C | 839 | C | 882 | |
| | SR 82 | LUCKETT RD | 2LN | E | 900 | F | 1,046 | F | 1,099 | 4 Ln design & ROW |
| | LUCKETT RD | SR 80 | 2LN | E | 900 | B | 392 | B | 412 | 4 Ln design & ROW |
| PINE ISLAND RD | STRINGFELLOW RD | BURNT STORE RD | 2LN | E | 950 | E | 592 | E | 692 | Constrained |
| PONDELLA RD | SR 78 | ORANGE GROVE BLVD | 4LD | E | 1,890 | B | 1,043 | B | 1,096 | |
| | ORANGE GROVE BLVD | US 41 | 4LD | E | 1,890 | B | 1,294 | B | 1,369 | |
| | US 41 | BUS 41 | 4LD | E | 1,890 | B | 1,139 | B | 1,197 | |
| SANIBEL CAUSE-WAY | SANIBEL SHORELINE | TOLL PLAZA | 2LN | E | 1,140 | E | 902 | E | 948 | |
| SIX MILE CYPRESS | METRO PKWY | DANIELS PKWY | 4LD | E | 2,000 | B | 1,378 | B | 1,448 | |
| | DANIELS PKWY | WINKLER EXT. | 4LD | E | 1,900 | B | 1,040 | B | 1,167 | |
| SLATER RD | SR 78 | NALLE GRADE RD | 2LN | E | 1,010 | C | 430 | C | 452 | |
| STRING-FELLOW RD | 1ST AVE | BERKSHIRE RD | 2LN | E | 1,060 | B | 236 | D | 597 | Constrained |
| | BERKSHIRE RD | PINE ISLAND RD | 2LN | E | 1,060 | B | 236 | C | 365 | Constrained |
| | PINE ISLAND RD | PINELAND RD | 2LN | E | 1,060 | C | 411 | C | 529 | Constrained |
| | PINELAND RD | MAIN ST | 2LN | E | 1,060 | C | 411 | C | 505 | |
| SUMMERLIN RD | McGREGOR BLVD | KELLY COVE RD | 4LD | E | 1,980 | A | 1,257 | A | 1,321 | |
| | KELLY COVE RD | SAN CARLOS BLVD | 4LD | E | 1,980 | A | 1,257 | A | 1,321 | |
| | SAN CARLOS BLVD | PINE RIDGE RD | 6LD | E | 3,000 | A | 1,854 | A | 1,965 | |
| | PINE RIDGE RD | BASS RD | 6LD | E | 3,000 | A | 1,854 | A | 1,949 | |
| | BASS RD | GLADIOLUS DR | 6LD | E | 3,000 | A | 1,854 | A | 1,950 | |
| | GLADIOLUS DR | CYPRESS LAKE DR | 4LD | E | 1,900 | B | 1,229 | B | 1,340 | |
| | CYPRESS LAKE DR | COLLEGE PKWY | 6LD | E | 2,880 | B | 1,224 | B | 1,286 | |
| | COLLEGE PKWY | PARK MEADOW DR | 6LD | E | 2,880 | B | 1,940 | B | 2,039 | |
| | PARK MEADOW DR | BOY SCOUT | 6LD | E | 2,880 | B | 1,940 | B | 2,039 | |
| SUNSHINE BLVD | SR 82 | 23RD ST SW | 2LN | E | 1,010 | C | 387 | C | 407 | |
| | 23RD ST SW | LEE BLVD | 2LN | E | 1,010 | C | 387 | C | 407 | |
| | LEE BLVD | W 12TH ST | 2LN | E | 1,010 | D | 521 | D | 548 | |
| | W 12TH ST | W 75TH ST | 2LN | E | 860 | D | 643 | D | 676 | |

# LEE COUNTY GENERALIZED PEAK HOUR LEVEL OF SERVICE TABLES

**Lee County**
**Generalized Peak Hour Directional Service Volumes**
**Urbanized Areas**

April 2016 c:\input5

**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 |

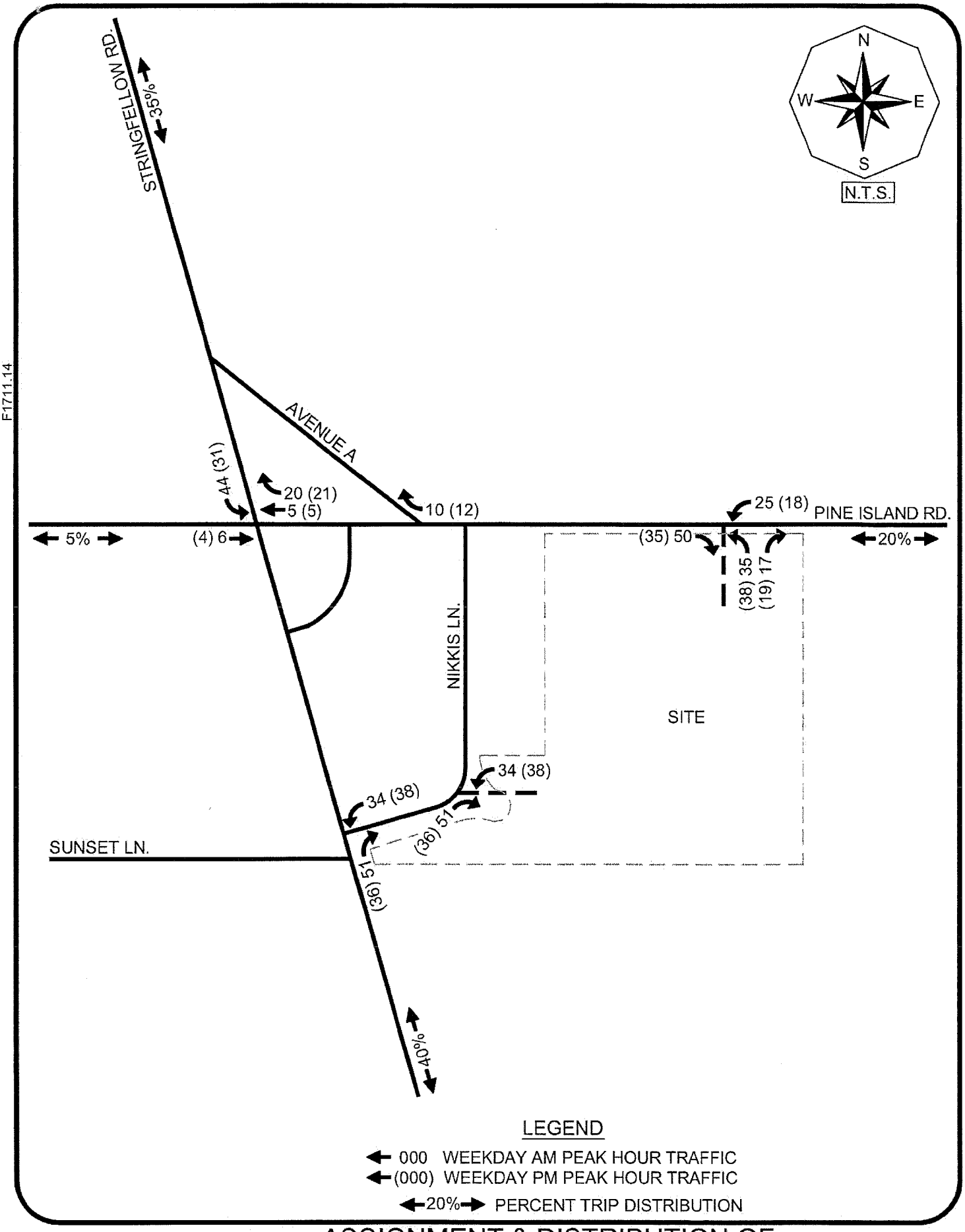
**Collectors**

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.

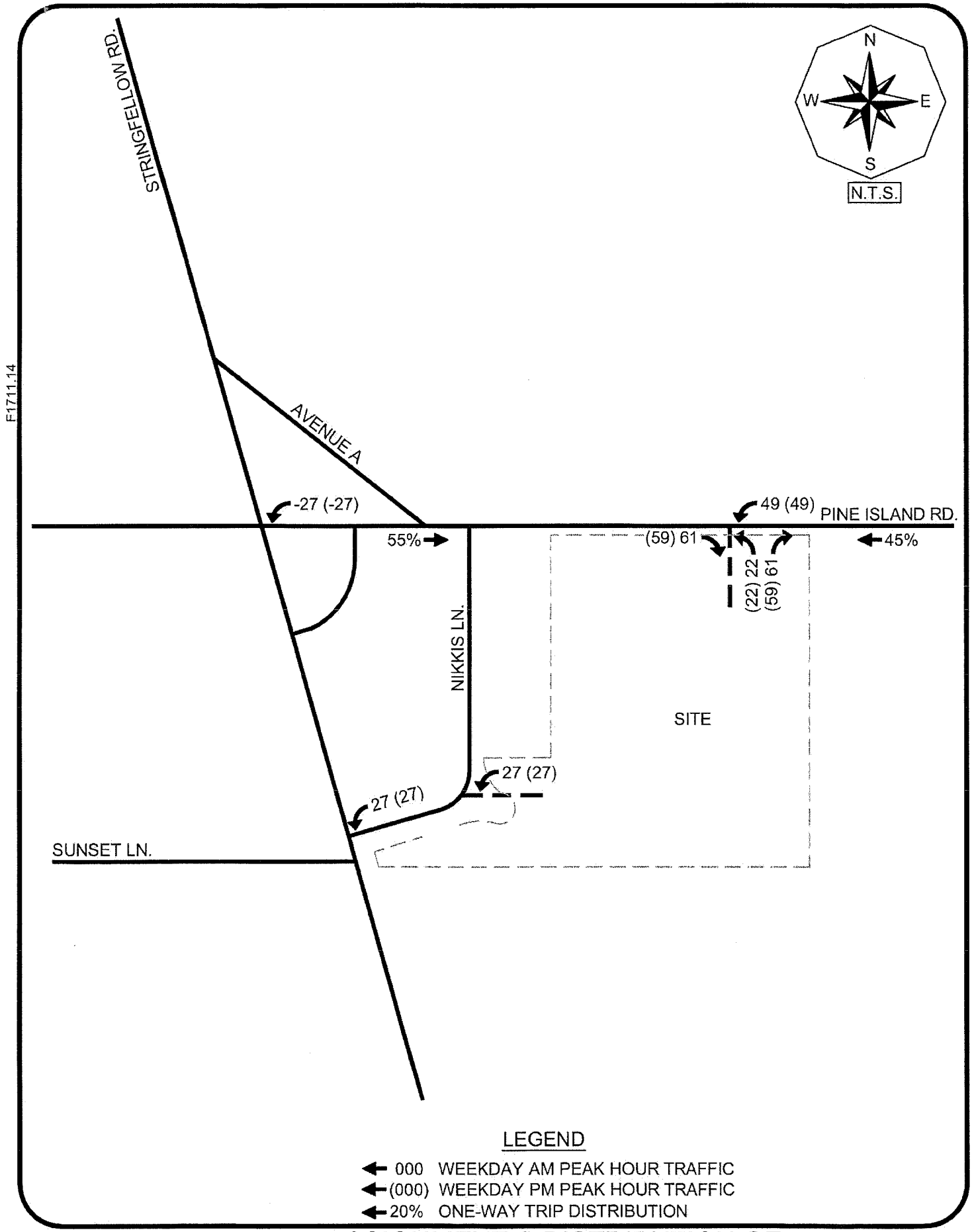
# SITE TRAFFIC ASSIGNMENT
# SUPPLEMENTAL GRAPHICS
# FIGURES A-1 & A-2




TR TRANSPORTATION CONSULTANTS, INC

# ASSIGNMENT & DISTRIBUTION OF NET NEW PROJECT TRIPS 7-ELEVEN @ PINE ISLAND CENTER

Figure A-1




F1711.14

TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT & DISTRIBUTION OF
PASS-BY PROJECT TRIPS
7-ELEVEN @ PINE ISLAND CENTER

Figure A-2

# TRAFFIC COUNT DATA FROM 2016

# LEE COUNTY TRAFFIC COUNT REPORT

| STREET | LOCATION | Station # | Daily Traffic Volume (AADT) 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | PCS | Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ORTIZ AVE | N OF COLONIAL BLVD | 354 | 16000 | 12600 | 14200 | 12900 | | | 16400 | 15000 | | 16300 | 18 | 3 |
| ORTIZ AVE | N OF M.L.K. BLVD (SR 82) | 355 | 16800 | 17700 | 11900 | 14600 | | | 10400 | 14300 | | 20600 | 18 | 3 |
| ORTIZ AVE | N OF BALLARD RD | | | | | | | | | | | | 18 | 3 |
| ORTIZ AVE | N OF TICE ST | 356 | 8600 | 8900 | 6200 | 6900 | 5900 | 6400 | 6400 | 6800 | 6800 | 7400 | 5 | |
| PALM BEACH BLVD (SR 80) | W OF TICE STREET | 452 | 31400 | 20600 | 17900 | 20600 | | | | | | | 5 | 3 |
| PALM BEACH BLVD (SR 80) | E OF ORTIZ BLVD | 359 | 26800 | 22400 | 19500 | 21700 | | | | | | | 5 | 3 |
| PALM BEACH BLVD (SR 80) | W OF SR 31 | 5 | U/C | 27100 | 25900 | 26900 | 21400 | 26300 | 26400 | 27600 | 30100 | 32900 | | 3 |
| PALM BEACH BLVD (SR 80) | E OF SR 31 | 360 | 34400 | 34200 | 30400 | | | | | | | | 5 | 5 |
| PALM BEACH BLVD (SR 80) | E OF BUCKINGHAM RD | 362 | 22900 | 16400 | 20900 | | | | | | | | 5 | 5 |
| PALM BEACH BLVD (SR 80) | W OF HENDRY CO LINE | 358 | 15100 | 16000 | 12300 | | | | | | | | 5 | 5 |
| PALOMINO RD | N OF DANIELS | 501 | 5100 | 3800 | 4600 | 4300 | | | | 6700 | | 8200 | 31 | 4 |
| PAUL J DOHERTY PKWY | S OF DANIELS PKWY | 51 | 1300 | | | 1400 | | 2300 | 1600 | 1800 | | | | |
| PARK MEADOWS DR | W OF US 41 | 363 | 3700 | 3500 | 3700 | 3100 | | | | | | | 9 | 3 |
| PENNSYLVANIA AVE | W OF OLD 41 | 494 | 4300 | 3000 | 3200 | | | | | | | | 42 | 6 |
| PENZANCE BLVD | W OF SIX MILE CYPRESS PKWY | 483 | 2300 | | 2300 | 2200 | | | | | | | 45 | 3 |
| PINE ISLAND RD | @ MATLACHA PASS | 3 | 10500 | 10300 | 10500 | 10300 | 10100 | 10200 | 10600 | 10800 | 11400 | 11500 | | 7 |
| PINE ISLAND RD (SR 78) | W OF DEL PRADO BLVD | 366 | 38300 | 37200 | 36600 | | | | | | | | 49 | 1 |
| PINE ISLAND RD (SR 78) | E OF PONDELLA RD | 49 | 26200 | 25800 | 25100 | 22800 | 23000 | 22800 | 23100 | 25000 | 26800 | 28000 | | 2 |
| PINE ISLAND RD (SR 78) | W OF US 41 | | | | | | | | | | | | 49 | |
| PINE ISLAND RD (SR 78) | W OF BUSINESS 41 | 365 | 29500 | 26800 | 26200 | | | | | | | | 49 | 2 |

