Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

CASE NUMBER & NAME:	**DCI2018-00003, Pine Island Center 7-11 CPD**
TYPE OF CASE:	**Planned Development**
HEARING EXAMINER DATE:	**August 9, 2018**
ACREAGE:	**5.77 acres**

REQUEST:
The applicant is seeking to rezone two separate, but adjoining, properties from Commercial Planned Development, CPD to a new CPD. The overall property is 5.77 acres located along the south side of Pine Island Road east of the intersection Stringfellow Road. The intent is to permit the development of a Convenience Food and Beverage (with a maximum floor area of 3,454 square feet and 16 self serve fuel pumps). The remaining portion of the development would allow up to 15,000 square feet of floor area for commercial and office use.

In response to the County's letter of June 13, 2018 finding the application insufficient for public hearing, the applicant requested the application be deemed sufficient for public hearing based on LDC Section 34-373(d)(8).

SUMMARY:
Staff is recommending approval of the requested rezoning with the conditions found in Attachment C.

Staff finds the rezoning, as conditioned in the recommended actions, is consistent with the Lee Plan and is located within a Future Urban Area. Only one deviation has been sought from the Land Development Code (LDC), a deviation for connection separation. Staff finds the deviation is not necessary if the proposed access point aligns with the access located to the north. As part of the local development order process, the access location has been determined to be aligned with the access across Pine Island Road. The development proposes two means of access with connections to two arterial roads. No other deviations have been sought and development would have to comply with the LDC, if approved. The proposed development, as conditioned will not adversely impact environmentally critical or sensitive areas. The project will be served by sufficient urban services. The site is adjoining other commercial zoning and is proposing appropriate uses. The recommended conditions are reasonably related to the development and provide sufficient safeguards to the public's interest and are reasonably related to the impacts expected by this development.

PROPERTY HISTORY:
Zoning
The property consists of two parcels, both zoned Commercial Planned Development, CPD. The parcel fronting on Pine Island Road, with approximately 4.78 acres, was zoned CPD on May 21, 2007 with the adoption of Resolution Z-07-015 (Attachment E). This approved the development of up to 38,000 square feet, of which 28,000 square feet could be commercial retail use.

The second parcel, located off of Nikki's Lane, is a nearly one acre parcel zoned CPD. This CPD was approved in October, 2000 (Resolution Z-00-064, Attachment E). The approved planned development allowed a maximum of 8,700 square feet of floor area.

Development Orders
DOS2018-00031 was filed in March 2018 seeking development of the proposed a 3,480 square foot convenience store with gas pumps and car wash.

No other development orders can be found for either property.

Current Development and Use
The properties are both currently undeveloped.

CHARACTER OF THE AREA:
North
Pine Island Road is north of the property. Along the north side of Pine Island Road is CS-1 zoning developed as office. The CS-1 zoning was approved in Resolution Number Z-80-333 (Attachment F). Also, to the north is vacant CPD zoning, approved in Resolution Z-00-063 (Attachment F).

East
To the east of the property is vacant TFC-2 zoning. East of the TFC-2 zoning is vacant CC and CG zoning.

South
To the south of the property is vacant CG zoning. The only development approval on this property is a lot split approval.

Also to the south is AG-2 zoning, developed as a church. This property fronts on Stringfellow Road.

West
To the west of the subject property are developed and vacant properties zoned CN-3 (Resolution Z-05-021, Attachment F). West of these properties is Nikki's Lane. West of Nikki's Lane is C-1 zoning developed as professional offices.

MASTER CONCEPT PLAN (MCP) and DEVIATIONS:
MCP
The MCP is a single page plan, stamped received on May 21, 2018. The plan shows two development parcels. Parcel 1 is in the northern portion of the site fronting on Pine Island Road. This is proposed as a convenience food and beverage store with 16 fuel pumps. The car wash is also shown on the parcel along the eastern boundary of the site.

Parcel 2 is in the remaining portion of the development, south of Parcel 1. This is projected for development as office and retail space.

Access to the development is proposed from both Pine Island Road and Nikki's Lane. Nikki's Lane provides access to Pine Island Road and to Stringfellow Road.

The MCP is not consistent with the LDC for the following reasons and must be revised to conform:

1. LDC Section 34-2013(b)(3) states development must have a distinct parking lot entrance meeting the requirements of Chapter 10. This Section also states the maximum width of the entrance at the property line cannot exceed 35 feet. The MCP shows the entrance on Pine Island Road. Although it is not dimensioned, the entrance appears to be substantially the same as shown on the local development order plans. These development order plans show the width is 55 feet wide.

2. LDC Section 34-1353 provides the supplemental regulations for convenience food and beverage stores, automobile service stations, fast food restaurants, and car washes. Subsection (f) states these uses must be separated from adjacent residentially zoned or developed properties by an eight foot high masonry wall or fence located 25 feet from the property line with the required landscaping, or a 30 foot wide Type "F" buffer with the hedge planted a minimum of 20 feet from the abutting property. The MCP along the eastern property line does demonstrate compliance with this Section of the LDC.

   The MCP shows two parcels as part of this planned development. LDC Section 10-416 requires a buffer between two commercial lots or parcels. The MCP fails to show the required buffer. The MCP needs to be revised to show this required buffer.

   In review of the local development order plans, it should be noted the plans show only one parcel. If this remains true, the street right-of-way buffering required by LDC Section 34-1353(e) must be demonstrated along Nikkis Lane and Stringfellow Road. The MCP should be revised to show compliance with this Section.

3. LDC Section 10-295 states street stubs or an interconnection to adjoining areas must be provided where deemed necessary. The MCP shows no such proposed interconnection to the property to the east. Staff is concerned with public health and safety related to the design of the project, and finds it would be appropriate to include future interconnection to the property to the east. The MCP should be revised to show an interconnection to the TFC-2 zoned property to the east.

4. LDC Section 34-373(a)j. requires the MCP to depict the proposed access and facilities for public transit in accordance with LDC Sections 34-411(e) and 10-442. The MCP needs to be revised to clearly depict this information.

Uses
Staff has recommended not including the following proposed uses as part of the planned development. Staff comments follow each use:

Agricultural Uses and Agricultural Accessory Uses – This use has been eliminated since no agricultural uses exist on the subject property and no agricultural exemptions have been granted on any of the parcels.

ATM (Automatic Teller Machine) – This use is already included in Banks & Financial Establishments: Group I and Personal Services: Group I. The inclusion of the individual use is not necessary.

Essential Service Facilities: Group II – This use provides for larger facilities which have not been specifically located on the Master Concept Plan. These facilities can involve larger above ground water storage tanks and electrical and communication facilities which may impact existing and future land uses, even with the limitation offered in the applicant's proposed Schedule of Uses.

Health Care Facilities: Groups II and III – the applicant fails provide the proposed intensity of these uses such as the number of beds or patients.

Retail and Wholesale Sales – This use is not identified in the Land Development Code.

Self Service Fuel Pumps – The applicant has limited fuel pumps in the planned development to a maximum of 16 pumps. This is the specific limit set by the applicant for the convenience food and beverage store. There is no need to include this specific use and making it a standalone permitted use. The definition of Convenience Food and Beverage Store in LDC Section 34-2 states that "fuel pumps may accompany the store". This definition permits the pumps as an ancillary use to the convenience store.

The use of Consumption on Premises must comply with the locational standards in LDC Section 34-1264 et seq. South of the subject property is a Place of Worship fronting on Stringfellow Road, which may limit this use on the site.

DEVIATIONS:

One deviation has been sought by the applicant from the Land Development Code (LDC). This may be found as part of Attachment D with the supporting justification. The deviation is:

A request to deviate from LDC Section 10-285 Connection Separation, which requires a minimum 440 feet Principal Arterial 440 foot separation, to permit a 375 +/- connection separation on Pine Island Road as depicted on the Master Concept Plan measured from the west edge of the request CPD driveway to the northeast corner of Nikki's Lane and Pine Island Road.

Staff Comments: Although aligning the access with the connection across the street which is 375 +/- feet from Nikki's Lane, the applicant has requested this deviation to permit the proposed eastern access point. If the proposed driveway is truly aligning, staff finds the deviation is not necessary per LDC Section 10-285(c) and recommends withdrawal of the deviation.

LEE COUNTY COMPREHENSIVE PLAN (Lee Plan):

The Lee Plan Future Land Use Map currently designates the property as Urban Community on the Future Land Use Map of the Lee County Comprehensive Plan. All adjoining properties are also designated as Urban Community. The site is also within Pine Island Planning Community.

Future Land Use

Urban Community is described in **Policy 1.1.4**. These areas are characterized by a mixture of relatively intense commercial and residential uses. Included in these areas is Pine Island. The predominant land uses which can be considered will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6). Consistent with this Policy, the applicant is proposing commercial use consisting of retail and office use.

Growth Management

Objective 2.1 and Policies 2.1.1 and 2.1.2 state most development is expected in future urban areas and permitted only when consistent with the Lee Plan. Contiguous and compact growth

patterns are to be promoted. The site is located near the center of Pine Island along the arterial road providing the only vehicular access to the Island. Development is nearby to the site in all directions. Approval of this zoning is not considered urban sprawl and has not bypassed large tracts of land in favor of development more distant from services. As conditioned in the recommended actions, the proposed CPD zoning is consistent with this Objective and Policies of the Lee Plan.

Objective 2.2 and Policy 2.2.1 address development timing directing growth to those areas of the County where adequate public facilities exist or assured. The site fronts on Pine Island Road, a County maintained arterial road. The applicant's traffic analysis concludes that the Level of Service of Pine Island Road with or without this development is an LOS C. The development proposes connection to the Greater Pine Island Water Association (potable water) and to Lee County Utilities (sanitary sewer). Letters from both Utilities (Attachment H) have been provided. There is sufficient water and sewer capacity to support the proposed development at this time. The nearest fire station and EMS station are located about 1,300 feet to the west (just west of the intersection of Pine Island Road and Stringfellow Road.) As conditioned in the recommended actions, the proposed development is consistent with this Objective and Policy of the Lee Plan.

Water and Sewer
The attached letters from the Utilities (Attachment H) indicate the Utilities have sufficient capacity at this time to support the proposed development consistent with **Standards 4.1.1 and 4.1.2** of the Lee Plan.

Commercial Land Uses
Lee Plan **Goal 6** addresses commercial development in the County.

Objective 6.1 and Policies 6.1.1, 6.1.3, 6.1.4, 6.1.7, and 6.1.8 have been reviewed and analyzed as part of this application. Staff concludes the proposed CPD zoning has sufficient road capacity to support this development and sufficient access to two arterial roads, Pine Island Road and Stringfellow Road. Only one deviation has been sought for a reduced connection separation along Pine Island Road, which has been deemed unnecessary by County staff. No other deviations have been sought as part of this application, and the development will have to be in compliance with the required buffering and setbacks for a convenience store and car wash as found in LDC Section 34-1353. Certain changes are necessary to the MCP to demonstrate Code compliance, as previously discussed in the Master Concept Plan section of this report. As part of any future development of this site, the project will have to comply with the LDC Standards for the provision of pedestrian and bicycle access in LDC Chapter 10. The development as proposed and conditioned is compatible with existing and future land uses. The development is proposed on a parcel located nearby and adjacent to similar land uses. The site is nearby to Pine Island Elementary, located off of Avenue D. Staff does not expect any adverse impacts that would jeopardize the safety of students. In staff opinion, the zoning as conditioned is consistent with this Objective and these Policies of the Lee Plan.

Goal 14 addresses growth on Greater Pine Island. **Objective 14.4 and Policy 14.4.1** address commercial uses and specifically commercial development in the urban area of Pine Island Center. The approval of this rezoning to CPD encourages employment opportunity on the island and will help serve the daily needs of the residents and visitors to the island. This may serve to reduce the number of vehicles passing through Matlacha by providing the opportunity for additional services near Pine Island Center. The approval of CPD zoning is consistent with

the Policy since it is within the future urban area nearby to Pine Island Center. As conditioned, this CPD is consistent with this Objective and Policy of the Lee Plan.

Public Participation
Objective 14.7 and Policy 14.7.1, along with **LDC Section 33-1003**, requires the owner or agent seeking a zoning action within Greater Pine Island must conduct one public informational meeting. Attachment G provides information this meeting was held before the Greater Pine Island Civic Association (GPICA) on November 7, 2017 and a second meeting was held in December, 2017. This is consistent with the Lee Plan.

TRANSPORTATION:
Infrastructure Planning provides a report in Attachment J. They offer no objection to the requested Deviation since the proposed access point is aligned with the connection to the north.

Development Services staff reports in Attachment I the site will access Nikkis Lane (with connection to Stringfellow Road) and Pine Island Road. Access will be further reviewed at the time of local development order. The attached analysis provides information comparing the existing approved planned developments with the proposed planned development. The result of the new planned development is an estimated reduction of 50 two-way daily trips. There is no change to the Levels of Service (LOS) on Pine Island Road and Stringfellow Road based on analysis of the future LOS with the project. The LOS remains at LOS "C". Attachment I concludes with recommended conditions which have been incorporated into recommended staff conditions (Attachment C).

ENVIRONMENT:
Attachment K is the complete report from Zoning Division – Environmental Review. Staff concludes the buffers noted on the MCP stamped received on May 21, 2018 do not meet the LDC and the Lee Plan. The MCP must be revised to meet the LDC and Lee Plan. The Surface Water Management Plan indicates that a berm will be constructed to the south of the 0.9 acres indigenous preserve and the detention will be utilized to attenuate and pre-treat storm water runoff. However, the MCP illustrates a detention area to the north and west of the indigenous preserve with a berm proposed outside of the preserve. The MCP and Surface Water Management Plan must be consistent. Conditions have been proposed addressing protected species and surface water management

CONCLUSION:
Staff recommends approval, as conditioned, of the CPD zoning. The proposed development is appropriate for the subject property and adjoins other developed and vacant commercial properties. The development is proposed to be consistent with the provisions of the LDC and Lee Plan. Staff finds the rezoning, as conditioned in the recommended actions, is consistent with the Lee Plan and is located within a Future Urban Area. There are necessary changes to the MCP as discussed earlier in the report. The development is proposed to comply with the Land Development Code (LDC). Staff notes the requested deviation is not necessary since the proposed access point aligns with the access located to the north. The development proposes two means of access with connections to two arterial roads. The proposed development, as conditioned, will not adversely impact environmentally critical or sensitive areas. The project will be served by sufficient urban services. The site is adjoining other commercial zoning and is proposing appropriate uses. The recommended conditions are reasonably related to the development and provide sufficient safeguards to the public's interest and are reasonably related to the impacts expected by this development.

ATTACHMENTS:

A. Expert Witness Information
B. Maps
   - Zoning
   - Future Land Use
   - Aerial
C. Conditions and Deviations with Master Concept Plan
D. Applicant's Supporting Documentation
   - Request Statement with Lee Plan and LDC Analysis
   - Development Parameters and Schedule of Uses
   - List of Deviations and Justification
   - Property Development Regulations
   - Surface Water Management Plan
   - Traffic Impact Statement with supplemental response dated March 1st.
E. Subject Property Zoning Actions
   - Resolution Number Z-00-064
   - Resolution Number Z-06-043
   - Resolution Number Z-07-015
F. Surrounding Zoning Actions
   - Resolution Number Z-80-333
   - Resolution Number Z-00-063
   - Resolution Number Z-05-021
G. Public Information Meeting
H. Potable Water and Sanitary Sewer letters from the appropriate Utilities
I. Comments from Development Services
   - Development Review
   - Traffic Impact Statement
J. Comments from Infrastructure Planning
K. Comments from Zoning Division – Environmental Review
L. Legal Description

LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Case Number: DCI2018-00003
Project Name: The Pine Island Center 7-11 CPD
Hearing Examiner Date: August 9, 2018

Alvin Block, AICP; Planner, Principal; Zoning; 1500 Monroe Street; Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Beth Workman; Environmental Planner; Zoning; 1500 Monroe Street, Fort Myers, FL 33901

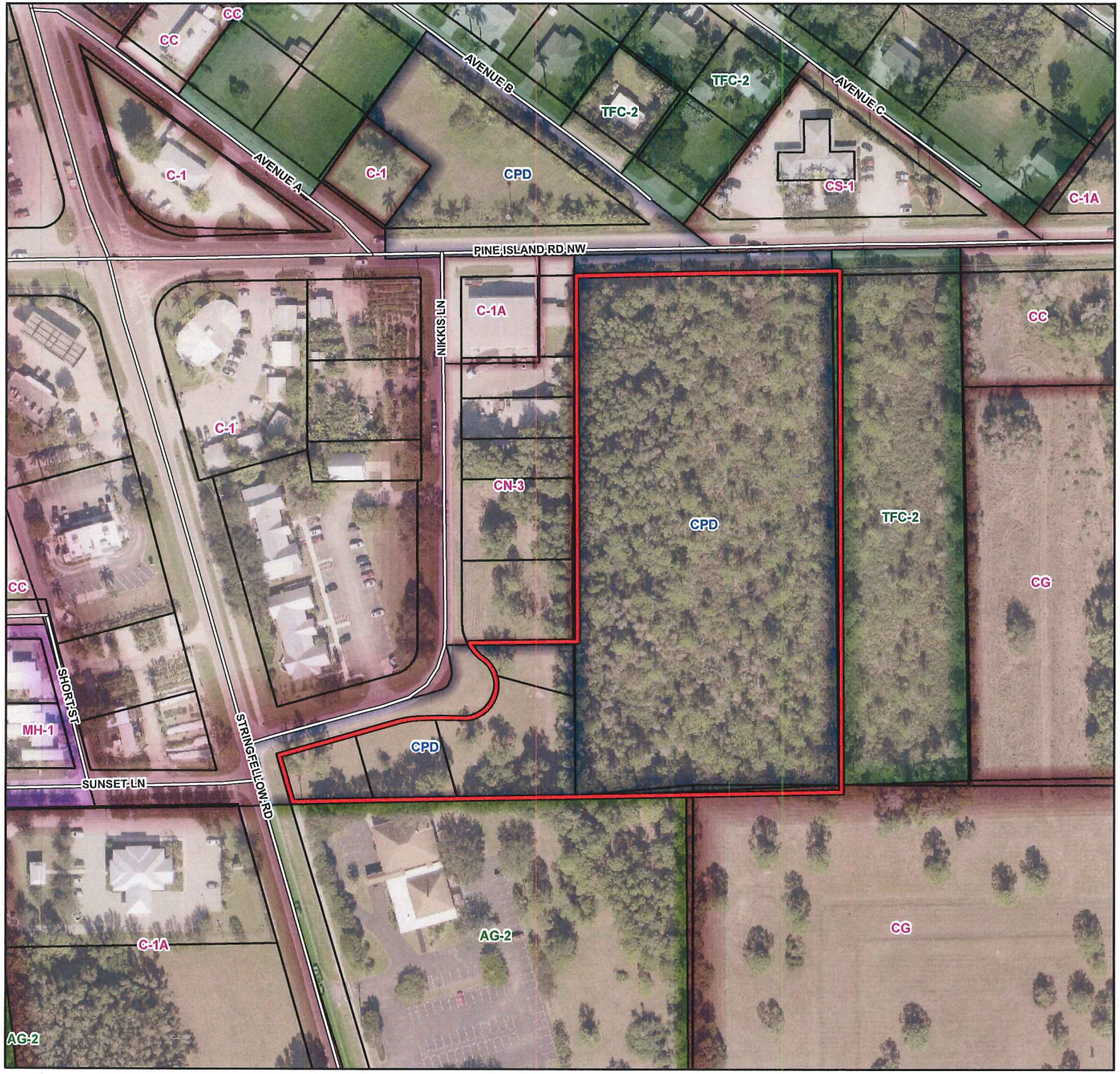
- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Environmental matters
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Marcus Evans; Engineer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Transportation Engineering Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Brandon Dunn; Planner, Principal; Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.