| | | | Daily Traffic Volume (AADT) | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| STREET | LOCATION | Sta-tion # | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | PCS | Area |
| SOLOMON BLVD | N OF COLONIAL BLVD | 623 | 7400 | 6700 | 7200 | | | | | | | | 29 | 3 |
| SOLOMON BLVD | N OF WINKLER AVE | 622 | 4900 | 5200 | 4800 | | | | | | | | 29 | 3 |
| | | | | | | | | | | | | | | |
| SR 31 | N OF PALM BEACH BLVD | 391 | 9900 | 7500 | 7700 | | | | | | | | 11 | 2 |
| SR 31 | S OF CHARLOTTE CO LINE | 392 | 6900 | 5200 | 4600 | | | | | | | | 34 | 2 |
| | | | | | | | | | | | | | | |
| STALEY RD | S OF ORANGE RIVER BLVD | 398 | 4300 | 4100 | 3000 | 3300 | 3700 | | 3400 | | 2600 | | 11 | 3 |
| | | | | | | | | | | | | | | |
| STRINGFELLOW BLVD | N OF CASTILE RD | 27 | 4500 | 4100 | 4200 | 4000 | 4000 | 4000 | 4000 | 4200 | 4400 | 4500 | | 7 |
| STRINGFELLOW BLVD | S OF PINE ISLAND RD | 400 | 10200 | 9300 | 8800 | | | | | | | | 27 | 7 |
| STRINGFELLOW BLVD | N OF AVENUE C | 399 | 8800 | 8400 | 7500 | 7400 | 7700 | 7700 | 8000 | 8100 | 8700 | 8400 | 27 | 7 |
| STRINGFELLOW BLVD | N OF HOWARD RD | 401 | 3300 | 2900 | 2700 | | | | | | | | 27 | 7 |
| | | | | | | | | | | | | | | |
| SUMMERLIN RD | E OF JOHN MORRIS RD | 36 | 16500 | 17900 | 18200 | 18200 | 18000 | 18300 | 18900 | 19700 | 20800 | 21200 | | 7 |
| SUMMERLIN RD | W OF SAN CARLOS BLVD | 402 | | 18600 | 23100 | 18700 | | | | | | | 36 | 7 |
| SUMMERLIN RD | E OF SAN CARLOS BLVD | 408 | | | | 20000 | | | | | | | 19 | 7 |
| SUMMERLIN RD | E OF PINE RIDGE RD | 410 | | 27400 | | | | | | | | | | 7 |
| SUMMERLIN RD | E OF PINE RIDGE RD | 19 | | | 31200 | 30100 | 29700 | 26300 | 32100 | 33500 | 32000 | 31800 | | |
| SUMMERLIN RD | N OF GLADIOLUS DR | 409 | | 21600 | | | | | | | | | | 4 |
| SUMMERLIN RD | S OF LAKEWOOD BLVD | 47 | | | 27000 | 18700 | 18700 | 22000 | 22200 | 23300 | 24300 | 22800 | | |
| SUMMERLIN RD | N OF CYPRESS LAKE DR | 407 | 26100 | 30400 | | | | | | | | | 9 | 3 |
| SUMMERLIN RD | S OF UNINVERSITY DR | 66 | | | | | | 22000 | 24500 | 28000 | 30500 | | | |
| SUMMERLIN RD | S OF PARK MEADOWS | | 31600 | | | | | | | | | | | |
| SUMMERLIN RD | N OF PARK MEADOWS | 35 | | | | | 24700 | 26400 | 28100 | 29800 | 29000 | 31500 | | 3 |
| SUMMERLIN RD | N OF MAPLE DR | 405 | 34400 | 36300 | | | | | | | | | 9 | 3 |
| SUMMERLIN RD | N OF BOY SCOUT DR | 403 | 22200 | 21000 | 16600 | 16300 | | | | | | | 9 | 3 |
| SUMMERLIN RD | N OF MATTHEWS RD | 74 | | | | | | | 18100 | 19100 | 19700 | 19000 | | |
| SUMMERLIN RD | S OF COLONIAL BLVD | 411 | 23100 | 20600 | 16700 | 16800 | | | | 20000 | | | 14 | 3 |

# FDOT PEAK SEASON ADJUSTMENT FACTOR

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1249 PINE ISLAND, MATLACHA

MOCF: 0.81

| WEEK | DATES | SF | PSCF |
|---|---|---|---|
| 1 | 01/01/2016 - 01/02/2016 | 0.95 | 1.17 |
| 2 | 01/03/2016 - 01/09/2016 | 0.89 | 1.10 |
| * 3 | 01/10/2016 - 01/16/2016 | 0.84 | 1.04 |
| * 4 | 01/17/2016 - 01/23/2016 | 0.82 | 1.01 |
| * 5 | 01/24/2016 - 01/30/2016 | 0.81 | 1.00 |
| * 6 | 01/31/2016 - 02/06/2016 | 0.79 | 0.98 |
| * 7 | 02/07/2016 - 02/13/2016 | 0.78 | 0.96 |
| * 8 | 02/14/2016 - 02/20/2016 | 0.77 | 0.95 |
| * 9 | 02/21/2016 - 02/27/2016 | 0.77 | 0.95 |
| *10 | 02/28/2016 - 03/05/2016 | 0.78 | 0.96 |
| *11 | 03/06/2016 - 03/12/2016 | 0.78 | 0.96 |
| *12 | 03/13/2016 - 03/19/2016 | 0.79 | 0.98 |
| *13 | 03/20/2016 - 03/26/2016 | 0.82 | 1.01 |
| *14 | 03/27/2016 - 04/02/2016 | 0.86 | 1.06 |
| *15 | 04/03/2016 - 04/09/2016 | 0.89 | 1.10 |
| 16 | 04/10/2016 - 04/16/2016 | 0.93 | 1.15 |
| 17 | 04/17/2016 - 04/23/2016 | 0.96 | 1.19 |
| 18 | 04/24/2016 - 04/30/2016 | 0.99 | 1.22 |
| 19 | 05/01/2016 - 05/07/2016 | 1.03 | 1.27 |
| 20 | 05/08/2016 - 05/14/2016 | 1.06 | 1.31 |
| 21 | 05/15/2016 - 05/21/2016 | 1.10 | 1.36 |
| 22 | 05/22/2016 - 05/28/2016 | 1.12 | 1.38 |
| 23 | 05/29/2016 - 06/04/2016 | 1.15 | 1.42 |
| 24 | 06/05/2016 - 06/11/2016 | 1.18 | 1.46 |
| 25 | 06/12/2016 - 06/18/2016 | 1.21 | 1.49 |
| 26 | 06/19/2016 - 06/25/2016 | 1.21 | 1.49 |
| 27 | 06/26/2016 - 07/02/2016 | 1.22 | 1.51 |
| 28 | 07/03/2016 - 07/09/2016 | 1.22 | 1.51 |
| 29 | 07/10/2016 - 07/16/2016 | 1.23 | 1.52 |
| 30 | 07/17/2016 - 07/23/2016 | 1.23 | 1.52 |
| 31 | 07/24/2016 - 07/30/2016 | 1.24 | 1.53 |
| 32 | 07/31/2016 - 08/06/2016 | 1.25 | 1.54 |
| 33 | 08/07/2016 - 08/13/2016 | 1.26 | 1.56 |
| 34 | 08/14/2016 - 08/20/2016 | 1.27 | 1.57 |
| 35 | 08/21/2016 - 08/27/2016 | 1.26 | 1.56 |
| 36 | 08/28/2016 - 09/03/2016 | 1.26 | 1.56 |
| 37 | 09/04/2016 - 09/10/2016 | 1.26 | 1.56 |
| 38 | 09/11/2016 - 09/17/2016 | 1.26 | 1.56 |
| 39 | 09/18/2016 - 09/24/2016 | 1.23 | 1.52 |
| 40 | 09/25/2016 - 10/01/2016 | 1.20 | 1.48 |
| 41 | 10/02/2016 - 10/08/2016 | 1.17 | 1.44 |
| 42 | 10/09/2016 - 10/15/2016 | 1.14 | 1.41 |
| 43 | 10/16/2016 - 10/22/2016 | 1.11 | 1.37 |
| 44 | 10/23/2016 - 10/29/2016 | 1.08 | 1.33 |
| 45 | 10/30/2016 - 11/05/2016 | 1.06 | 1.31 |
| 46 | 11/06/2016 - 11/12/2016 | 1.03 | 1.27 |
| 47 | 11/13/2016 - 11/19/2016 | 1.01 | 1.25 |
| 48 | 11/20/2016 - 11/26/2016 | 0.99 | 1.22 |
| 49 | 11/27/2016 - 12/03/2016 | 0.98 | 1.21 |
| 50 | 12/04/2016 - 12/10/2016 | 0.96 | 1.19 |
| 51 | 12/11/2016 - 12/17/2016 | 0.95 | 1.17 |
| 52 | 12/18/2016 - 12/24/2016 | 0.89 | 1.10 |
| 53 | 12/25/2016 - 12/31/2016 | 0.84 | 1.04 |

* PEAK SEASON

# TURNING MOVEMENT COUNT

# PINE ISLAND ROAD

# @

# STRINGFELLOW ROAD

# Pine Island Rd & Stringfellow Rd

## 12-5-2017

### AM Count

**File Name:** Pine Island Rd & Stringfellow Rd AM
**Location:** Pine Island Center

**All Vehicles**

**Site Code:**
**Study Date:** 12/05/2017

| | Stringfellow Rd Southbound | | | | | Pine Island Rd Westbound | | | | | Stringfellow Rd Northbound | | | | | Pine Island Rd Eastbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Time | Right | Thru | Left | U-Turn | Appr Total | Right | Thru | Left | U-Turn | Appr Total | Right | Thru | Left | U-Turn | Appr Total | Right | Thru | Left | U-Turn | Appr Total | Int Total |
| 07:00 | 13 | 14 | 48 | 0 | 75 | 24 | 8 | 18 | 0 | 50 | 55 | 6 | 2 | 0 | 63 | 6 | 11 | 3 | 0 | 20 | 208 |
| 07:15 | 9 | 16 | 46 | 0 | 71 | 18 | 11 | 24 | 0 | 53 | 38 | 13 | 1 | 0 | 52 | 5 | 8 | 8 | 0 | 21 | 197 |
| 07:30 | 9 | 16 | 40 | 0 | 65 | 27 | 12 | 28 | 0 | 67 | 32 | 15 | 5 | 0 | 52 | 6 | 5 | 8 | 0 | 19 | 203 |
| 07:45 | 7 | 29 | 44 | 0 | 80 | 20 | 9 | 39 | 0 | 68 | 53 | 29 | 4 | 0 | 86 | 5 | 13 | 5 | 0 | 23 | 257 |
| Total | 38 | 75 | 178 | 0 | 291 | 89 | 40 | 109 | 0 | 238 | 178 | 63 | 12 | 0 | 253 | 22 | 37 | 24 | 0 | 83 | 865 |
| 08:00 | 7 | 35 | 43 | 0 | 85 | 33 | 6 | 41 | 0 | 80 | 44 | 26 | 7 | 0 | 77 | 4 | 7 | 10 | 0 | 21 | 263 |
| 08:15 | 10 | 25 | 44 | 0 | 79 | 44 | 15 | 40 | 0 | 99 | 51 | 21 | 6 | 0 | 78 | 2 | 12 | 5 | 0 | 19 | 275 |
| 08:30 | 8 | 35 | 56 | 0 | 99 | 20 | 15 | 43 | 0 | 78 | 38 | 35 | 5 | 0 | 78 | 6 | 12 | 9 | 0 | 27 | 282 |
| 08:45 | 13 | 37 | 38 | 0 | 88 | 30 | 13 | 38 | 0 | 81 | 58 | 32 | 5 | 0 | 95 | 11 | 4 | 9 | 0 | 24 | 288 |
| Total | 38 | 132 | 181 | 0 | 351 | 127 | 49 | 162 | 0 | 338 | 191 | 114 | 23 | 0 | 328 | 23 | 35 | 33 | 0 | 91 | 1108 |
| 09:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Total | 51 | 169 | 219 | 0 | 439 | 157 | 62 | 201 | 0 | 420 | 249 | 146 | 28 | 0 | 423 | 34 | 39 | 42 | 0 | 115 | 1397 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grand Total | 76 | 207 | 359 | 0 | 642 | 216 | 89 | 272 | 0 | 577 | 369 | 177 | 35 | 0 | 581 | 45 | 72 | 57 | 0 | 174 | 1974 |
| Appr % | 11.8 | 32.2 | 55.9 | 00.0 | | 37.4 | 15.4 | 47.1 | 00.0 | | 63.5 | 30.5 | 06.0 | 00.0 | | 25.9 | 41.4 | 32.8 | 00.0 | | |
| Total % | 03.9 | 10.5 | 18.2 | 00.0 | | 10.9 | 04.5 | 13.8 | 00.0 | | 18.7 | 09.0 | 01.8 | 00.0 | | 02.3 | 03.6 | 02.9 | 00.0 | | |
| % Trucks | 00.0 | 00.0 | 00.0 | - | 00.0 | 00.0 | 00.0 | 00.0 | - | 00.0 | 00.0 | 00.0 | 00.0 | - | 00.0 | 00.0 | 00.0 | 00.0 | - | 00.0 | 00.0 |
| AM Pk Hr | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 |
| AM Pk Vol | 38 | 132 | 181 | 0 | 351 | 127 | 49 | 162 | 0 | 338 | 191 | 114 | 23 | 0 | 328 | 23 | 35 | 33 | 0 | 91 | 1108 |
| AM PHF | 0.731 | 0.892 | 0.808 | NaN | 0.886 | 0.722 | 0.817 | 0.942 | NaN | 0.854 | 0.823 | 0.814 | 0.821 | NaN | 0.863 | 0.523 | 0.729 | 0.825 | NaN | 0.843 | 0.962 |


CountingCars.com

# Pine Island Rd & Stringfellow Rd

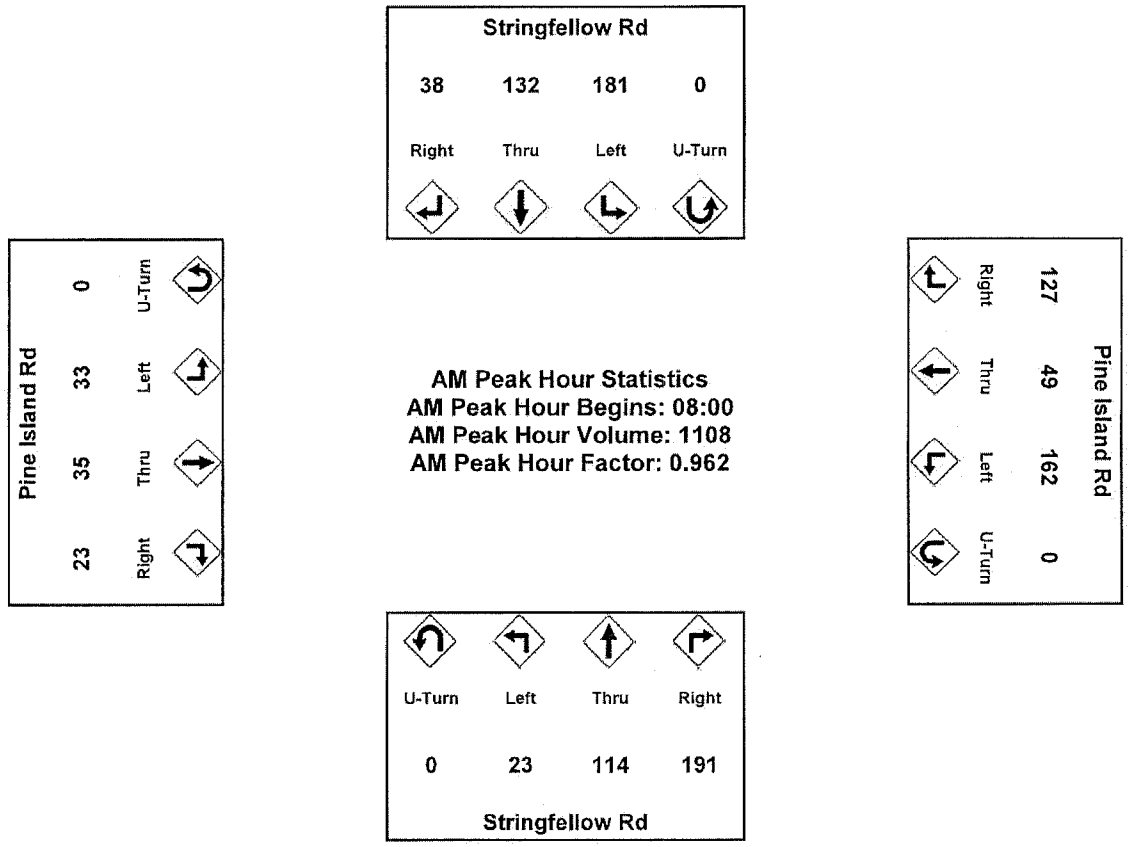
**12-5-2017**

**AM Count**

**File Name:** Pine Island Rd & Stringfellow Rd AM
**Location:** Pine Island Center

**All Vehicles**

**Site Code:**
**Study Date:** 12/05/2017






CountingCars.com

# Pine Island Rd @ Stringfellow Rd 12-5-2017 (PM)

**File Name:** Pine Island Rd @ Stringfellow Rd 12-5-2017 (PM)
**Location:** Pine Island Center

**All Vehicles**

**Site Code:**
**Study Date:** 12/05/2017

| | Stringfellow Rd Southbound | | | | | Pine Island Rd Westbound | | | | | Stringfellow Rd Northbound | | | | | Pine Island Rd Eastbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Time | Right | Thru | Left | U-Turn | Appr Total | Right | Thru | Left | U-Turn | Appr Total | Right | Thru | Left | U-Turn | Appr Total | Right | Thru | Left | U-Turn | Appr Total | Int Total |
| 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 4 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 4 |
| 16:00 | 6 | 17 | 33 | 0 | 56 | 50 | 10 | 56 | 0 | 116 | 47 | 27 | 3 | 0 | 77 | 3 | 8 | 8 | 0 | 19 | 268 |
| 16:15 | 4 | 26 | 37 | 0 | 67 | 31 | 7 | 34 | 0 | 72 | 42 | 35 | 2 | 0 | 79 | 2 | 9 | 4 | 0 | 15 | 233 |
| 16:30 | 2 | 38 | 35 | 0 | 75 | 40 | 9 | 46 | 0 | 95 | 39 | 23 | 1 | 0 | 63 | 2 | 7 | 3 | 0 | 12 | 245 |
| 16:45 | 9 | 24 | 42 | 0 | 75 | 67 | 10 | 56 | 0 | 133 | 50 | 41 | 2 | 0 | 93 | 4 | 3 | 7 | 0 | 14 | 315 |
| Total | 21 | 105 | 147 | 0 | 273 | 188 | 36 | 192 | 0 | 416 | 178 | 126 | 8 | 0 | 312 | 11 | 27 | 22 | 0 | 60 | 1061 |
| 17:00 | 7 | 40 | 34 | 0 | 81 | 49 | 5 | 38 | 0 | 92 | 48 | 35 | 4 | 0 | 87 | 2 | 6 | 14 | 0 | 22 | 282 |
| 17:15 | 5 | 37 | 56 | 0 | 98 | 51 | 10 | 56 | 0 | 117 | 56 | 41 | 4 | 0 | 101 | 4 | 13 | 3 | 0 | 20 | 336 |
| 17:30 | 11 | 31 | 36 | 0 | 78 | 48 | 14 | 57 | 0 | 119 | 41 | 39 | 4 | 0 | 84 | 8 | 10 | 10 | 0 | 28 | 309 |
| 17:45 | 1 | 30 | 25 | 0 | 56 | 45 | 10 | 62 | 0 | 117 | 28 | 30 | 6 | 0 | 64 | 5 | 11 | 6 | 0 | 22 | 259 |
| Total | 24 | 138 | 151 | 0 | 313 | 193 | 39 | 213 | 0 | 445 | 173 | 145 | 18 | 0 | 336 | 19 | 40 | 33 | 0 | 92 | 1186 |
| 18:00 | 0 | 0 | 1 | 0 | 1 | 3 | 1 | 2 | 0 | 6 | 1 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 9 |
| Total | 25 | 168 | 177 | 0 | 370 | 241 | 50 | 277 | 0 | 568 | 202 | 176 | 24 | 0 | 402 | 24 | 51 | 39 | 0 | 114 | 1454 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grand Total | 45 | 243 | 299 | 0 | 587 | 384 | 76 | 407 | 0 | 867 | 355 | 273 | 26 | 0 | 654 | 30 | 67 | 55 | 0 | 152 | 2260 |
| Appr % | 07.7 | 41.4 | 50.9 | 00.0 | | 44.3 | 08.8 | 46.9 | 00.0 | | 54.3 | 41.7 | 04.0 | 00.0 | | 19.7 | 44.1 | 36.2 | 00.0 | | |
| Total % | 02.0 | 10.8 | 13.2 | 00.0 | | 17.0 | 03.4 | 18.0 | 00.0 | | 15.7 | 12.1 | 01.2 | 00.0 | | 01.3 | 03.0 | 02.4 | 00.0 | | |
| % Trucks | 00.0 | 00.0 | 00.0 | - | 00.0 | 00.0 | 00.0 | 00.0 | - | 00.0 | 00.0 | 00.0 | 00.0 | - | 00.0 | 00.0 | 00.0 | 00.0 | - | 00.0 | 00.0 |
| PM Pk Hr | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 |
| PM Pk Vol | 32 | 132 | 168 | 0 | 332 | 215 | 39 | 207 | 0 | 461 | 195 | 156 | 14 | 0 | 365 | 18 | 32 | 34 | 0 | 84 | 1242 |

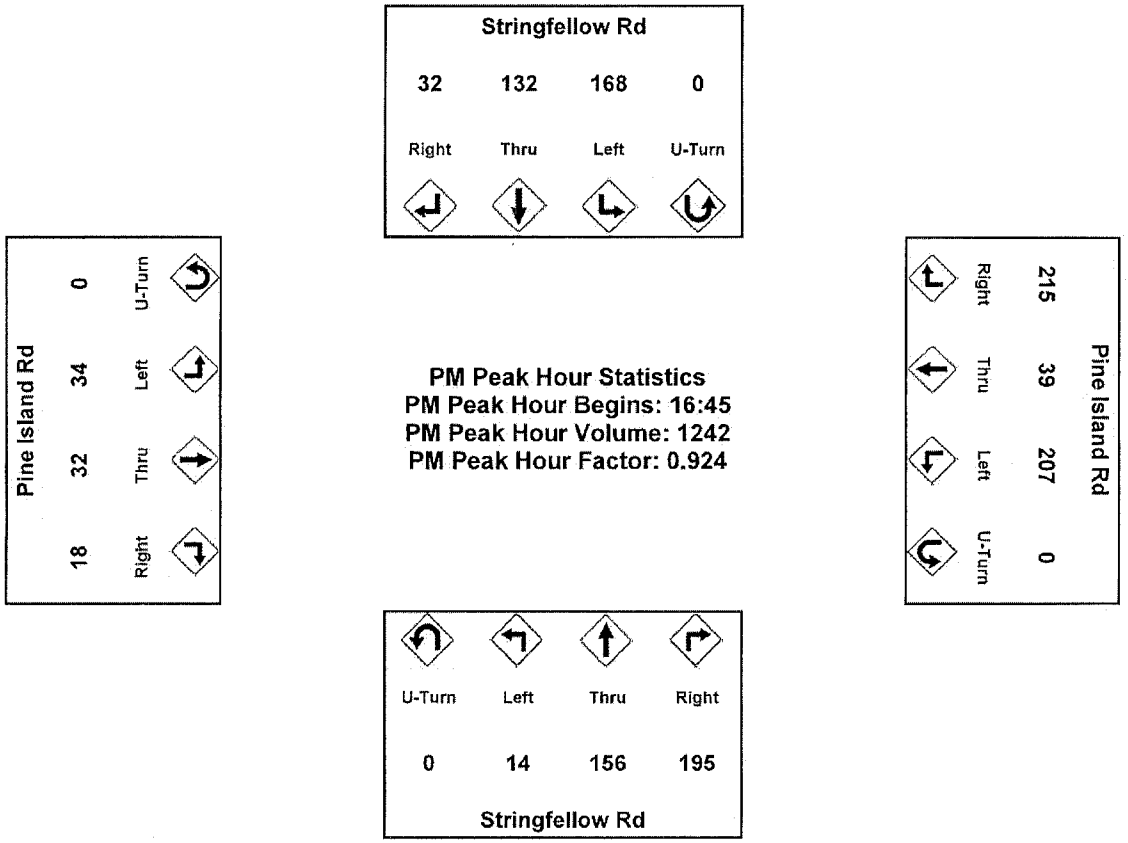

CountingCars.com

# Pine Island Rd @ Stringfellow Rd 12-5-2017 (PM)

**File Name:** Pine Island Rd @ Stringfellow Rd 12-5-2017
**Location:** Pine Island Center

**All Vehicles**

**Site Code:**
**Study Date:** 12/05/2017






CountingCars.com

# TURNING MOVEMENT COUNT

# STRINGFELLOW ROAD

# @

# NIKKIS LANE

# Stringfellow Rd @ Nikkis Ln 12-5-2017 (AM)

**File Name:** Stringfellow Rd @ Nikkis Ln 12-5-2017 (AM)
**Site Code:**
**Location:**
**All Vehicles**
**Study Date:** 12/05/2017

| | Stringfellow Rd Southbound | | | | | Nikkis Ln Westbound | | | | | Stringfellow Rd Northbound | | | | | Nikkis Ln Eastbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Time | Right | Thru | Left | U-Turn | Appr Total | Right | Thru | Left | U-Turn | Appr Total | Right | Thru | Left | U-Turn | Appr Total | Right | Thru | Left | U-Turn | Appr Total | Int Total |
| 07:00 | 0 | 34 | 1 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 0 | 0 | 63 | 5 | 0 | 0 | 0 | 5 | 103 |
| 07:15 | 0 | 41 | 1 | 0 | 42 | 0 | 0 | 0 | 0 | 0 | 1 | 56 | 1 | 0 | 58 | 2 | 0 | 1 | 0 | 3 | 103 |
| 07:30 | 0 | 50 | 0 | 0 | 50 | 0 | 0 | 1 | 0 | 1 | 1 | 54 | 3 | 0 | 58 | 1 | 0 | 1 | 0 | 2 | 111 |
| 07:45 | 3 | 72 | 2 | 0 | 77 | 0 | 0 | 3 | 0 | 3 | 2 | 89 | 0 | 0 | 91 | 4 | 0 | 4 | 0 | 8 | 179 |
| Total | 3 | 197 | 4 | 0 | 204 | 0 | 0 | 4 | 0 | 4 | 4 | 262 | 4 | 0 | 270 | 12 | 0 | 6 | 0 | 18 | 496 |
| 08:00 | 2 | 75 | 1 | 0 | 78 | 0 | 0 | 1 | 0 | 1 | 2 | 82 | 0 | 0 | 84 | 3 | 0 | 0 | 0 | 3 | 166 |
| 08:15 | 0 | 62 | 0 | 0 | 62 | 4 | 0 | 1 | 0 | 5 | 1 | 74 | 1 | 0 | 76 | 2 | 0 | 3 | 0 | 5 | 148 |
| 08:30 | 0 | 94 | 2 | 0 | 96 | 0 | 0 | 0 | 0 | 0 | 1 | 87 | 4 | 0 | 92 | 1 | 0 | 0 | 0 | 1 | 189 |
| 08:45 | 2 | 85 | 4 | 0 | 91 | 1 | 0 | 2 | 0 | 3 | 1 | 89 | 2 | 0 | 92 | 3 | 0 | 1 | 0 | 4 | 190 |
| Total | 4 | 316 | 7 | 0 | 327 | 5 | 0 | 4 | 0 | 9 | 5 | 332 | 7 | 0 | 344 | 9 | 0 | 4 | 0 | 13 | 693 |
| 09:00 | 0 | 3 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 5 |
| Total | 6 | 404 | 11 | 0 | 421 | 6 | 0 | 6 | 0 | 12 | 6 | 423 | 9 | 0 | 438 | 12 | 0 | 5 | 0 | 17 | 888 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grand Total | 7 | 516 | 11 | 0 | 534 | 5 | 0 | 8 | 0 | 13 | 9 | 596 | 11 | 0 | 616 | 21 | 0 | 10 | 0 | 31 | 1194 |
| Appr % | 01.3 | 96.6 | 02.1 | 00.0 | | 38.5 | 00.0 | 61.5 | 00.0 | | 01.5 | 96.8 | 01.8 | 00.0 | | 67.7 | 00.0 | 32.3 | 00.0 | | |
| Total % | 00.6 | 43.2 | 00.9 | 00.0 | | 00.4 | 00.0 | 00.7 | 00.0 | | 00.8 | 49.9 | 00.9 | 00.0 | | 01.8 | 00.0 | 00.8 | 00.0 | | |
| % Trucks | 00.0 | 00.0 | 00.0 | - | 00.0 | 00.0 | - | 00.0 | - | 00.0 | 00.0 | 00.0 | 00.0 | - | 00.0 | 00.0 | - | 00.0 | - | 00.0 | 00.0 |
| AM Pk Hr | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 |
| AM Pk Vol | 4 | 316 | 7 | 0 | 327 | 5 | 0 | 4 | 0 | 9 | 5 | 332 | 7 | 0 | 344 | 9 | 0 | 4 | 0 | 13 | 693 |
| AM PHF | 0.500 | 0.840 | 0.438 | NaN | 0.852 | 0.313 | NaN | 0.500 | NaN | 0.450 | 0.625 | 0.933 | 0.438 | NaN | 0.935 | 0.750 | NaN | 0.333 | NaN | 0.650 | 0.912 |