DCI2018-00003
Zoning

Legend

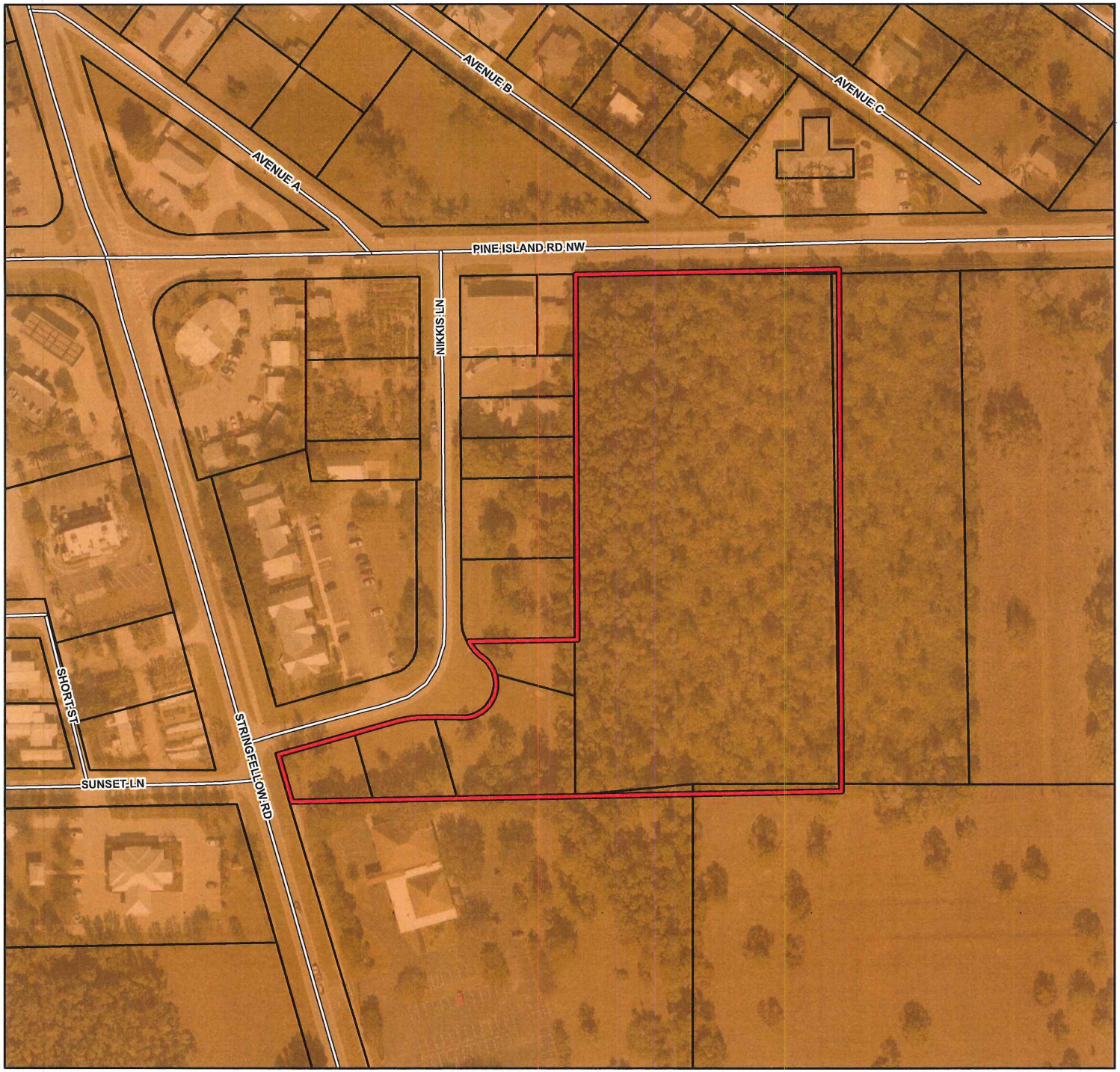
- Subject Parcel
- Parcel Boundary

N

0 100
Feet

ATTACHMENT B

Lee County
Southwest Florida



DCI2018-00003
Future Land Use

Legend

- Subject Parcel
- Parcel Boundary
- Urban Community

N

0 100
Feet

Lee County
Southwest Florida



DCI2018-00003
Aerial

Legend

- Subject Parcel
- Parcel Boundary

N

0 100
Feet

Lee County
Southwest Florida

CONDITIONS & DEVIATIONS

1. Master Concept Plan/Development Parameters

The one-page Master Concept Plan stamped received on May 21, 2018 must be modified to demonstrate compliance with the following:

a. LDC Section 34-2013(b)(3) states development must have a distinct parking lot entrance meeting the requirements of Chapter 10. This Section also states the maximum width of the entrance at the property line cannot exceed 35 feet. The MCP shows the entrance on Pine Island Road. Although it is not dimensioned, the entrance appears to be substantially the same as shown on the local development order plans. These development order plans show the width is 55 feet wide.

b. LDC Section 34-1353 provides the supplemental regulations for convenience food and beverage stores, automobile service stations, fast food restaurants, and car washes. Subsection (f) states these uses must be separated from adjacent residentially zoned or developed properties by an eight foot high masonry wall or fence located 25 feet from the property line with the required landscaping, or a 30 foot wide Type "F" buffer with the hedge planted a minimum of 20 feet from the abutting property. The MCP along the eastern property line does demonstrate compliance with this Section of the LDC.

The MCP shows two parcels as part of this planned development. LDC Section 10-416 requires a buffer between two commercial lots or parcels. The MCP fails to show the required buffer. The MCP needs to be revised to show this required buffer.

In review of the local development order plans, it should be noted the plans show only one parcel. If this remains true, the street right-of-way buffering required by LDC Section 34-1353(e) must be demonstrated along Nikkis Lane and Stringfellow Road. The MCP should be revised to show compliance with this Section.

c. LDC Section 10-295 states street stubs or an interconnection to adjoining areas must be provided where deemed necessary. The MCP shows no such proposed interconnection to the property to the east. Staff is concerned with public health and safety related to the design of the project, and finds it would be appropriate to include future interconnection to the property to the east. The MCP should be revised to show an interconnection to the TFC-2 zoned property to the east.

d. LDC Section 34-373(a)j. requires the MCP to depict the proposed access and facilities for public transit in accordance with LDC Sections 34-411(e) and 10-442. The MCP needs to be revised to clearly depict this information.

This development must comply with all requirements of the Lee County Land Development Code (LDC) and Lee County Comprehensive Plan (Lee Plan) at time of local Development Order Approval, except as may be granted by deviation as part of this planned development and with the following conditions. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

ATTACHMENT C

The development is permitted a maximum intensity of 18,454 square feet of floor area (restaurant gross floor area includes restaurant outdoor seating areas), of which the proposed convenience food and beverage store is limited to a maximum of 3,454 square feet. The convenience food and beverage store is limited to a maximum of 16 fuel pumps, with no additional fuel pumps allowed within the development.

At the time of local development order, the developer will provide a cumulative land development summary table in the site development plan that at minimum includes:

a. each "realized" permitted use (to include uses associated with the immediate and any unexpired approved development orders),
b. the corresponding intensity of each "realized" permitted use (i.e. gross floor area, dwelling units, etc.),
c. the corresponding zoning action, approved development order, and building permit that authorizes each "realized" use and intensity of use,
d. each total "realized" permitted use intensity, and
e. each total remaining "unrealized" permitted use intensity (permitted, but not currently contemplated by the immediate and any unexpired approved development orders)."

2. Uses and Site Development Regulations

a. The approved Schedule of Uses is:

Accessory Uses and Structures
Administrative Offices
Animals: Clinic or Kennel (No Outdoor Runs)
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 – accessory to a Convenience Food and Beverage Store
Clothing Stores, general
Clubs: Commercial
Fraternal, membership organizations
Private
Consumption on Premises (LDC Section 34-1261 et seq.)
Convenience Food and Beverage Store – limited to 16 fuel pumps
Drug Store, Pharmacy, limited to 4,500 square feet
Essential Services
Essential Service Facilities: Group I
Fences and Walls
Food Stores: Group I
Gift and Souvenir Shop
Hardware Store
Health Care Facilities: Group I
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 (LDC Section 34-1261 et seq.)
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 may be permitted by Special Exception
Schools: Commercial & Non-commercial
Signs
Social Services: Groups I & II
Specialty Retail: All Groups
Storage: Indoor

b. The approved Property Development Regulations are:

Minimum Lot Dimensions
Lot Area: 20,000 square feet
Lot Width: 100 feet
Lot Depth: 100 feet

Minimum Setbacks:
Street: 50 feet
Side Yard: 15 feet
Rear Yard: 20 feet
Water Body: 25 feet

Building Separation: One-half the sum of the heights of both buildings or 20 feet, whichever is greater, per LDC Section 34-935(e)(4)

Maximum Building Height: 35 feet

Maximum Lot Coverage: 40%

3. Blasting

Development blasting is a prohibited development activity within this planned development.

4. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

5. Vehicular Access

As part of the initial local development order:

a. the accessway/street connecting Parcel 1 on the Master Concept Plan to Nikkis Lane is required to be developed.; and

b. a future vehicular interconnection be shown on the initial development order plans connecting the subject property to the property to the east. Interconnection with the property to the request is required when that property is developed.

6. Protected Species

a. Prior to the issuance of a development order, the protected species survey must include onsite gopher tortoise protection within the indigenous preserve and provide supporting maps illustrating a protection diameter of 50 foot around each burrow within the indigenous preserve.

b. Prior to the issuance of a development order, the indigenous management plan must include exotic vegetation to be completed by hand removal only.

c. Prior to the issuance of a Vegetation Removal permit, a point map must be submitted illustrating the boundaries of the indigenous preserve and the location of the gopher tortoise fencing on the toe of slope of the preserve side of the water management berm.

7. Surface Water Management

a. Prior to development order approval, all plans must show a detention area outside of the indigenous preserve with the water management berm proposed along the western and northern preserve limits. No berm must be proposed along the southern and eastern indigenous preserve limits.

b. Prior to development order approval, the surface water management system must not utilize the indigenous preserve for pre-treatment and attenuation.

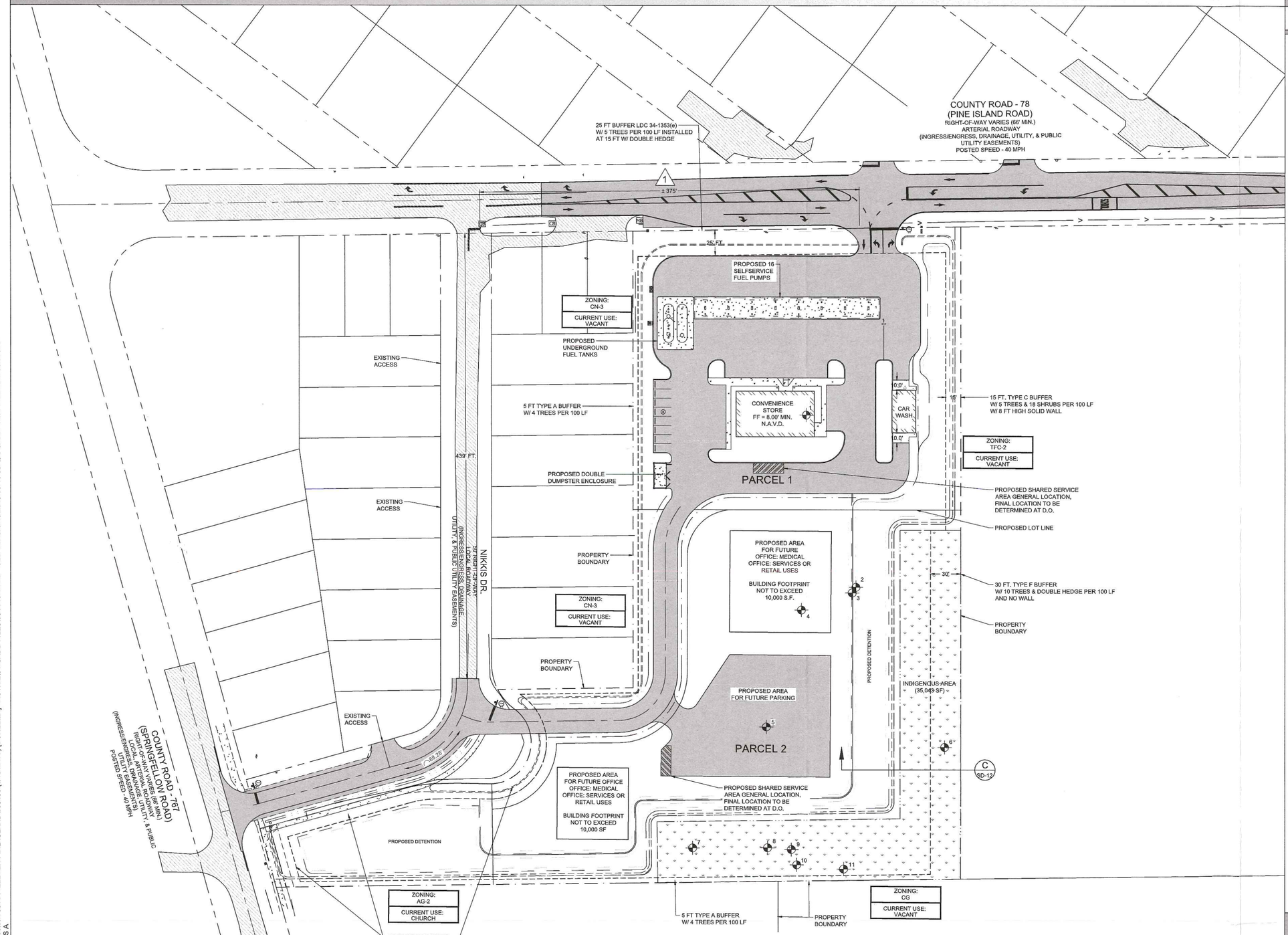
c. Prior to development order approval, the landscape plans must illustrate one gallon native grasses within the detention area planted three foot on center. The general tree requirement may be reduced by on ten-foot general tree for every 400 square feet of detention planted.

DEVIATIONS

Deviation from LDC Section 10-285 Connection Separation, which requires a minimum 440 feet Principal Arterial 440 foot separation, to permit a 375 +/- connection separation on Pine Island Road as depicted on the Master Concept Plan measured from the west edge of the request CPD driveway to the northeast corner of Nikki's Lane and Pine Island Road. This deviation is recommended for withdrawal as it is unnecessary.

THE PINE ISLAND CENTER 7-ELEVEN CPD

5431 PINE ISLAND ROAD NW



MASTER CONCEPT PLAN

PROJECT SUMMARY:

EXISTING ZONING: COMMERCIAL PLANNED DEVELOPMENT
PROPOSED ZONING: COMMERCIAL PLANNED DEVELOPMENT

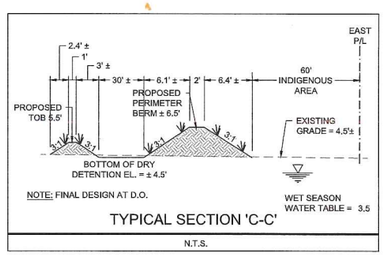
LAND BREAKDOWN:

TOTAL AREA	= 5.78 AC.
COMMERCIAL INTENSITY	= 18,454 S.F.
• OPEN SPACE REQUIRED (30%)	= 1.73 AC.
• OPEN SPACE PROVIDED: BUFFERS, DRY DETENTION INDIGENOUS AREA, OTHER	= 1.73 AC,
• INDIGENOUS AREA REQ. (15%)	= 0.87 AC.
• INDIGENOUS AREA PROVIDED:	= 0.80 AC.
10% INDIGENOUS CREDIT	= 0.08 AC.
• TOTAL INDIGENOUS OPEN SPACE	= 0.88 AC.

1 DEVIATION 1 LDC:10-285 PINE ISLAND ROAD SEPARATION, FROM A 440 FT REQUIRED CONNECTION SPACING TO PERMIT A 375 FT ± CONNECTION SPACING.

INDIGENOUS OPEN SPACE

GOPHER TORTOISE BURROW



TYPICAL SECTION 'C-C'

N.T.S.

RECEIVED
MAY 21 2018
COMMUNITY DEVELOPMENT

N

50' 100'

PLAN VIEW SCALE

DR2018-00003

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 #38435 (#1042477) [BOKEELIA] - ACTIVE\01-CADD FILES\03-ARCHIVED - OLD VERSIONS\2018-05-15 00-QAI CADD - A01-PLAN SETS\170814 - CIVIL-PLANS A.DWG
PLOTTED BY: AL
MON. 5-21-2018 9:02 AM
170814 - CIVIL-PLANS A.DWG

Quattrone & Associates, Inc.

RECEIVED
MAR 02 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 is to rezone two separate, adjoining Commercial Planned Developments into one unified 5.77-ac. +/- CPD. 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, at 3,454 sf, and an addition outparcel intensity of 15,000 sf commercial space. Hence the request services to de-intensify two approved planned developments by 28,246 sf.

The project entails the construction of a 3,454 SF convenience store and up to 15,000 sf of commercial offices and shops within Parcels One and Two (see MCP). The proposed food and beverage convenience store will include the installation of new underground fuel storage tanks, fuel distribution and vent piping, a free-standing canopy, sixteen (16) self-service fuel pumps, a 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 that will be located to the south and southeast portion of the property. The MCP will include a rear area for future commercial office development within two outparcels. 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

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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 7% building coverage (18,454 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

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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

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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:

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- 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 3,454 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 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

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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

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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.

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

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.