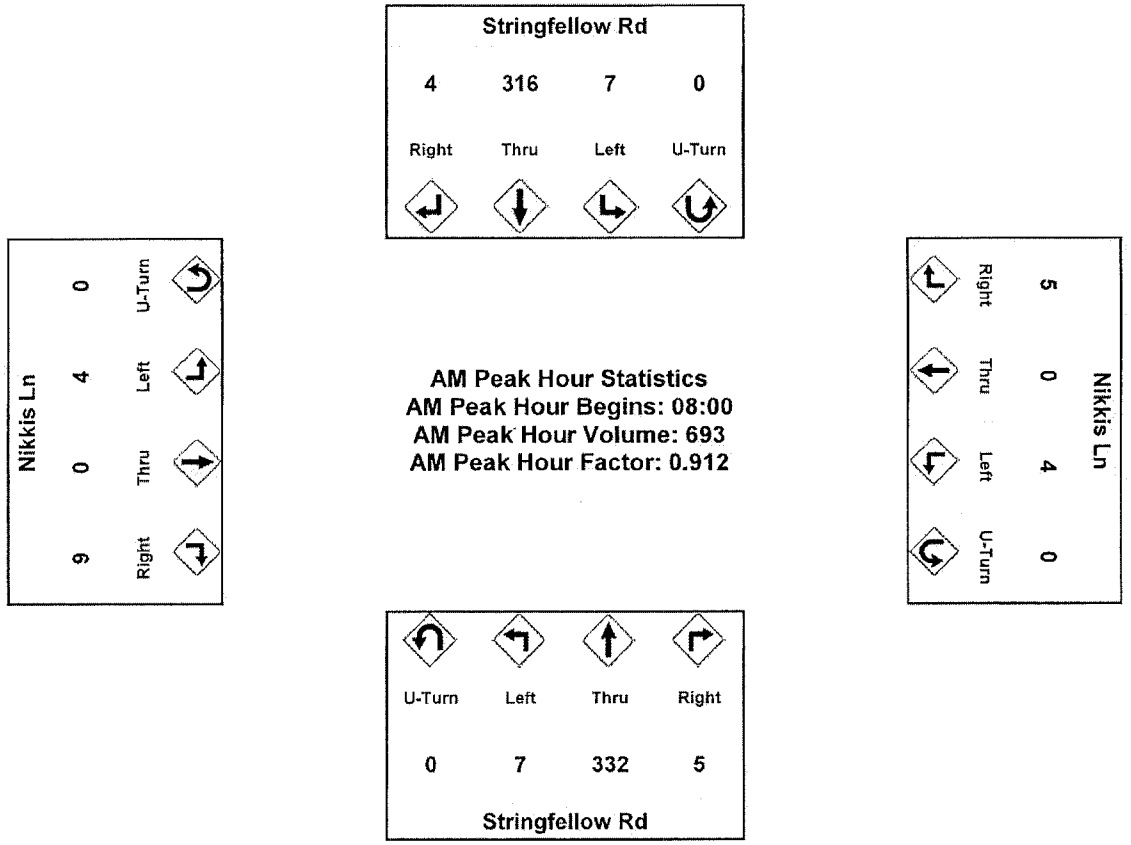

CountingCars.com

# Stringfellow Rd @ Nikkis Ln 12-5-2017 (AM)

**File Name:** Stringfellow Rd @ Nikkis Ln 12-5-2017 (AM)
**Location:**

**All Vehicles**

**Site Code:**
**Study Date:** 12/05/2017






CountingCars.com

# Stringfellow Rd @ Nikkis Ln 12-5-2017 (PM)

**File Name:** Stringfellow Rd @ Nikkis Ln 12-5-2017 (PM) **Site Code:**

**Location:** Pine Island Center **All Vehicles** **Study Date:** 12/05/2017

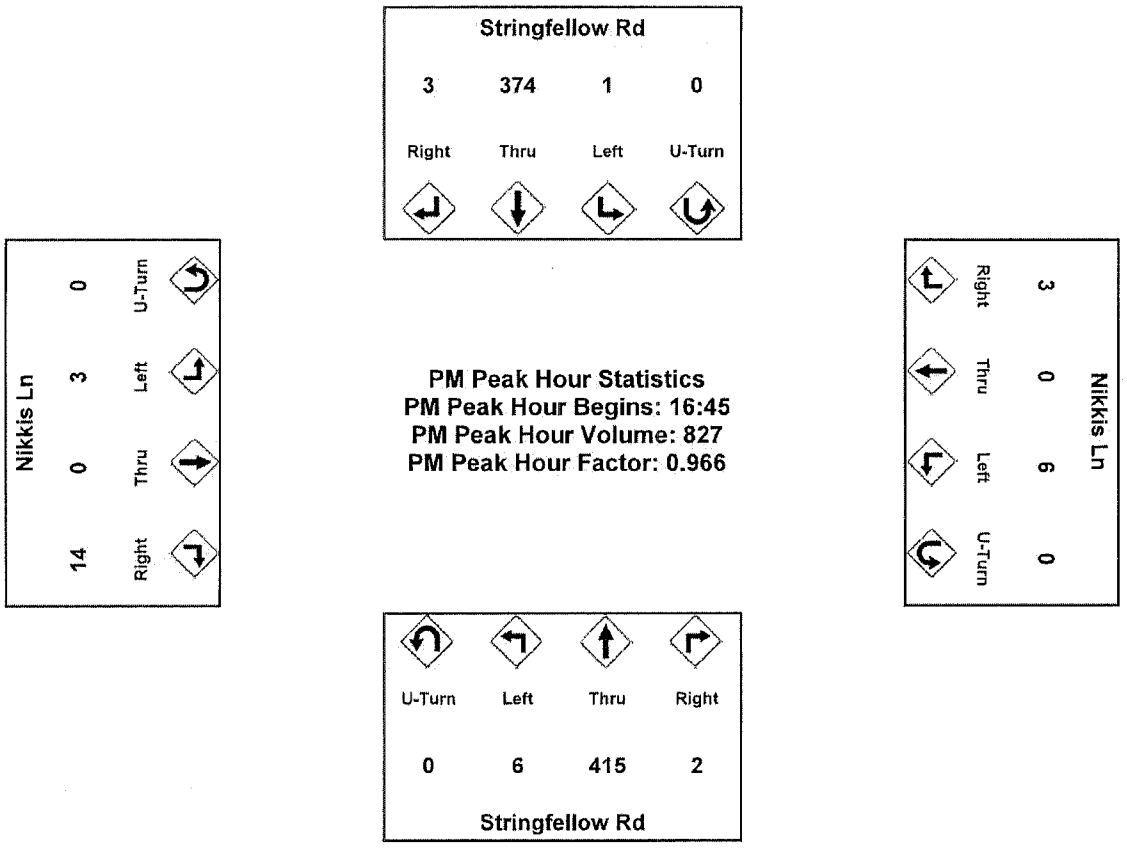
| | Stringfellow Rd Southbound | | | | | Nikkis Ln Westbound | | | | | Stringfellow Rd Northbound | | | | | Nikkis Ln Eastbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Time | Right | Thru | Left | U-Turn | Appr Total | Right | Thru | Left | U-Turn | Appr Total | Right | Thru | Left | U-Turn | Appr Total | Right | Thru | Left | U-Turn | Appr Total | Int Total |
| 16:00 | 1 | 91 | 0 | 0 | 92 | 1 | 0 | 0 | 0 | 1 | 2 | 101 | 1 | 0 | 104 | 6 | 0 | 2 | 0 | 8 | 205 |
| 16:15 | 0 | 90 | 0 | 0 | 90 | 2 | 0 | 2 | 0 | 4 | 2 | 88 | 2 | 0 | 92 | 1 | 0 | 0 | 0 | 1 | 187 |
| 16:30 | 1 | 106 | 0 | 0 | 107 | 0 | 0 | 1 | 0 | 1 | 0 | 85 | 0 | 0 | 85 | 2 | 0 | 0 | 0 | 2 | 195 |
| 16:45 | 1 | 94 | 0 | 0 | 95 | 1 | 0 | 3 | 0 | 4 | 0 | 100 | 0 | 0 | 100 | 3 | 0 | 3 | 0 | 6 | 205 |
| Total | 3 | 381 | 0 | 0 | 384 | 4 | 0 | 6 | 0 | 10 | 4 | 374 | 3 | 0 | 381 | 12 | 0 | 5 | 0 | 17 | 792 |
| 17:00 | 1 | 92 | 0 | 0 | 93 | 1 | 0 | 1 | 0 | 2 | 0 | 115 | 2 | 0 | 117 | 2 | 0 | 0 | 0 | 2 | 214 |
| 17:15 | 1 | 89 | 0 | 0 | 90 | 0 | 0 | 1 | 0 | 1 | 1 | 101 | 1 | 0 | 103 | 6 | 0 | 0 | 0 | 6 | 200 |
| 17:30 | 0 | 99 | 1 | 0 | 100 | 1 | 0 | 1 | 0 | 2 | 1 | 99 | 3 | 0 | 103 | 3 | 0 | 0 | 0 | 3 | 208 |
| 17:45 | 1 | 89 | 0 | 0 | 90 | 1 | 0 | 3 | 0 | 4 | 1 | 74 | 3 | 0 | 78 | 3 | 0 | 0 | 0 | 3 | 175 |
| Total | 3 | 369 | 1 | 0 | 373 | 3 | 0 | 6 | 0 | 9 | 3 | 389 | 9 | 0 | 401 | 14 | 0 | 0 | 0 | 14 | 797 |
| 18:00 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 9 |
| Total | 4 | 463 | 1 | 0 | 468 | 4 | 0 | 9 | 0 | 13 | 4 | 467 | 12 | 0 | 483 | 17 | 0 | 0 | 0 | 17 | 981 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grand Total | 6 | 755 | 1 | 0 | 762 | 7 | 0 | 12 | 0 | 19 | 7 | 767 | 12 | 0 | 786 | 26 | 0 | 5 | 0 | 31 | 1598 |
| Appr % | 00.8 | 99.1 | 00.1 | 00.0 | | 36.8 | 00.0 | 63.2 | 00.0 | | 00.9 | 97.6 | 01.5 | 00.0 | | 83.9 | 00.0 | 16.1 | 00.0 | | |
| Total % | 00.4 | 47.2 | 00.1 | 00.0 | | 00.4 | 00.0 | 00.8 | 00.0 | | 00.4 | 48.0 | 00.8 | 00.0 | | 01.6 | 00.0 | 00.3 | 00.0 | | |
| % Trucks | 00.0 | 00.0 | 00.0 | - | 00.0 | 00.0 | - | 00.0 | - | 00.0 | 00.0 | 00.0 | 00.0 | - | 00.0 | 00.0 | - | 00.0 | - | 00.0 | 00.0 |
| PM Pk Hr | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 | 16:45 |
| PM Pk Vol | 3 | 374 | 1 | 0 | 378 | 3 | 0 | 6 | 0 | 9 | 2 | 415 | 6 | 0 | 423 | 14 | 0 | 3 | 0 | 17 | 827 |
| PM PHF | 0.750 | 0.944 | 0.250 | NaN | 0.945 | 0.750 | NaN | 0.500 | NaN | 0.563 | 0.500 | 0.902 | 0.500 | NaN | 0.904 | 0.583 | NaN | 0.250 | NaN | 0.708 | 0.966 |

# Stringfellow Rd @ Nikkis Ln 12-5-2017 (PM)

**File Name:** Stringfellow Rd @ Nikkis Ln 12-5-2017 (PM)
**Location:** Pine Island Center

**All Vehicles**

**Site Code:**
**Study Date:** 12/05/2017






CountingCars.com

# DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

# Development of Future Year Background Turning Volumes

| | |
|---|---|
| Intersection | **PINE ISLAND ROAD @ STRINGFELLOW ROAD** |
| Count Date | December 05, 2017 |
| Build-Out Year | 2022 |

**AM Peak Hour (8:00 - 9:00 AM)**

| | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RAW Turning Movement Counts | 23 | 114 | 191 | 181 | 132 | 38 | 33 | 35 | 23 | 162 | 49 | 127 |
| Peak Season Correction Factor | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 |
| Current Peak Season Volumes | 27 | 136 | 227 | 215 | 157 | 45 | 39 | 42 | 27 | 193 | 58 | 151 |
| Growth Rate | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |
| Years to Build-out | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 2022 Background Turning Volumes | **29** | **147** | **246** | **233** | **170** | **49** | **42** | **45** | **29** | **209** | **63** | **163** |
| 7-Eleven Turning Volumes | | | | 44 | | | | 6 | | -27 | 5 | 20 |
| 2022 Background + Project | **29** | **147** | **246** | **277** | **170** | **49** | **42** | **51** | **29** | **182** | **68** | **183** |

**PM Peak Hour (4:45- 5:45 PM)**

| | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RAW Turning Movement Counts | 14 | 156 | 195 | 168 | 132 | 32 | 34 | 32 | 18 | 207 | 39 | 215 |
| Peak Season Correction Factor | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 |
| Current Peak Season Volumes | 17 | 186 | 232 | 200 | 157 | 38 | 40 | 38 | 21 | 246 | 46 | 256 |
| Growth Rate | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |
| Years to Build-out | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 2022 Background Turning Volumes | **18** | **201** | **251** | **216** | **170** | **41** | **43** | **41** | **23** | **266** | **50** | **277** |
| 7-Eleven Turning Volumes | | | | 31 | | | | 4 | | -27 | 5 | 21 |
| 2022 Background + Project | **18** | **201** | **251** | **247** | **170** | **41** | **43** | **45** | **23** | **239** | **55** | **298** |

# Development of Future Year Background Turning Volumes

| | |
|---|---|
| Intersection | **STRINGFELLOW ROAD @ NIKKIS LANE** |
| Count Date | December 05, 2017 |
| Build-Out Year | 2022 |

**AM Peak Hour (8:00 - 9:00 AM)**

| | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RAW Turning Movement Counts | 7 | 332 | 5 | 7 | 316 | 4 | 4 | 0 | 9 | 4 | 0 | 5 |
| Peak Season Correction Factor | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 |
| Current Peak Season Volumes | 8 | 395 | 6 | 8 | 376 | 5 | 5 | 0 | 11 | 5 | 0 | 6 |
| Growth Rate | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |
| Years to Build-out | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 2022 Background Turning Volumes | **9** | **428** | **6** | **9** | **407** | **5** | **5** | **0** | **12** | **5** | **0** | **6** |
| 7-Eleven Turning Volumes | | | 51 | | | | | | | 61 | | |
| 2022 Background + Project | **9** | **428** | **57** | **9** | **407** | **5** | **5** | **0** | **12** | **66** | **0** | **6** |

**PM Peak Hour (4:45- 5:45 PM)**

| | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RAW Turning Movement Counts | 6 | 415 | 2 | 1 | 374 | 3 | 3 | 0 | 14 | 6 | 0 | 3 |
| Peak Season Correction Factor | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 |
| Current Peak Season Volumes | 7 | 494 | 2 | 1 | 445 | 4 | 4 | 0 | 17 | 7 | 0 | 4 |
| Growth Rate | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |
| Years to Build-out | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 2022 Background Turning Volumes | **8** | **535** | **2** | **1** | **482** | **4** | **4** | **0** | **18** | **8** | **0** | **4** |
| 7-Eleven Turning Volumes | | | 36 | | | | | | | 65 | | |
| 2022 Background + Project | **8** | **535** | **38** | **1** | **482** | **4** | **4** | **0** | **18** | **73** | **0** | **4** |

# YEAR 2022 INTERSECTION ANALYSIS

# HCS SUMMARY SHEETS

# PINE ISLAND ROAD

# @

# STRINGFELLOW ROAD

# 2022 AM PEAK HOUR ANALYSIS

# HCS7 All-Way Stop Control Report

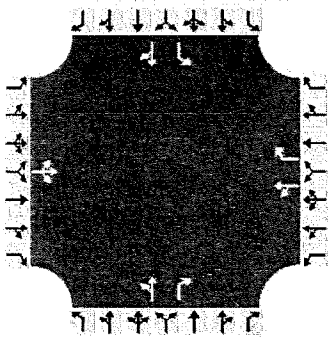
## General Information

| | |
|---|---|
| Analyst | YB |
| Agency/Co. | TR Transportation Cons. |
| Date Performed | 12/11/2017 |
| Analysis Year | 2022 |
| Analysis Time Period (hrs) | 1.00 |
| Time Analyzed | AM Peak Hour Background |
| Project Description | F1711.14 |

## Site Information

| | |
|---|---|
| Intersection | Pine Island/Stringfellow |
| Jurisdiction | Lee County |
| East/West Street | Pine Island Rd |
| North/South Street | Stringfellow Rd |
| Peak Hour Factor | 0.96 |

## Lanes



## Vehicle Volume and Adjustments

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Volume | 42 | 45 | 29 | 209 | 63 | 163 | 29 | 147 | 246 | 233 | 170 | 49 |
| % Thrus in Shared Lane | | | | | | | | | | | | |
| Lane | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 |
| Configuration | LTR | | | LT | R | | LT | R | | L | TR | |
| Flow Rate, v (veh/h) | 121 | | | 283 | 170 | | 183 | 256 | | 243 | 228 | |
| Percent Heavy Vehicles | 2 | | | 2 | 2 | | 2 | 2 | | 2 | 2 | |

## Departure Headway and Service Time

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Initial Departure Headway, hd (s) | 3.20 | | | 3.20 | 3.20 | | 3.20 | 3.20 | | 3.20 | 3.20 | |
| Initial Degree of Utilization, x | 0.107 | | | 0.252 | 0.151 | | 0.163 | 0.228 | | 0.216 | 0.203 | |
| Final Departure Headway, hd (s) | 7.91 | | | 7.80 | 6.71 | | 7.50 | 6.70 | | 7.82 | 7.15 | |
| Final Degree of Utilization, x | 0.266 | | | 0.614 | 0.316 | | 0.382 | 0.477 | | 0.527 | 0.453 | |
| Move-Up Time, m (s) | 2.0 | | | 2.3 | 2.3 | | 2.3 | 2.3 | | 2.3 | 2.3 | |
| Service Time, ts (s) | 5.91 | | | 5.50 | 4.41 | | 5.20 | 4.40 | | 5.52 | 4.85 | |

## Capacity, Delay and Level of Service

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | 121 | | | 283 | 170 | | 183 | 256 | | 243 | 228 | |
| Capacity | 455 | | | 461 | 537 | | 480 | 537 | | 460 | 503 | |
| 95% Queue Length, $Q_{95}$ (veh) | 1.1 | | | 4.5 | 1.4 | | 1.8 | 2.7 | | 3.3 | 2.4 | |
| Control Delay (s/veh) | 13.8 | | | 22.7 | 12.5 | | 14.8 | 15.5 | | 19.2 | 15.7 | |
| Level of Service, LOS | B | | | C | B | | B | C | | C | C | |
| Approach Delay (s/veh) | 13.8 | | | 18.9 | | | 15.2 | | | 17.5 | | |
| Approach LOS | B | | | C | | | C | | | C | | |
| Intersection Delay, s/veh \| LOS | 16.9 | | | | | | C | | | | | |

Copyright © 2017 University of Florida. All Rights Reserved.

# HCS7 All-Way Stop Control Report

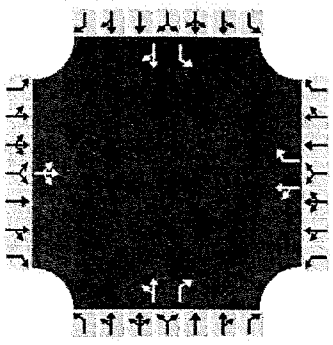
## General Information

| | |
|---|---|
| Analyst | YB |
| Agency/Co. | TR Transportation Cons. |
| Date Performed | 12/11/2017 |
| Analysis Year | 2022 |
| Analysis Time Period (hrs) | 1.00 |
| Time Analyzed | AM Peak Hour W/ Project |
| Project Description | F1711.14 |

## Site Information

| | |
|---|---|
| Intersection | Pine Island/Stringfellow |
| Jurisdiction | Lee County |
| East/West Street | Pine Island Rd |
| North/South Street | Stringfellow Rd |
| Peak Hour Factor | 0.96 |

## Lanes



## Vehicle Volume and Adjustments

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Volume | 42 | 51 | 29 | 182 | 68 | 183 | 29 | 147 | 246 | 277 | 170 | 49 |
| % Thrus in Shared Lane | | | | | | | | | | | | |
| Lane | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 |
| Configuration | LTR | | | LT | R | | LT | R | | L | TR | |
| Flow Rate, v (veh/h) | 127 | | | 260 | 191 | | 183 | 256 | | 289 | 228 | |
| Percent Heavy Vehicles | 2 | | | 2 | 2 | | 2 | 2 | | 2 | 2 | |

## Departure Headway and Service Time

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Initial Departure Headway, hd (s) | 3.20 | | | 3.20 | 3.20 | | 3.20 | 3.20 | | 3.20 | 3.20 | |
| Initial Degree of Utilization, x | 0.113 | | | 0.231 | 0.169 | | 0.163 | 0.228 | | 0.256 | 0.203 | |
| Final Departure Headway, hd (s) | 8.03 | | | 7.94 | 6.86 | | 7.62 | 6.82 | | 7.86 | 7.19 | |
| Final Degree of Utilization, x | 0.283 | | | 0.574 | 0.363 | | 0.388 | 0.485 | | 0.630 | 0.455 | |
| Move-Up Time, m (s) | 2.0 | | | 2.3 | 2.3 | | 2.3 | 2.3 | | 2.3 | 2.3 | |
| Service Time, ts (s) | 6.03 | | | 5.64 | 4.56 | | 5.32 | 4.52 | | 5.56 | 4.89 | |

## Capacity, Delay and Level of Service

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | 127 | | | 260 | 191 | | 183 | 256 | | 289 | 228 | |
| Capacity | 448 | | | 454 | 525 | | 473 | 528 | | 458 | 501 | |
| 95% Queue Length, $Q_{95}$ (veh) | 1.2 | | | 3.9 | 1.7 | | 1.9 | 2.8 | | 4.8 | 2.5 | |
| Control Delay (s/veh) | 14.2 | | | 21.2 | 13.5 | | 15.1 | 15.9 | | 23.7 | 15.9 | |
| Level of Service, LOS | B | | | C | B | | C | C | | C | C | |
| Approach Delay (s/veh) | 14.2 | | | 17.9 | | | 15.6 | | | 20.2 | | |
| Approach LOS | B | | | C | | | C | | | C | | |
| Intersection Delay, s/veh \| LOS | 17.7 | | | | | | C | | | | | |

Copyright © 2018 University of Florida. All Rights Reserved.

# 2022 PM PEAK HOUR ANALYSIS

# HCS7 All-Way Stop Control Report

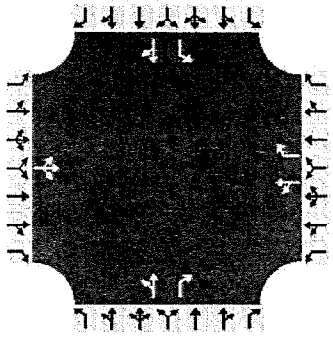
## General Information

| | |
|---|---|
| Analyst | YB |
| Agency/Co. | TR Transportation Cons. |
| Date Performed | 12/11/2017 |
| Analysis Year | 2022 |
| Analysis Time Period (hrs) | 1.00 |
| Time Analyzed | PM Peak Hour Background |
| Project Description | F1711.14 |

## Site Information

| | |
|---|---|
| Intersection | Pine Island/Stringfellow |
| Jurisdiction | Lee County |
| East/West Street | Pine Island Rd |
| North/South Street | Stringfellow Rd |
| Peak Hour Factor | 0.92 |

## Lanes



## Vehicle Volume and Adjustments

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Volume | 43 | 41 | 23 | 266 | 50 | 277 | 18 | 201 | 251 | 216 | 170 | 41 |
| % Thrus in Shared Lane | | | | | | | | | | | | |
| Lane | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 |
| Configuration | LTR | | | LT | R | | LT | R | | L | TR | |
| Flow Rate, v (veh/h) | 116 | | | 343 | 301 | | 238 | 273 | | 235 | 229 | |
| Percent Heavy Vehicles | 2 | | | 2 | 2 | | 2 | 2 | | 2 | 2 | |

## Departure Headway and Service Time

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Initial Departure Headway, hd (s) | 3.20 | | | 3.20 | 3.20 | | 3.20 | 3.20 | | 3.20 | 3.20 | |
| Initial Degree of Utilization, x | 0.103 | | | 0.305 | 0.268 | | 0.212 | 0.243 | | 0.209 | 0.204 | |
| Final Departure Headway, hd (s) | 8.54 | | | 8.15 | 7.02 | | 8.03 | 7.27 | | 8.52 | 7.87 | |
| Final Degree of Utilization, x | 0.276 | | | 0.778 | 0.587 | | 0.531 | 0.551 | | 0.556 | 0.501 | |
| Move-Up Time, m (s) | 2.0 | | | 2.3 | 2.3 | | 2.3 | 2.3 | | 2.3 | 2.3 | |
| Service Time, ts (s) | 6.54 | | | 5.85 | 4.72 | | 5.73 | 4.97 | | 6.22 | 5.57 | |

## Capacity, Delay and Level of Service

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | 116 | | | 343 | 301 | | 238 | 273 | | 235 | 229 | |
| Capacity | 421 | | | 442 | 513 | | 448 | 495 | | 422 | 457 | |
| 95% Queue Length, $Q_{95}$ (veh) | 1.1 | | | 8.9 | 4.1 | | 3.3 | 3.6 | | 3.6 | 2.9 | |
| Control Delay (s/veh) | 14.8 | | | 37.6 | 19.6 | | 19.7 | 18.8 | | 21.8 | 18.4 | |
| Level of Service, LOS | B | | | E | C | | C | C | | C | C | |
| Approach Delay (s/veh) | 14.8 | | | 29.2 | | | 19.2 | | | 20.1 | | |
| Approach LOS | B | | | D | | | C | | | C | | |
| Intersection Delay, s/veh \| LOS | 22.9 | | | | | | C | | | | | |

Copyright © 2017 University of Florida. All Rights Reserved.

# HCS7 All-Way Stop Control Report

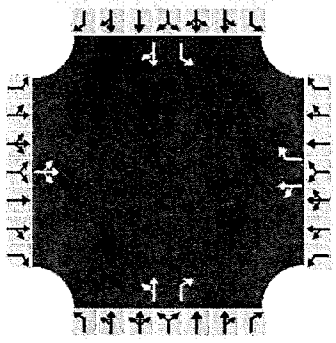
## General Information

| | |
|---|---|
| Analyst | YB |
| Agency/Co. | TR Transportation Cons. |
| Date Performed | 12/11/2017 |
| Analysis Year | 2022 |
| Analysis Time Period (hrs) | 1.00 |
| Time Analyzed | PM Peak Hour W/ Project |
| Project Description | F1711.14 |

## Site Information

| | |
|---|---|
| Intersection | Pine Island/Stringfellow |
| Jurisdiction | Lee County |
| East/West Street | Pine Island Rd |
| North/South Street | Stringfellow Rd |
| Peak Hour Factor | 0.92 |

## Lanes



## Vehicle Volume and Adjustments

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Volume | 43 | 45 | 23 | 239 | 55 | 298 | 18 | 201 | 251 | 247 | 170 | 41 |
| % Thrus in Shared Lane | | | | | | | | | | | | |
| Lane | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 |
| Configuration | LTR | | | LT | R | | LT | R | | L | TR | |
| Flow Rate, v (veh/h) | 121 | | | 320 | 324 | | 238 | 273 | | 268 | 229 | |
| Percent Heavy Vehicles | 2 | | | 2 | 2 | | 2 | 2 | | 2 | 2 | |

## Departure Headway and Service Time

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Initial Departure Headway, hd (s) | 3.20 | | | 3.20 | 3.20 | | 3.20 | 3.20 | | 3.20 | 3.20 | |
| Initial Degree of Utilization, x | 0.107 | | | 0.284 | 0.288 | | 0.212 | 0.243 | | 0.239 | 0.204 | |
| Final Departure Headway, hd (s) | 8.64 | | | 8.26 | 7.13 | | 8.13 | 7.37 | | 8.56 | 7.90 | |
| Final Degree of Utilization, x | 0.290 | | | 0.733 | 0.642 | | 0.537 | 0.558 | | 0.638 | 0.503 | |
| Move-Up Time, m (s) | 2.0 | | | 2.3 | 2.3 | | 2.3 | 2.3 | | 2.3 | 2.3 | |
| Service Time, ts (s) | 6.64 | | | 5.96 | 4.83 | | 5.83 | 5.07 | | 6.26 | 5.60 | |

## Capacity, Delay and Level of Service

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | 121 | | | 320 | 324 | | 238 | 273 | | 268 | 229 | |
| Capacity | 417 | | | 436 | 505 | | 443 | 489 | | 421 | 456 | |
| 95% Queue Length, $Q_{95}$ (veh) | 1.2 | | | 7.3 | 5.1 | | 3.4 | 3.7 | | 5.0 | 3.0 | |
| Control Delay (s/veh) | 15.2 | | | 32.6 | 22.4 | | 20.2 | 19.3 | | 26.0 | 18.5 | |
| Level of Service, LOS | C | | | D | C | | C | C | | D | C | |
| Approach Delay (s/veh) | 15.2 | | | 27.5 | | | 19.7 | | | 22.6 | | |
| Approach LOS | C | | | D | | | C | | | C | | |
| Intersection Delay, s/veh \| LOS | 23.0 | | | | | | C | | | | | |

Copyright © 2018 University of Florida. All Rights Reserved.

# STRINGFELLOW ROAD

# @

# NIKKIS LANE

# 2022 AM PEAK HOUR ANALYSIS

# HCS7 Two-Way Stop-Control Report

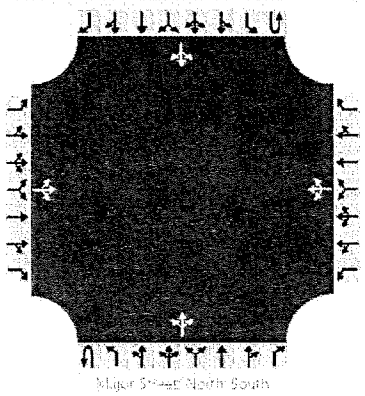
## General Information

| | |
|---|---|
| Analyst | YB |
| Agency/Co. | TR Transportation Cons. |
| Date Performed | 12/11/2017 |
| Analysis Year | 2022 |
| Time Analyzed | AM Peak Hour Background |
| Intersection Orientation | North-South |
| Project Description | F1711.14 |

## Site Information

| | |
|---|---|
| Intersection | Stringfellow Rd/Nikkis Ln |
| Jurisdiction | Lee County |
| East/West Street | Nikkis Ln/Sunset Ln |
| North/South Street | Stringfellow Rd |
| Peak Hour Factor | 0.91 |
| Analysis Time Period (hrs) | 1.00 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume, V (veh/h) | | 5 | 0 | 12 | | 5 | 0 | 6 | | 9 | 428 | 6 | | 9 | 407 | 5 |
| Percent Heavy Vehicles (%) | | 3 | 3 | 3 | | 3 | 3 | 3 | | 3 | | | | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | No | | | | No | | | | No | | | | No | | |
| Median Type/Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.13 | 6.53 | 6.23 | | 7.13 | 6.53 | 6.23 | | 4.13 | | | | 4.13 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.53 | 4.03 | 3.33 | | 3.53 | 4.03 | 3.33 | | 2.23 | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 18 | | | | 12 | | | 10 | | | | 10 | | |
| Capacity, c (veh/h) | | | 413 | | | | 349 | | | 1102 | | | | 1079 | | |
| v/c Ratio | | | 0.04 | | | | 0.03 | | | 0.01 | | | | 0.01 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.1 | | | | 0.1 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 14.1 | | | | 15.7 | | | 8.3 | | | | 8.4 | | |
| Level of Service, LOS | | | B | | | | C | | | A | | | | A | | |
| Approach Delay (s/veh) | | 14.1 | | | | 15.7 | | | | 0.3 | | | | 0.3 | | |
| Approach LOS | | B | | | | C | | | | | | | | | | |

Copyright © 2017 University of Florida. All Rights Reserved.

# HCS7 Two-Way Stop-Control Report

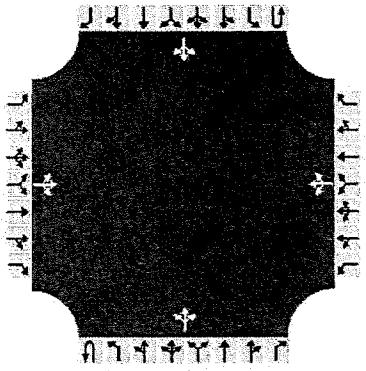
## General Information

| | |
|---|---|
| Analyst | YB |
| Agency/Co. | TR Transportation Cons. |
| Date Performed | 12/11/2017 |
| Analysis Year | 2022 |
| Time Analyzed | AM Peak Hour W/ Project |
| Intersection Orientation | North-South |
| Project Description | F1711.14 |

## Site Information

| | |
|---|---|
| Intersection | Stringfellow Rd/Nikkis Ln |
| Jurisdiction | Lee County |
| East/West Street | Nikkis Ln/Sunset Ln |
| North/South Street | Stringfellow Rd |
| Peak Hour Factor | 0.91 |
| Analysis Time Period (hrs) | 1.00 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume, V (veh/h) | | 5 | 0 | 12 | | 66 | 0 | 6 | | 9 | 428 | 57 | | 9 | 407 | 5 |
| Percent Heavy Vehicles (%) | | 3 | 3 | 3 | | 3 | 3 | 3 | | 3 | | | | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | No | | | | No | | | | No | | | | No | | |
| Median Type/Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.13 | 6.53 | 6.23 | | 7.13 | 6.53 | 6.23 | | 4.13 | | | | 4.13 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.53 | 4.03 | 3.33 | | 3.53 | 4.03 | 3.33 | | 2.23 | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 18 | | | | 80 | | | 10 | | | | 10 | | |
| Capacity, c (veh/h) | | | 404 | | | | 225 | | | 1102 | | | | 1029 | | |
| v/c Ratio | | | 0.04 | | | | 0.36 | | | 0.01 | | | | 0.01 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.1 | | | | 1.6 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 14.3 | | | | 29.8 | | | 8.3 | | | | 8.5 | | |
| Level of Service, LOS | | | B | | | | D | | | A | | | | A | | |
| Approach Delay (s/veh) | | 14.3 | | | | 29.8 | | | | 0.3 | | | | 0.3 | | |
| Approach LOS | | B | | | | D | | | | | | | | | | |

Copyright © 2018 University of Florida. All Rights Reserved.

# 2022 PM PEAK HOUR ANALYSIS

# HCS7 Two-Way Stop-Control Report

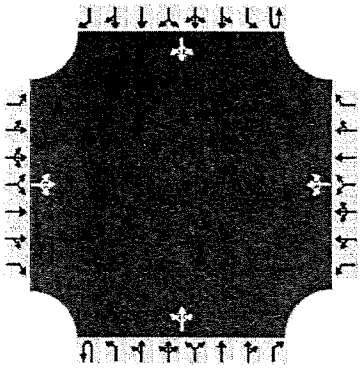
## General Information

| | |
|---|---|
| Analyst | YB |
| Agency/Co. | TR Transportation Cons. |
| Date Performed | 12/11/2017 |
| Analysis Year | 2022 |
| Time Analyzed | PM Peak Hour Background |
| Intersection Orientation | North-South |
| Project Description | F1711.14 |

## Site Information

| | |
|---|---|
| Intersection | Stringfellow Rd/Nikkis Ln |
| Jurisdiction | Lee County |
| East/West Street | Nikkis Ln/Sunset Ln |
| North/South Street | Stringfellow Rd |
| Peak Hour Factor | 0.97 |
| Analysis Time Period (hrs) | 1.00 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume, V (veh/h) | | 4 | 0 | 18 | | 8 | 0 | 4 | | 8 | 535 | 2 | | 1 | 482 | 4 |
| Percent Heavy Vehicles (%) | | 3 | 3 | 3 | | 3 | 3 | 3 | | 3 | | | | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | No | | | | No | | | | No | | | | No | | |
| Median Type/Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.13 | 6.53 | 6.23 | | 7.13 | 6.53 | 6.23 | | 4.13 | | | | 4.13 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.53 | 4.03 | 3.33 | | 3.53 | 4.03 | 3.33 | | 2.23 | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 23 | | | | 12 | | | 8 | | | | 1 | | |
| Capacity, c (veh/h) | | | 426 | | | | 238 | | | 1057 | | | | 1010 | | |
| v/c Ratio | | | 0.05 | | | | 0.05 | | | 0.01 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.2 | | | | 0.2 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 13.9 | | | | 20.9 | | | 8.4 | | | | 8.6 | | |
| Level of Service, LOS | | | B | | | | C | | | A | | | | A | | |
| Approach Delay (s/veh) | | 13.9 | | | | 20.9 | | | | 0.2 | | | | 0.0 | | |
| Approach LOS | | B | | | | C | | | | | | | | | | |

Copyright © 2017 University of Florida. All Rights Reserved.