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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	18,454 sf Commercial
Watershed	Pine Island Sound
Planning Community	Pine Island
Water Utilities	Pine Island Water Co.
Sanitary Sewer Utilities	Lee County Utilities

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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

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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

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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 375 +/- connection separation on Pine Island Road as depicted on the Master Concept Plan measured from the west edge of the request CPD driveway to the northeast corner of Nikkis Lane and Pine Island Road.

The connection separation standard rests on the project's Pine Island Road driveway being located at the far east area of the property and aligning with Pine Island Professional Center's west driveway, located at 5400 Pine Island Road. By locating the project driveway at the east portion of the property and in alignment with the Pine Island Professional Center, the CPD meets the objective of 10-285, which calls for adequate driveway connection spacing. It is noted that the CPD parcel has 324-ft. feet along Pine Island Road, reducing the feasibility of meeting the code standard. Finally, the project benefits from the spacing connection deviation by providing for reasonable and necessary access onto Pine Island Road.

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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	In accordance with the LDC 10-415
Minimum Setbacks:	
Street	50 feet
Side	15 feet
Rear	20 feet
Water body	25 feet
Accessory Structures	In accordance with LDC
Minimum Development Parcel Perimeter Setback	25 feet

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The Pine Island 7-11 CPD Surface Water Management Plan

The current existing site runoff character reflects the degree and character of the site's pine flatwood forested, the west site Nikkis Lane improved and platted land area, the east adjoining forested and unimproved property and the north Pine Island Road developed and cleared lands. A Pine Island Road drainage swale is located along the project's north boundary with drainage flows from west to east and towards Little Pine Island Creek.

In general terms, the project's drainage concept is based upon attenuation for a 25-year/3 day storm event. The primary hydrological concern for the site will be the management and storage of its surface waters as determined by FAC 17-3, 17-40, 17-301 and 40E-4. . A permit amendment to the South Florida Water Management District will insure continued compliance to the current District construction and operation permit so as to insure that there will not be a net increase in storm water run off quantity nor diminished water quality, as measured from existing, pre-development conditions.

The project will feature perimeter site berming and small dry detention areas for both water quality pre-treatment and surface water attenuation. The perimeter berm will be placed on the outside of the south 0.9 acre native open space area so as to allow the area to manage and attenuate storm water. The project is located within the 100-year flood with an AE - EL 7-ft. elevation for building construction and road design consideration. The project's surface water management system does not include any wetland system or upland habitat of concern.

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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

March 1, 2018

Mr. Al Quattrone, P.E.
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd
Fort Myers, FL 33916

RE: DCI2018-00003, The Pine Island 7-11 CPD

Dear Mr. Quattrone:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development regarding the proposed zoning application of the above project. The comments and TR Transportation's response to those comments are listed below for reference.

LC T.I.S. Application Sufficiency Checklist:

3.b. *It will be necessary to revise the TIS to revise the description using the Land Development Code language for the pumps. The term "Re-fueling positions" is not defined by the LDC. Please refer to LDC Section 34-2 for the definition of fuel pump.*

The "re-fueling positions" terminology is defined by the Institute of Transportation Engineers (ITE) ***Trip Generation Manual*** and is consistent with previous traffic studies completed for gasoline stations in Lee County. The definition of a **fuel pump** in the LDC Section 34-2 has the same interpretation as a **re-fueling position**.

6.a. *The site design parameters that are stated in the TIS do not appear to correspond to the parameters that are stated and/or depicted in the non-TIS submittals. See the application and "Development Parameters and Schedule of Uses" as compared to the Master Concept Plan. Is the intent to have 2 options – one as shown on the MCP and the other as specific or generalized combination of commercial uses? Please clarify the maximum development intensity contemplated, and review and revise the TIS accordingly.*

The proposed rezoning application is to rezone the two existing CPD's into one CPD to allow the site to be developed with a gas/convenience use and up to 15,000 square feet of commercial/retail uses. The site design parameters have been revised to match those in the non-TIS submittals, specifically the number of re-fueling positions or fuel pumps. Note, the proposed carwash to be located on the north side of the subject site does not generate any additional project trips. According to **ITE Trip Generation Manual**, 10th Edition, "the presence of a car wash does not have a demonstrative

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effect on trip generation rates". Therefore, the proposed car wash was not included in the analysis.

b. *Section III of the TIS indicates the proposed development is a 3,454 square foot convenience store with 18 refueling positions, and a 15,000 square foot shopping center. This conflicts with other areas of application. Please review the submitted application making sure the full application accurately and consistently describes the proposed development.*

Attached to this response is the updated TIS which has been corrected to reflect the correct number of refueling positions or fuel pumps.

c. *The TIS does not appear to contain a LOS analysis for each of the project's access points. Please review and revise the TIS accordingly.*

Attached to this response is the updated TIS which has been updated to reflect the above comment.

d. *The TIS LOS analysis for collector/arterial roadways does not appear to reference the Lee County Link-Specific Peak Hour Service Volumes table for LOS determination. Please review and revise the TIS accordingly.*

Based on previously completed zoning traffic studies for the Lee County, the Link-Specific Peak Hour Service Volumes table is utilized when the difference between build-out year and data tables (June, 2016) is less than 5 years. Therefore, LOS analysis has not been updated based on the *Comment 6d*.

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If you have any additional questions, please do not hesitate to contact us.

Sincerely,

Ted B. Treesh, PTP
President

Yury Bykau, E.I.
Transportation Consultant

Attachments

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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

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

Revised: March 1, 2018

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TR TRANSPORTATION CONSULTANTS, INC

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VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. EXISTING ZONING VS PROPOSED ZONING

IX. CONCLUSION

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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.

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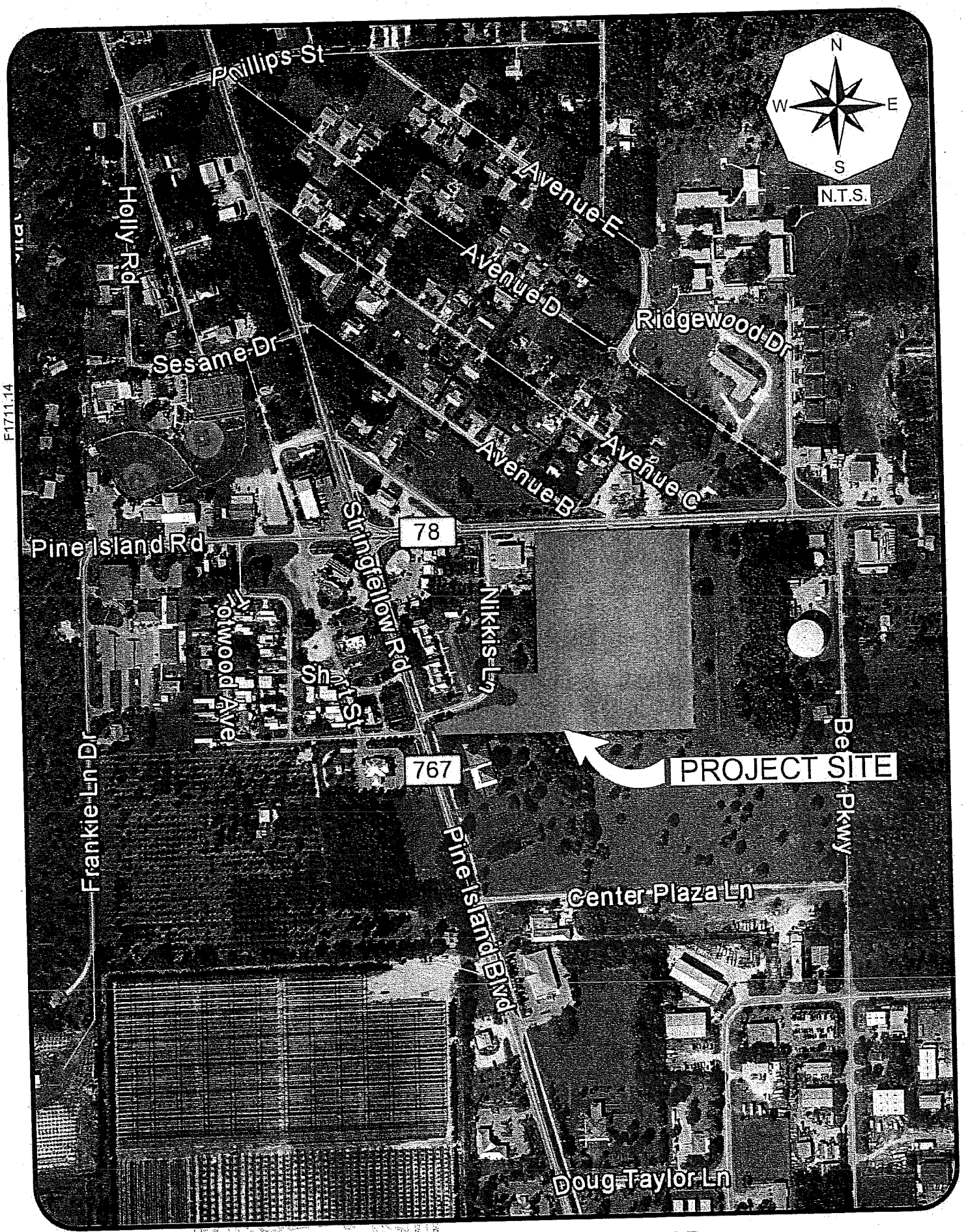

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TR TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
7-ELEVEN @ PINE ISLAND CENTER

Figure 1

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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.

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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 16 refueling positions (8 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. & 16 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.