# HCS7 Two-Way Stop-Control Report

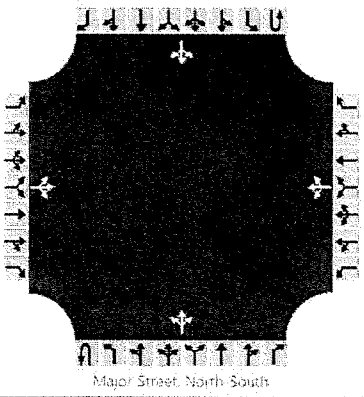
## General Information

| | |
|---|---|
| Analyst | YB |
| Agency/Co. | TR Transportation Cons. |
| Date Performed | 12/11/2017 |
| Analysis Year | 2022 |
| Time Analyzed | PM Peak Hour W/ Project |
| Intersection Orientation | North-South |
| Project Description | F1711.14 |

## Site Information

| | |
|---|---|
| Intersection | Stringfellow Rd/Nikkis Ln |
| Jurisdiction | Lee County |
| East/West Street | Nikkis Ln/Sunset Ln |
| North/South Street | Stringfellow Rd |
| Peak Hour Factor | 0.97 |
| Analysis Time Period (hrs) | 1.00 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume, V (veh/h) | | 4 | 0 | 18 | | 73 | 0 | 4 | | 8 | 535 | 38 | | 1 | 482 | 4 |
| Percent Heavy Vehicles (%) | | 3 | 3 | 3 | | 3 | 3 | 3 | | 3 | | | | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | No | | | | No | | | | No | | | | No | | | |
| Median Type/Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.13 | 6.53 | 6.23 | | 7.13 | 6.53 | 6.23 | | 4.13 | | | | 4.13 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.53 | 4.03 | 3.33 | | 3.53 | 4.03 | 3.33 | | 2.23 | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 23 | | | | 79 | | | 8 | | | | 1 | | |
| Capacity, c (veh/h) | | | 421 | | | | 187 | | | 1057 | | | | 979 | | |
| v/c Ratio | | | 0.05 | | | | 0.42 | | | 0.01 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.2 | | | | 2.1 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 14.0 | | | | 38.0 | | | 8.4 | | | | 8.7 | | |
| Level of Service, LOS | | | B | | | | E | | | A | | | | A | | |
| Approach Delay (s/veh) | 14.0 | | | | 38.0 | | | | 0.2 | | | | 0.0 | | | |
| Approach LOS | B | | | | E | | | | | | | | | | | |

Copyright © 2018 University of Florida. All Rights Reserved.

# TRIP GENERATION EQUATIONS

# Land Use: 960
# Super Convenience Market/Gas Station

## Description

This land use includes gasoline/service stations with convenience markets where there is significant business related to the sale of convenience items and the fueling of motor vehicles. Some commonly sold convenience items include newspapers, freshly brewed coffee, daily-made donuts, bakery items, hot and cold beverages, breakfast items, dairy items, fresh fruits, soups, light meals, ready-to-go and freshly made sandwiches and wraps, and ready-to-go salads. Stores typically also had automated teller machines (ATMs), and public restrooms. The sites included in this land use category have the following two specific characteristics:

- The gross floor area of the convenience market is at least 3,000 gross square feet
- The number of vehicle fueling positions is at least 10

Convenience market with gasoline pumps (Land Use 853) and gasoline/service station with convenience market (Land Use 945) are related uses.

## Additional Data

To reflect changing characteristics of the convenience market component of this land use, only data from the past two decades have been included in this land use.

The independent variable, vehicle fueling positions, is defined as the maximum number of vehicles that can be fueled simultaneously. Gasoline/service stations in this land use include "pay-at-the-pump" and traditional fueling stations.

A multi-variable regression analysis based on both the convenience market gross floor area (GFA) and the number of vehicle fueling positions (VFP) produced a series of fitted curve equations. The equations are in the form of:

Vehicle Trips = [(VFP Factor) x (Number of VFP)] + [(GFA Factor) x (GFA)] + (Constant)

The values for the VFP factor, GFA factor, and constant are presented in the following table for each time period for which a fitted curve equation could produce an $R^2$ value of at least 0.50.

| Time Period | VFP Factor | GFA Factor | Constant | $R^2$ |
|---|---|---|---|---|
| Weekday, AM Peak Hour of Generator | 10.3 | 105 | -290 | 0.62 |
| Weekday, PM Peak Hour of Generator | 6.91 | 76.0 | -133 | 0.68 |
| Weekday, AM Peak Hour of Adjacent Street | 16.1 | 135 | -483 | 0.66 |
| Weekday, PM Peak Hour of Adjacent Street | 11.5 | 82.9 | -226 | 0.51 |

The sites were surveyed in the late 1990's, 2000s and the 2010s in Florida, Iowa, Maryland, Minnesota, New Hampshire, New Jersey, Pennsylvania, Texas, Utah, and Wisconsin.

## Source Numbers

617, 813, 844, 850, 864, 865, 867, 869, 882, 888, 904, 938, 954, 960, 962

# Super Convenience Market/Gas Station
(960)

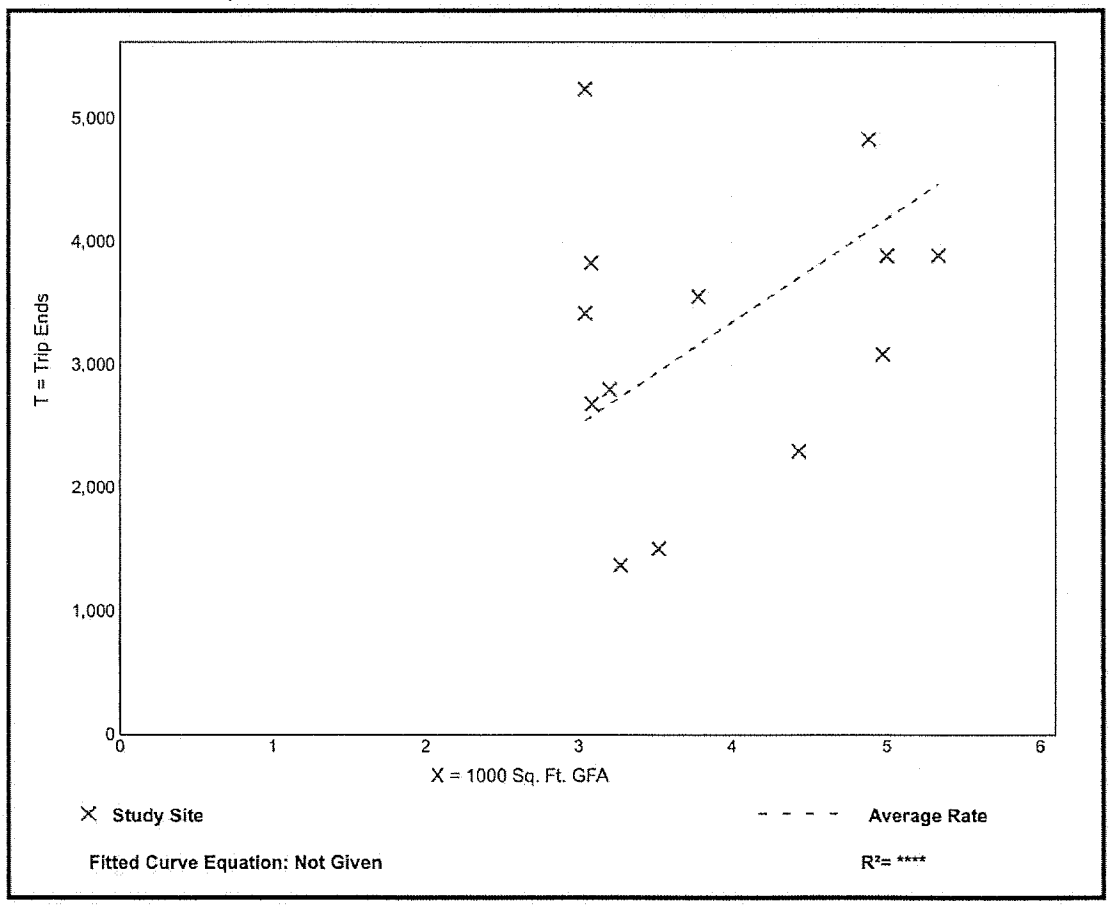
**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 13
1000 Sq. Ft. GFA: 4
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 837.58 | 419.93 - 1725.33 | 334.67 |

## Data Plot and Equation



# Shopping Center
(820)

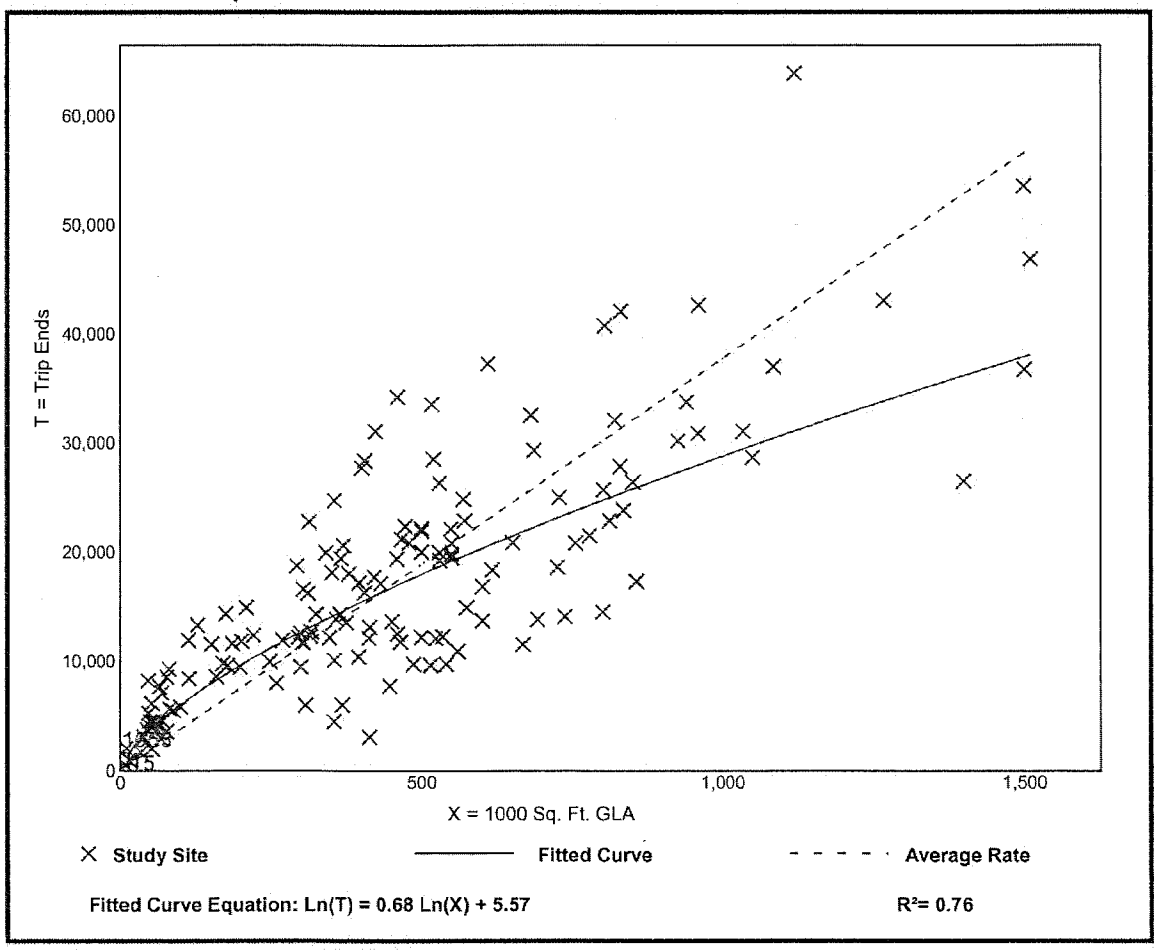
**Vehicle Trip Ends vs:** 1000 Sq. Ft. GLA
**On a:** Weekday

**Setting/Location:** General Urban/Suburban
Number of Studies: 147
Avg. 1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 37.75 | 7.42 - 207.98 | 16.41 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.68 Ln(X) + 5.57**

**$R^2$= 0.76**

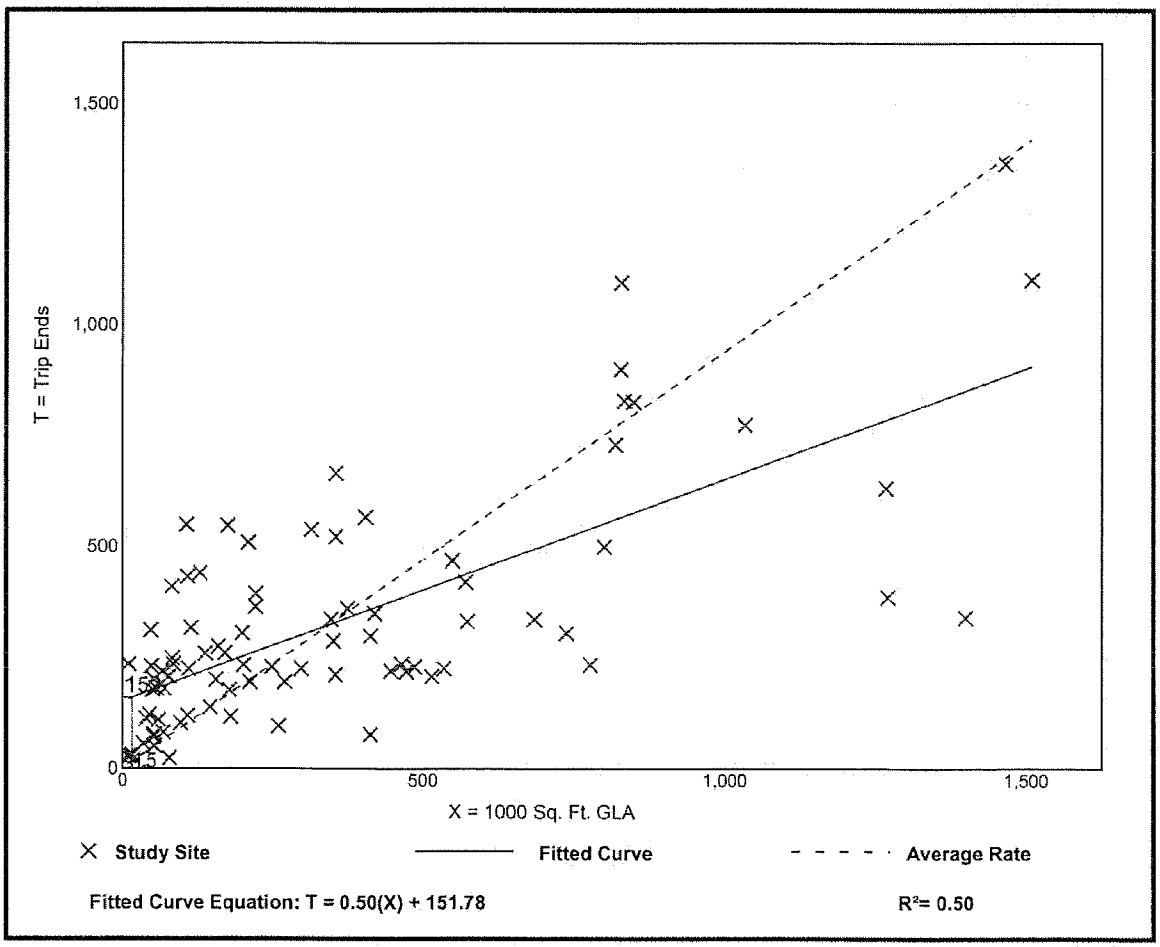
# Shopping Center
(820)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **1000 Sq. Ft. GLA** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 7 and 9 a.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 84 |
| Avg. 1000 Sq. Ft. GLA: | 351 |
| Directional Distribution: | 62% entering, 38% exiting |

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.94 | 0.18 - 23.74 | 0.87 |

## Data Plot and Equation



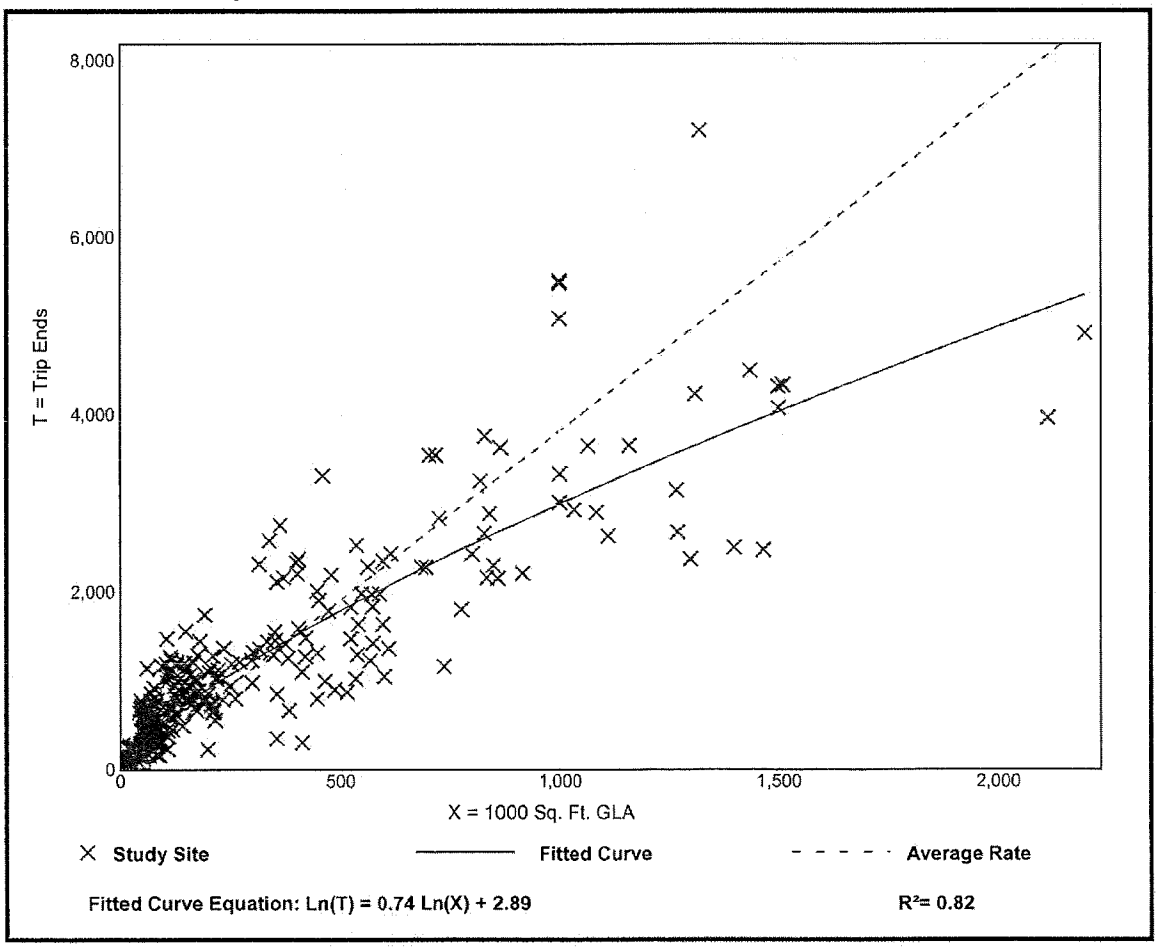
# Shopping Center
(820)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **1000 Sq. Ft. GLA** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 4 and 6 p.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 261 |
| Avg. 1000 Sq. Ft. GLA: | 327 |
| Directional Distribution: | 48% entering, 52% exiting |

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 3.81 | 0.74 - 18.69 | 2.04 |

## Data Plot and Equation

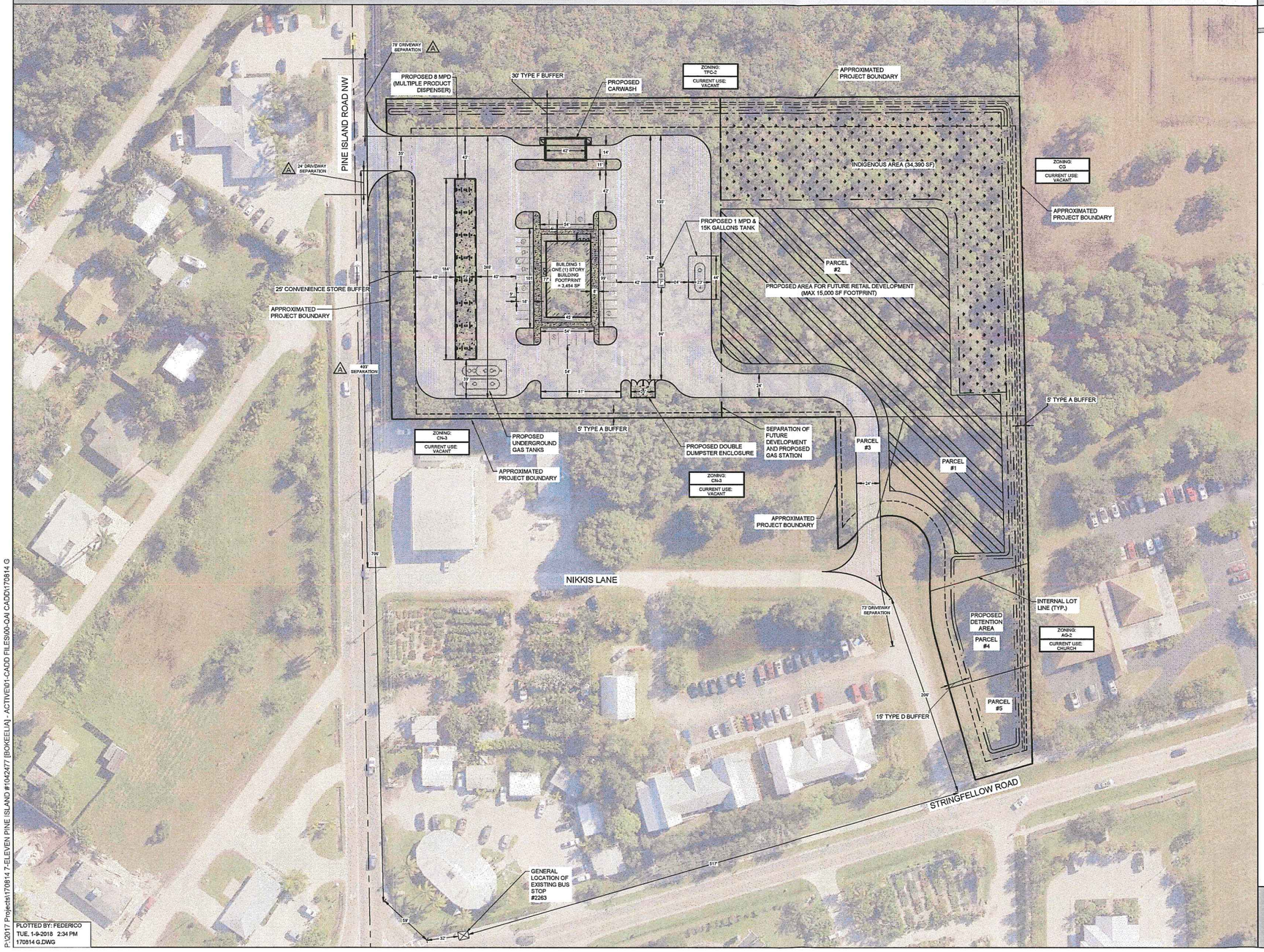



*Trip Generation Manual,* 10th Edition • Institute of Transportation Engineers

# 7-ELEVEN @ PINE ISLAND RD, BOKEELIA, FL - ID # 1042477

LOCATED IN SECTION 22, TOWNSHIP 44-S, RANGE 22-E, LEE COUNTY, FLORIDA

## MASTER CONCEPT PLAN




PROJECT SUMMARY:

**EXISTING ZONING**
(5) CPD = COMMERCIAL PLANNED DEVELOPMENT DISTRICT

**STRAP #'s**
PARCEL # 1 = 28-44-22-01-0000B.0120
PARCEL # 2 = 28-44-22-00-00039.0000
PARCEL # 3 = 28-44-22-01-0000B.0110
PARCEL # 4 = 28-44-22-01-0000B.0150
PARCEL # 5 = 28-44-22-01-0000B.0170

**PROJECT ACREAGE = 251,686 SF = 5.78 AC.**
PARCEL # 1 = 20,035 SF = 0.46 AC.
PARCEL # 2 = 208,217 SF = 4.78 AC.
PARCEL # 3 = 6,278 SF = 0.14 AC.
PARCEL # 4 = 9,823 SF = 0.23 AC.
PARCEL # 5 = 7,333 SF = 0.17 AC.

**LAND BREAKDOWN**
TOTAL AREA = 251,686 SF (5.78 A.C)
OPEN SPACE REQUIRED (30%) = 75,506 SF (1.73 A.C)
OPEN SPACE PROVIDED = 75,506 SF (1.73 A.C)

INGENIOUS AREA REQUIRED (15%) = 37,828 SF (0.87 A.C)
ELIGIBLE FOR A 10% REDUCTION
INGENIOUS AREA PROVIDED = 34,498 SF (0.79 A.C)

**DEVIATION**

△ LDC 10-285(a) DRIVEWAY SEPARATION

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT
DCI 2018-00003

N

50' 100'
PLAN VIEW SCALE

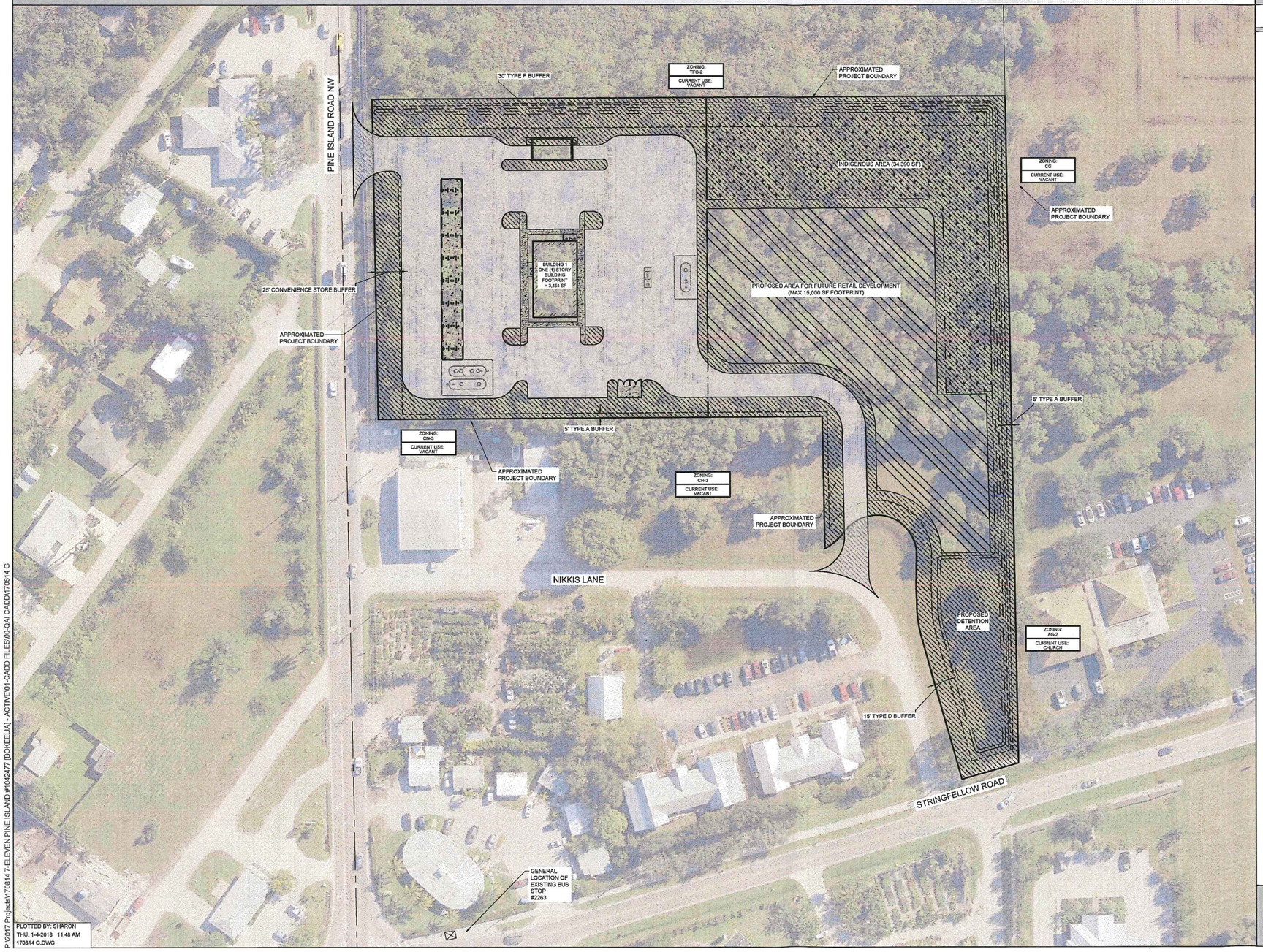
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

P:\2017 Projects\170814 7-ELEVEN PINE ISLAND #1042477 [BOKEELIA] - ACTIVE\01-CADD FILES\00-QAI CADD\170814 G

PLOTTED BY: FEDERICO
TUE, 1-9-2018 2:34 PM
170814 G.DWG

# 7-ELEVEN @ PINE ISLAND RD, BOKEELIA, FL - ID # 1042477

LOCATED IN SECTION 22, TOWNSHIP 44-S, RANGE 22-E, LEE COUNTY, FLORIDA




P:\2017 Projects\170814 7-ELEVEN PINE ISLAND #1042477 (BOKEELIA) - ACTIVE\01-CADD FILES\00-QA\ CADD\170814 G

PLOTTED BY: SHARON
THU, 1-4-2018 11:48 AM
170814 G.DWG

## OPEN SPACE DIAGRAM

### PROJECT SUMMARY:

**EXISTING ZONING**
(5) CPD = COMMERCIAL PLANNED DEVELOPMENT DISTRICT

**STRAP #'s**
PARCEL # 1 = 28-44-22-01-0000B.0120
PARCEL # 2 = 28-44-22-00-00039.0000
PARCEL # 3 = 28-44-22-01-0000B.0110
PARCEL # 4 = 28-44-22-01-0000B.0150
PARCEL # 5 = 28-44-22-01-0000B.0170

**PROJECT ACREAGE = 251,686 SF = 5.78 AC.**
PARCEL # 1 = 20,035 SF = 0.46 AC.
PARCEL # 2 = 208,217 SF = 4.78 AC.
PARCEL # 3 = 6,278 SF = 0.14 AC.
PARCEL # 4 = 9,823 SF = 0.23 AC.
PARCEL # 5 = 7,333 SF = 0.17 AC.

**LAND BREAKDOWN**
TOTAL AREA = 251,686 SF (5.78 A.C)
OPEN SPACE REQUIRED (30%) = 75,506 SF (1.73 A.C)
OPEN SPACE PROVIDED = 75,506 SF (1.73 A.C)

INGENIOUS AREA REQUIRED (15%) = 37,828 SF (0.87 A.C)
ELIGIBLE FOR A 10% REDUCTION
INGENIOUS AREA PROVIDED = 34,498 SF (0.79 A.C)

PROVIDED OPEN SPACE

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT
DCI 2018-00003

N

50' 100'
PLAN VIEW SCALE

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

Quattrone & Associates, Inc.

# DEVELOPMENT PARAMETERS AND SCHEDULE OF USES

**THE PINE ISLAND CENTER 7-11 CPD**
CPD REZONING
5.77 ACRES
STRAPS#: 28-44-22-00-00039.0000 & 28-44-22-01-0000B.0110, 0120, 0150, & 0170
5431 PINE ISLAND RD NW, BOKEELIA, FL 33922

## PROJECT SUMMARY

| | |
|---|---|
| **Future Land Use** | Urban Community |
| **Existing Zoning/Requested Zoning** | CPD to CPD |
| **Development Program** | 38,000 sf Commercial Retail |
| **Watershed** | Pine Island Sound |
| **Planning Community** | Pine Island |
| **Water Utilities** | Pine Island Water Co. |
| **Sanitary Sewer Utilities** | Lee County Utilities |

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

DCI 2018-00003

Quattrone & Associates, Inc.

## PINE ISLAND CENTER 7-11 CPD PROPERTY DEVELOPMENT REGULATIONS

| | |
|---|---|
| **Minimum Area Dimensions:** | |
| **Min. Lot Size** | 20,000 square feet |
| **Min. Lot Depth** | 100 feet |
| **Min. Lot Width** | 100 feet |
| **Maximum Height** | 35 feet 2-story |
| **Building Separation** | One-half the sum of the heights of both buildings or 20 feet, whichever is greater per LDC Section 34-935e (4) |
| **Maximum Lot Coverage** | 40% |
| **Minimum Open Space** | Commercial retail use areas shall provide a minimum 30% open space. |
| **Minimum Setbacks:** | |
| **Street, public** | 50 feet |
| **Street, private** | 25 feet |
| **Side** | 15 feet |
| **Rear** | 20 feet |
| **Water body** | 25 feet (top of bank) |
| **Accessory Structures** | In accordance with LDC |
| **Minimum Development Parcel Perimeter Setback** | 25 feet |

Quattrone & Associates, Inc.