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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 16 re-fueling positions)	121	120	241	122	122	244	2,893
Shopping Center (15,000 sq. ft.)	99	60	159	64	69	133	1,655
Total Trips	**220**	**180**	**400**	**186**	**191**	**377**	**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.

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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. 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 (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	**220**	**180**	**400**	**186**	**191**	**377**	**4,548**
Less LUC 853 Pass-by	-76	-76	-152	-80	-81	-161	-1,909
Less LUC 820 Pass-by	-24	-24	-48	-20	-20	-40	-497
New Trips	**120**	**80**	**200**	**86**	**90**	**176**	**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***

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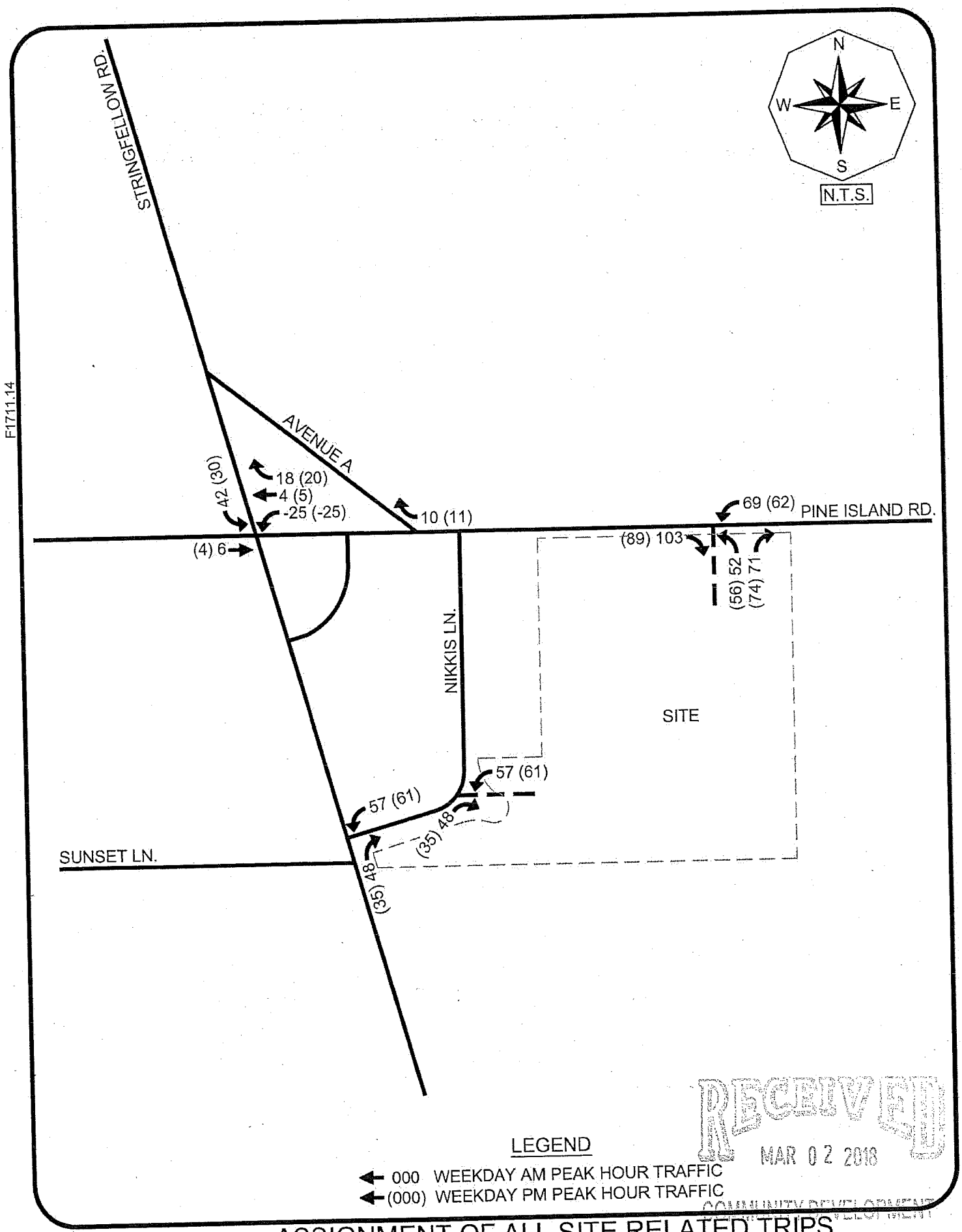

LEGEND

← 000 WEEKDAY AM PEAK HOUR TRAFFIC

←(000) WEEKDAY PM PEAK HOUR TRAFFIC

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

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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.

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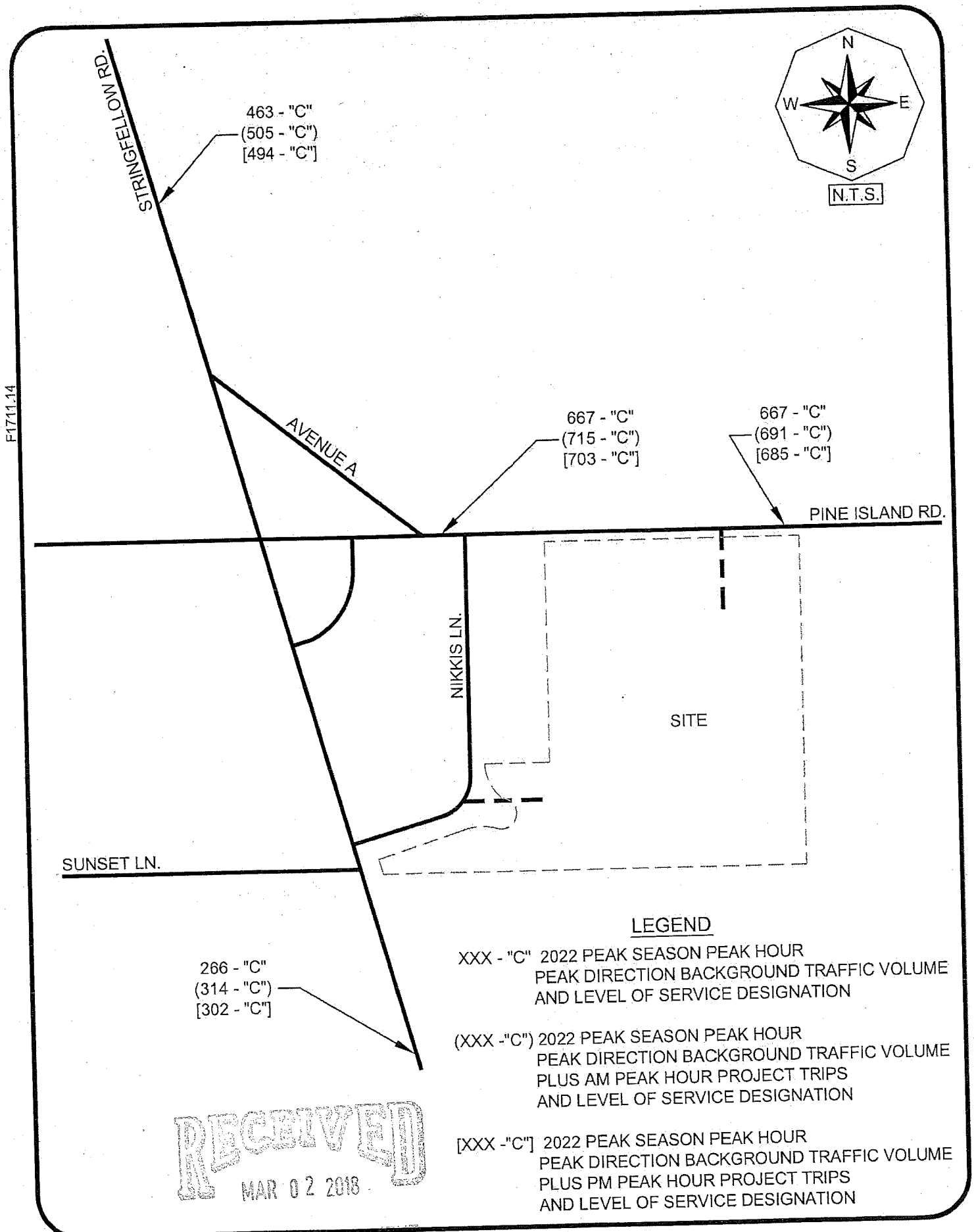

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PROJECTED 2022 LEVEL OF SERVICE ANALYSIS
7-ELEVEN @ PINE ISLAND CENTER

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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, Stringfellow Road with Nikkis Lane and at site access drive intersections to Pine Island Road and 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.

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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. The results also indicate that all of the approaches at the site access drive intersections to Pine Island Road and Nikkis Lane will operate at an acceptable LOS in 2022 in the peak hour conditions. Therefore, no intersection improvements are warranted at the analyzed intersections.

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.

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VIII. EXISTING ZONING VS PROPOSED ZONING

A trip generation comparison for information purposes was conducted between the approved uses as described in Resolutions #Z-06-043 and #Z-07-015, and the proposed uses as part of this rezoning application. Currently, the subject site consists of five vacant parcels which are currently zoned CPD (Commercial Planned Development). The four western lots, 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 the Resolution #Z-06-043, the subject is approved to allow a maximum development of 8,700 square feet of gross floor area, or not more than 3,700 square feet of medical office uses. Resolution #Z-06-043 also states that the development is limited to uses which generate less than 134 daily trips. 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 proposed rezoning would allow the applicant to rezone the two existing CPD's to one CPD to allow the site to be developed with an approximately 3,454 square foot convenience store with 16 refueling positions (8 pumps) and 15,000 square feet of retail uses. **Table 5** summarizes the uses that would be permitted under the existing zoning versus those under the proposed rezoning.

Table 5
Land Uses
Approved vs Proposed Uses

Land Use Category	Intensity
Approved Land Use	**Resolution #Z-06-043:** 3,700 sq. ft. of Medical Office **Resolution #Z-07-015:** 28,000 sq. ft. of Retail & 10,000 sq. ft. of Office
Proposed Land Uses	3,454 sq. ft. C-store with 16 Re-Fueling Positions and 15,000 sq. ft. of Retail

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The trip generation for the approved land uses was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 10th Edition. Land Use Code 720 (Medical-Dental Office Building) was utilized for the trip generation purposes for the uses approved in the Zoning Resolution #Z-06-043. Land Use Code 820 (Shopping Center) and Land Use Code 710 (General Office Building) was utilized for the trip generation purposes for the uses approved in the Zoning Resolution #Z-07-015. The equations utilized from these land uses are contained in the Appendix of this report for reference. **Table 6** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently approved.

Table 6
Trip Generation
Approved Uses

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Medical-Dental Office (3,700 sq. ft.)	9	3	12	4	11	15	55
Shopping Center (28,000 sq. ft.)	103	63	166	102	110	212	2,530
General Office Building (10,000 sq. ft.)	31	5	36	2	11	13	114
Total Trips	**143**	**71**	**214**	**108**	**132**	**240**	**2,699**

Table 7 indicates the trip generation comparison between the approved driveway trips shown in Table 6 versus the driveway trips based on the proposed rezoning as shown in Table 2. As can be seen in Table 7, a positive number is shown as the resultant trip change.

Table 7
Trip Generation
Resultant Trip Change – Total Trips

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Uses (Table 2)	220	180	400	186	191	377	4,548
Approved Uses (Table 6)	-143	-71	-214	-108	-132	-240	-2,699
Resultant Trip Change	**+77**	**+109**	**+186**	**+78**	**+59**	**+137**	**+1,849**

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Table 8 below summarizes the approved development traffic and the breakdown between the new trips the approved development is anticipated to generate and the "pass-by" trips the approved retail uses are anticipated to attract.

Table 8
Trip Generation – Net New Trips
Approved Uses

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	143	71	214	108	132	240	2,699
Less LUC 820 Pass-by	-25	-25	-50	-32	-32	-64	-759
New Trips	**118**	**46**	**164**	**76**	**100**	**176**	**1,940**

Note: The same pass-by rate as shown in Table 3 for retail uses was utilized.

Table 9 indicates the trip generation comparison between the approved net new trips shown in Table 8 versus the net new trips based on the proposed rezoning as shown in Table 4. As can be seen in Table 9, a positive number is shown as the resultant trip change in the AM peak hour conditions. In the PM peak hour conditions the overall resultant trip change is shown to equal to zero.

Table 9
Trip Generation
Resultant Trip Change – Net New Trips

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Uses (Table 4)	120	80	200	86	90	176	2,142
Approved Uses (Table 8)	-118	-46	-164	-76	-100	-176	-1,940
Resultant Trip Change	**+2**	**+34**	**+36**	**+10**	**-10**	**0**	**+202**

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IX. 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, Stringfellow Road with Nikkis Lane and at site access drive intersections to Pine Island Road and Nikkis Lane based upon the projected 2022 AM and PM peak hour traffic conditions. Based upon the results of the capacity analysis, all aforementioned intersections are shown to operate at an acceptable LOS in 2022 both with and without the proposed development in the peak hour conditions.

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.

A trip generation comparison between the approved uses as described in Resolutions #Z-06-043 and #Z-07-015, and the proposed uses as part of this rezoning application was conducted. Based on the results of the analysis, the number of "new" trips the rezoning

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will add to the adjacent road network is negligible in the AM Peak Hour and is the same as the existing permitted uses in the PM Peak Hour, effectively having no net additional impacts.

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APPENDIX

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TABLES 1A & 2A

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

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 200 VPH IN= 120 OUT= 80

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 176 VPH IN= 86 OUT= 90

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%	24	3.00%
	W. of Site Access	2LU	0	140	800	860	860	40%	48	6.00%
Stringfellow Rd	N. of Pine Island Rd	2LU	0	140	800	860	860	35%	42	5.25%
	S. of Pine Island Rd	2LU	0	140	800	860	860	40%	48	6.00%

* 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.

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

TOTAL PROJECT TRAFFIC AM =	200	VPH	IN =	120	OUT=	80
TOTAL PROJECT TRAFFIC PM =	176	VPH	IN=	86	OUT=	90

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%	24	18	691	C	685	C
	W. of Site Access	3	10,300	11,500	8	2.00%	592	667	C	40%	48	36	715	C	703	C
Stringfellow Rd	N. of Pine Island Rd	399	8,400	8,400	8	2.00%	411	463	C	35%	42	32	505	C	494	C
	S. of Pine Island Rd	399	8,400	8,400	8	2.00%	236	266	C	40%	48	36	314	C	302	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.

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2017 LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

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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	

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LEE COUNTY GENERALIZED PEAK HOUR LEVEL OF SERVICE TABLES

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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.

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

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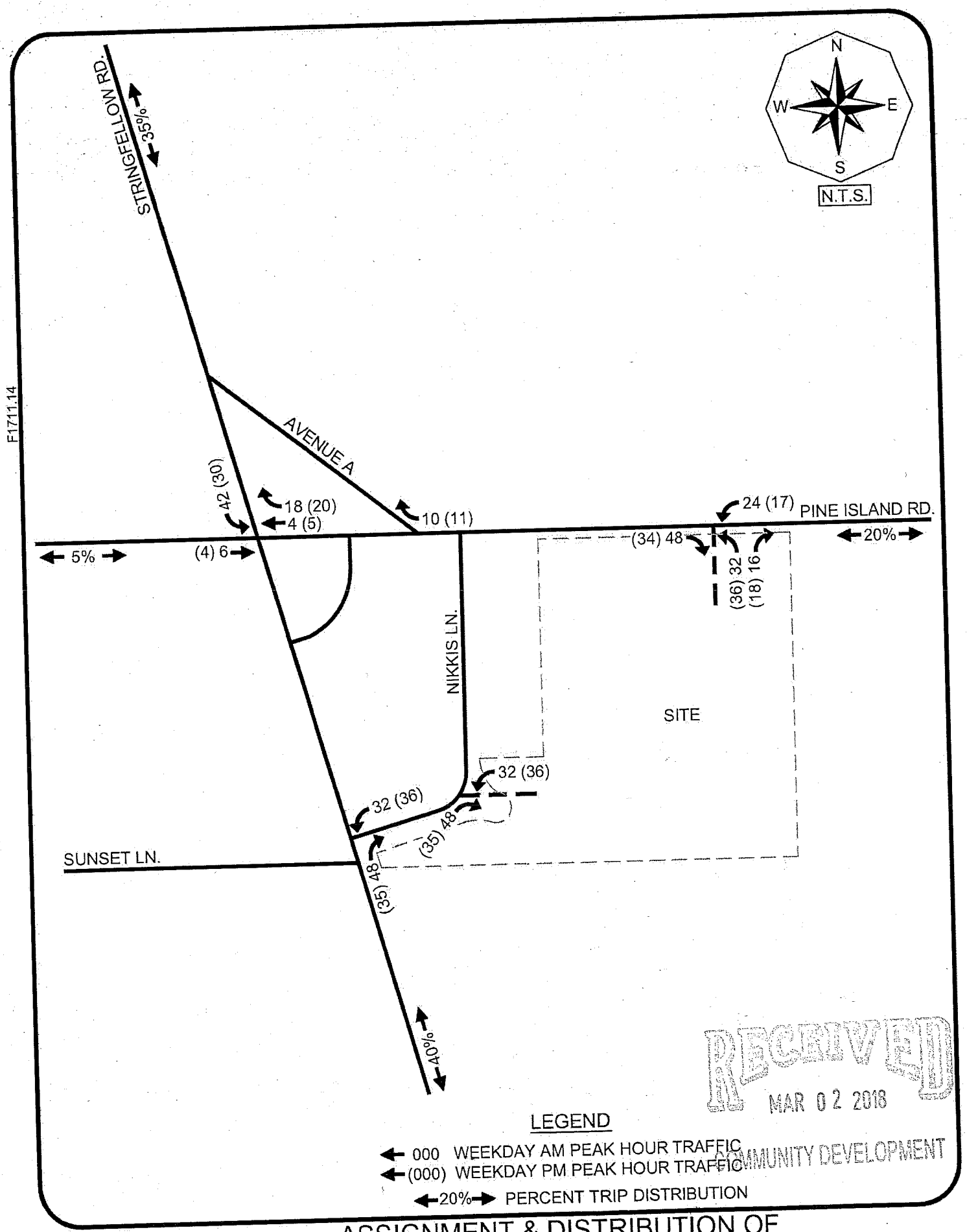

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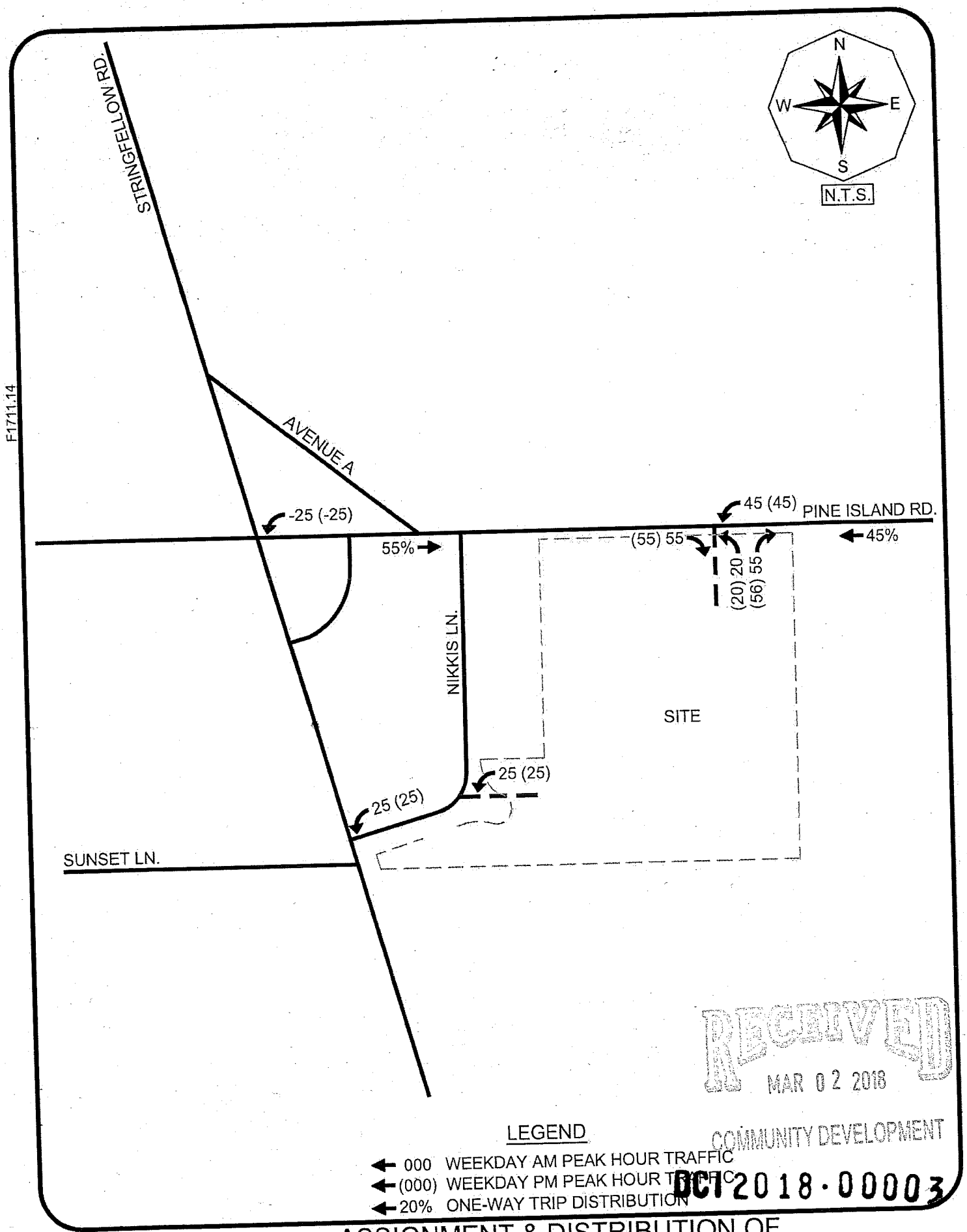
TR TRANSPORTATION CONSULTANTS, INC

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

DECEMBER 2017



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LEGEND

← 000 WEEKDAY AM PEAK HOUR TRAFFIC
← (000) WEEKDAY PM PEAK HOUR TRAFFIC
← 20% ONE-WAY TRIP DISTRIBUTION

DCI2018-00003

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

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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

COMMUNITY DEVELOPMENT
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STREET	LOCATION	Daily Traffic Volume (AADT) Sta-tion #	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	CSS	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		4
SUMMERLIN RD	N OF GLADIOLUS DR	409		21600										
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

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FDOT PEAK SEASON ADJUSTMENT FACTOR

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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

21-FEB-2017 10:54:33 830UPD 1_1249_PKSEASON.TXT

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TURNING MOVEMENT COUNT

PINE ISLAND ROAD

@

STRINGFELLOW ROAD

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MAY 02 2018
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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

Time	Stringfellow Rd Southbound					Pine Island Rd Westbound					Stringfellow Rd Northbound					Pine Island Rd Eastbound					
	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

DCI 2018.0003

Pine Island Rd & Stringfellow Rd

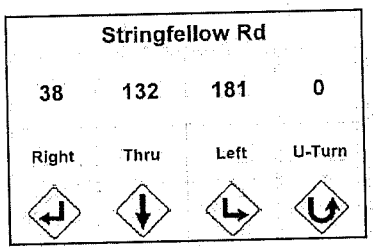
12-5-2017

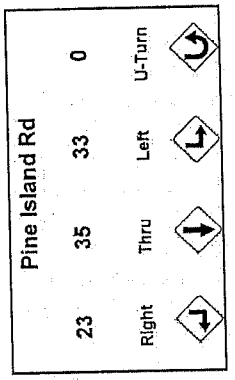
AM Count

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

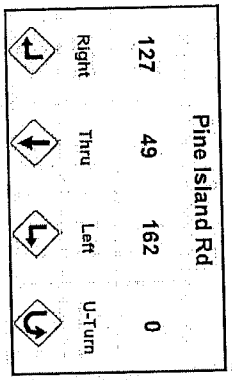
All Vehicles

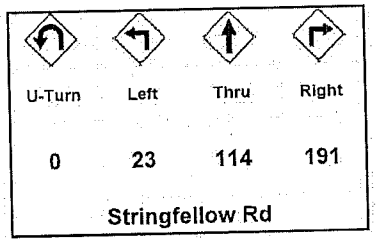
Site Code:
Study Date: 12/05/2017





AM Peak Hour Statistics
AM Peak Hour Begins: 08:00
AM Peak Hour Volume: 1108
AM Peak Hour Factor: 0.962





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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

	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

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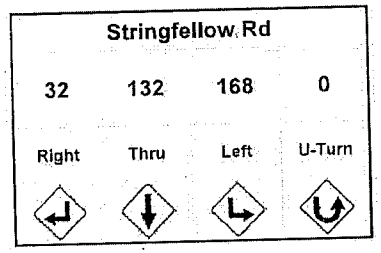
DCI2018-00003

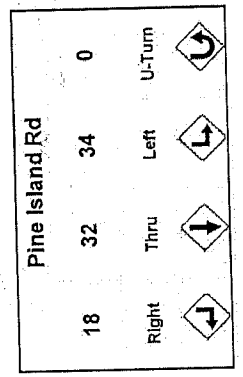
Pine Island Rd @ Stringfellow Rd 12-5-2017 (PM)

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

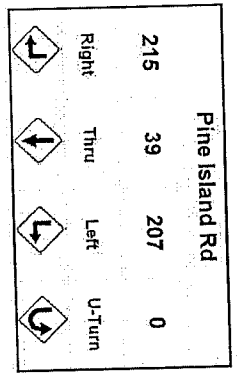
All Vehicles

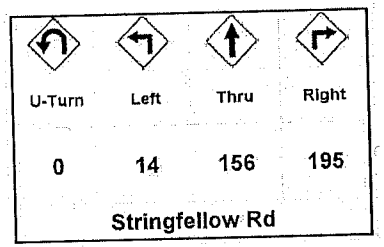
Site Code:
Study Date: 12/05/2017





PM Peak Hour Statistics
PM Peak Hour Begins: 16:45
PM Peak Hour Volume: 1242
PM Peak Hour Factor: 0.924





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TURNING MOVEMENT COUNT

STRINGFELLOW ROAD

@

NIKKIS LANE

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MAR 09 2018

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

	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

DCI 2018.0002

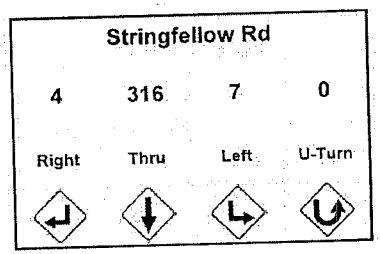
CountingCars.com

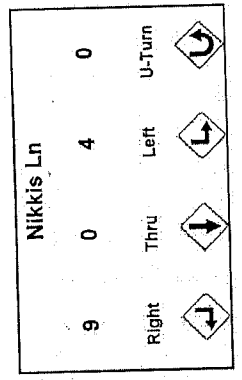
Stringfellow Rd @ Nikkis Ln 12-5-2017 (AM)

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

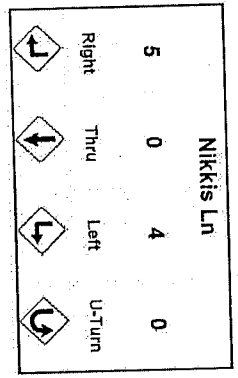
All Vehicles

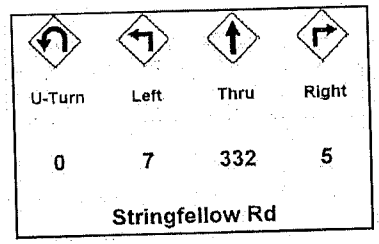
Site Code:
Study Date: 12/05/2017





AM Peak Hour Statistics
AM Peak Hour Begins: 08:00
AM Peak Hour Volume: 693
AM Peak Hour Factor: 0.912





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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