## SCHEDULE OF USES

Accessory Uses and Structures

Administrative Offices

Agricultural Uses and Agricultural Accessory Uses

Animals: Clinic or Kennel (No Outdoor Runs)

ATM (Automatic Teller Machine)

Auto Parts Store (No Installation)

Banks and Financial Establishments: Groups I & II

Business Services: Groups I & II, excluding bail bonding and armored car services

Car Wash

Clothing Stores, general

Clubs, commercial, fraternal, membership organizations and private

Consumption on Premises

Convenience Food and Beverage Store

Drug Store, Pharmacy, limited to 4,500 sf

Essential Services

Essential Service Facilities: Group I & II, except for Sewage Disposal or Treatment Facilities, Solid Waste Transfer Stations, and Water Treatment Facilities.

Excavation: Water Retention, not to include the removal of excavated material

Fences and Walls

Food Stores: Group 1

Gift and Souvenir Shop

Hardware Store

Health Care Facilities: Groups I, II & III

Hobby, Toy and Game Shops

Household and Office Furnishings: Groups I & II, no outdoor display

Insurance Companies

Laundry or Dry Cleaning: Group I

Medical Office

Package Store

Paint Glass and Wallpaper

Parking Lot: Accessory

Personal Services: Groups I, II, III & IV, excluding massage establishments, massage parlors, steam or Turkish baths, dating services, escort services, palm readers, fortune tellers, card readers and tattoo parlors

Pet Services, no outdoor runs

Pet Shop, no outdoor runs

Place of Worship

Post Office

Printing and Publishing

Real Estate Sales Offices
Recreation Facilities Commercial: Groups I & IV
Religious Facilities
Rental or Leasing Establishment: Groups I, II & III (no Construction Equipment and Trucks)
Repair Shops: Groups I & II
Restaurants: Groups II & III; Group IV by Special Exception
Retail and Wholesale Sales
Schools: Commercial & Non-commercial
Self-service Fuel Pumps
Signs (in accordance with chapter 30)
Social Services: Groups I & II
Specialty Retail, all Groups
Storage: Indoor accessory only

Quattrone & Associates, Inc.

## LIST OF DEVIATIONS AND JUSTIFICATION

**The Pine Island Center 7-11**
**A CPD Amendment**
**Strap#: 28-44-22-00-00039.0000; 28-44-22-01-0000B.0170, .0150, .0120, .0110**
**5431 Pine Island Road NW, Bokeelia, FL 33922**
5.77 ACRES

A request to deviate from LDC 10-285 Connection Separation, which requires a minimum 440-ft. Principal Arterial 440-ft. separation, to permit a 24ft +/- connection separation on Pine Island Road as depicted on the Master Concept Plan. To permit a 78ft +/- connection separation on Pine Island Road as depicted on the Master Concept Plan To permit a 403ft +/- connection separation on Pine Island Road as depicted on the Master Concept Plan The connection separation standard rests on the project's Pine Island Road driveway located at the furthest easterly point from the driveway located at 5459 Pine Island Road. By locating the project driveway at the eastern most portion of the property, the CPD meets the objective of 10-285, which calls for adequate driveway connection spacing. The parcel has 324-ft. feet along Pine Island Road, making it impossible to meet the code standard. Finally, the project benefits from the spacing connection deviation by providing for reasonable and necessary access onto Pine Island Road.

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT
DCI 2018-00003

# 7-ELEVEN @ PINE ISLAND RD

LOCATED IN SECTION22, TOWNSHIP44 -S, RANGE22 -E, LEE COUNTY, FLORIDA




PLOTTED BY: VALENTINA
THU, 1-4-2018 10:43 AM
170814-ZONING EXHIBITS.DWG

P:\2017 Projects\170814 7-ELEVEN PINE ISLAND #10424/7 [BOKEELIA] - ACTIVE\01-CADD FILES\07-EXHIBITS\170814-ZONING EXHIBITS

## FLUCCS, UPLAND HABITAT, & FLOW-WAY MAP

PROJECT SUMMARY:

**EXISTING ZONING**
CPD = COMMERCIAL PLANNED DEVELOPMENT DISTRICT

**STRAP #'s**
PARCEL # 1 = 28-44-22-01-0000B.0120
PARCEL # 2 = 28-44-22-00-00039.0000
PARCEL # 3 = 28-44-22-01-0000B.0110
PARCEL # 4 = 28-44-22-01-0000B.0150
PARCEL # 5 = 28-44-22-01-0000B.0170

**PROJECT ACREAGE = 251,686 SF = 5.78 AC.**
PARCEL # 1 = 20,035 SF = 0.46 AC.
PARCEL # 2 = 208,217 SF = 4.78 AC.
PARCEL # 3 = 6,278 SF = 0.14 AC.
PARCEL # 4 = 9,823 SF = 0.23 AC.
PARCEL # 5 = 7,333 SF = 0.17 AC.

**FLUCCS DESCRIPTION**

| | |
|---|---|
| 190 | Open Land |
| 411E2 | Pine Flatwoods Invaded by Exotics (26-50%) |
| 411E3 | Pine Flatwoods Invaded by Exotics (51-75%) |

**RARE & UNIQUE UPLAND HABITAT MAP**
SITE DOES NOT CONTAIN ANY HABITATS THAT FALL UNDER LDC 34-373(a)(4)b.iii.

**EXISTING & HISTORIC FLOW-WAYS MAP**
SITE DOES NOT CONTAIN ANY EXISTING OR HISTORIC FLOW-WAYS.

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT
DCI2018-00003

N

50' 100'
PLAN VIEW SCALE

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

# 7-ELEVEN @ PINE ISLAND RD

LOCATED IN SECTION22, TOWNSHIP44 -S, RANGE22 -E, LEE COUNTY, FLORIDA




P:\2017 Projects\170814 7-ELEVEN PINE ISLAND #1042477 (BOKEELIA) - ACTIVE\01-CADD FILES\07-EXHIBITS\170814-ZONING EXHIBITS

PLOTTED BY: VALENTINA
THU, 12-21-2017 10:36 AM
170814-ZONING EXHIBITS.DWG

## SOILS MAP

PROJECT SUMMARY:

**EXISTING ZONING**
CPD = COMMERCIAL PLANNED DEVELOPMENT DISTRICT

**STRAP #'s**
PARCEL # 1 = 28-44-22-01-0000B.0120
PARCEL # 2 = 28-44-22-00-00039.0000
PARCEL # 3 = 28-44-22-01-0000B.0110
PARCEL # 4 = 28-44-22-01-0000B.0150
PARCEL # 5 = 28-44-22-01-0000B.0170

**PROJECT ACREAGE = 251,686 SF = 5.78 AC.**
PARCEL # 1 = 20,035 SF = 0.46 AC.
PARCEL # 2 = 208,217 SF = 4.78 AC.
PARCEL # 3 = 6,278 SF = 0.14 AC.
PARCEL # 4 = 9,823 SF = 0.23 AC.
PARCEL # 5 = 7,333 SF = 0.17 AC.

**SOIL TYPES**

| | |
|---|---|
| 11 | Myakka Fine Sand |
| 28 | Immokalee Sand |
| 29 | Punta Fine Sand |

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT
DCI2018-00003

N

50' 100'
PLAN VIEW SCALE

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

DCI 2018-00003

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

# 7-Eleven #1042477 Pine Island

Section 28, Township 44 South, Range 22 East
Lee County, Florida

## Protected Species Assessment

**November 2017**

Prepared for:

**Creighton Commercial Development**
**900 SW Pine Island Road, Suite 202**
**Cape Coral, FL 33991**

Prepared by:

***DexBender***
**4470 Camino Real Way, Suite 101**
**Fort Myers, FL 33966**
**(239) 334-3680**

## INTRODUCTION

The 5.65± acre project is located within a portion of Section 28, Township 44 South, Range 22 East, Lee County, Florida. The parcel is bordered to the north by Pine Island Road, to the west by Nikkis Lane, and to the south and east by undeveloped land.

## SITE CONDITIONS

This site consists of exotic infested pine flatwood uplands and open land.

## VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2017 digital 1" = 80' scale aerial photography. The approximate property boundary was obtained from the Lee County Property Appraiser's web site and inserted into the digital aerial. Three vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is provided below.

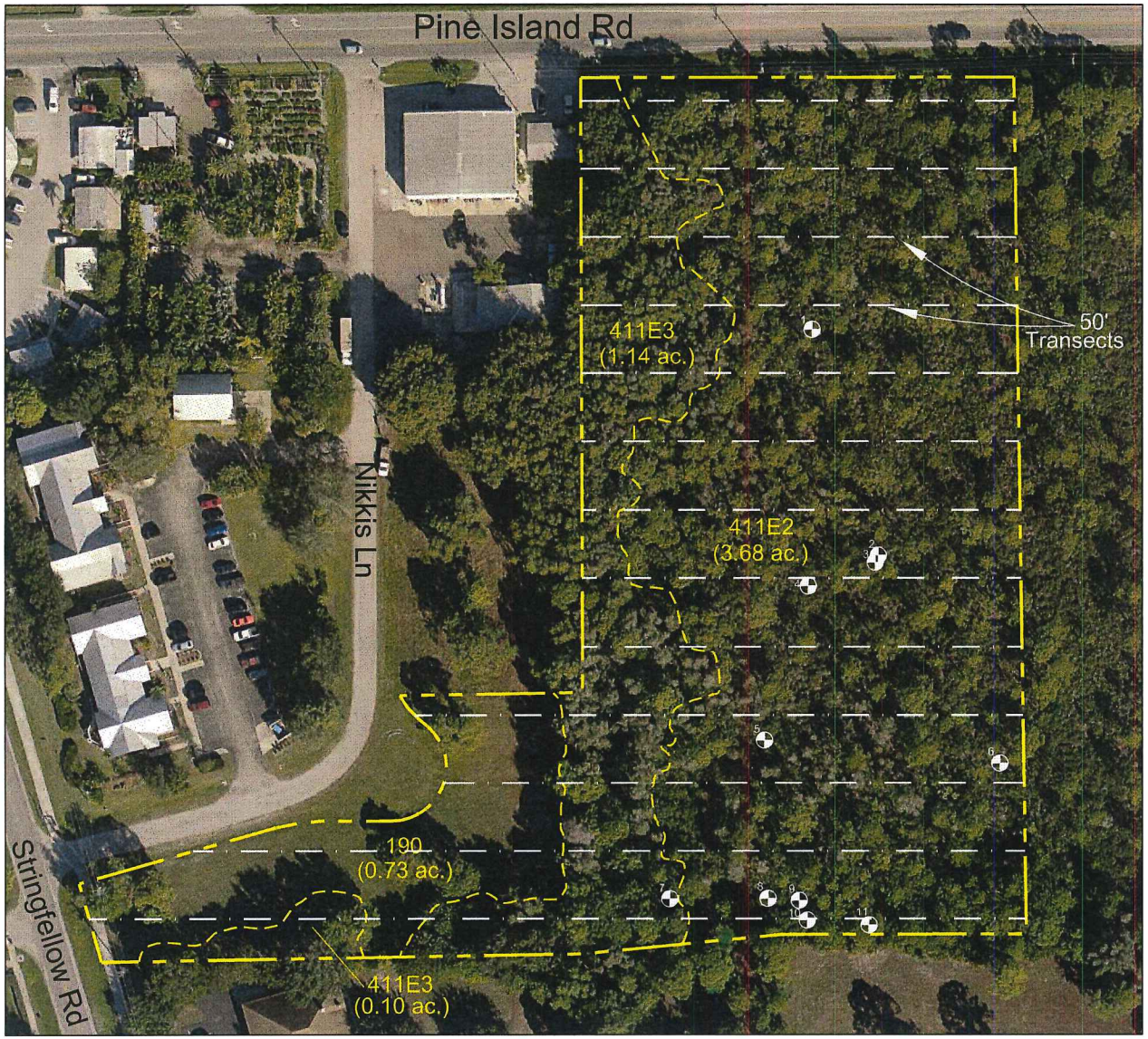
Table 1. Acreage Summary by FLUCCS Code

| FLUCCS CODE | DESCRIPTION | ACREAGE |
|---|---|---|
| 190 | Open Land | 0.73 |
| 411E2 | Pine Flatwoods Invaded by Exotics (26 – 50%) | 3.68 |
| 411E3 | Pine Flatwoods Invaded by Exotics (51 – 75%) | 1.24 |
| | **Total** | **5.65** |

FLUCCS Code 190, Open Land
This association consists of regularly mowed Bahia grass (*Paspalum notatum*), with widely scattered clumps of slash pine (*Pinus elliottii*) and Brazilian pepper (*Schinus terebinthifolius*).

FLUCCS Code 411E2, Pine Flatwoods Invaded by Exotics (26 – 50%)
This upland area includes canopy vegetation consisting of slash pine and scattered melaleuca (*Melaleuca quinquenervia*). The mid canopy vegetation is dominated by saw palmetto (*Serenoa repens*), downy rose-myrtle (*Rhodomyrtus tomentosa*), rusty lyonia (*Lyonia ferruginea*), wax myrtle (*Myrica cerifera*), and tarflower (*Bejaria racemosa*).

FLUCCS Code 411E3, Pine Flatwoods Invaded by Exotics (51 – 75%)
This upland area includes canopy vegetation consisting of slash pine, melauauca, earleaf acacia (*Acacia auriculiformis*), and java plum (*Syzygium cumini*). Mid canopy vegetation is dominated by saw palmetto, downy rose-myrtle, tarflower, and rusty lyonia.




SECTION: 28
TOWNSHIP: 44 S
RANGE: 22 E

0 40 80
SCALE FEET

| FLUCCS | Description | Acreage |
|---|---|---|
| 190 | Open Land | 0.73 ac. |
| 411E2 | Pine Flatwoods Invaded by Exotics (26-50%) | 3.68 ac. |
| 411E3 | Pine Flatwoods Invaded by Exotics (51-75%) | 1.24 ac. |
| | Total: | 5.65 ac. |

5 Gopher Tortoise Burrow (typ.)(11)

Notes:
1. Property boundary is approximate and was obtained from the Lee County Property Appraiser's Website.
2. Mapping based on photointerpretation of 2017 aerial photography and ground truthing in November 2017.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

November 29, 2017 2:09:17 p.m.
Drawing: CREIG10PLAN.DWG

Figure 1. Protected Species Assessment Map

7-Eleven #1042477

DEXBENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

## SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 50 feet apart. The 1" = 80' scale aerial Protected Species Assessment map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the mid-morning hours of November 21, 2017. During the survey the weather was warm and mostly cloudy.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions within or adjacent to the 5.65± acre property, and is provided for general informational purposes only.

The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), and the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2017) was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

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

| FLUCCS CODE | Percent Survey Coverage | Species Name | Present | Absent |
|---|---|---|---|---|
| 190 | 80 | None | | |

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

**SURVEY RESULTS**

Eleven potentially occupied gopher tortoise burrows were observed on the property.

No other species listed by either the U.S. Fish and Wildlife Service or FWC were observed on the site during the protected species survey. In addition, the FWC species database did not reveal the presence of any protected species on or in the immediate vicinity of the subject parcel.

There is a Bald Eagle's nest (LE-81) located 1,680' due east of the site which is outside of any city, state, or federal protection zone.

DCI 2018-00003

Greater Pine Island Water Association, Inc.

October 13, 2017

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

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

Re: 5431 Pine Island Road - 28-44-22-00-00039.0000

To Whom It May Concern:

Please be advised that Creative Corner LLC has requested potable water service availability for the above referenced property. Water mains are available adjacent to this project site or will be extended or upgraded by the developer under the terms of the Association's Rules and Regulations and Developer Specifications.

As of this date, the Greater Pine Island Water Association, Inc. has the capacity to provide an average daily flow of 1,300 gallons per day of potable water from its water treatment plant to this site. Under normal operating conditions, static water pressure at the point where the development's water system is connected to the Association's existing main is estimated to be at 60 PSI.

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

Sincerely,

*Laurie Adams*

Laurie Adams
General Manager

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

DCI 2018-00003

John E. Manning
*District One*

Cecil L Pendergrass
*District Two*

Larry Kiker
*District Three*

Brian Hamman
*District Four*

Frank Mann
*District Five*

Roger Desjarlais
*County Manager*

Richard Wm Wesch
*County Attorney*

Donna Marie Collins
*County Chief Hearing Examiner*

October 11, 2017

Via E-Mail

Michelle Salberg
Quattron & Associates
4301 Veronica Shoemaker Blvd
Fort Myers, FL 33916

RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT

RE: **Wastewater Availability**
**7-Eleven Bokeelia,**
**STRAP # 28-44-22-00-00039.0000**

Dear Ms. Salberg:

The subject property is located within Lee County Utilities Future Service Area as depicted on Map 7 of the Lee County Comprehensive Land Use Plan. Sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 1,300 gallons per day. Lee County Utilities presently has sufficient capacity to provide sanitary sewer service as estimated above.

Sanitary sewer service will be provided by our Pine Island 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.

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/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of sanitary sewer service is to be utilized for Due Diligence only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

**LEE COUNTY UTILITIES**

Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING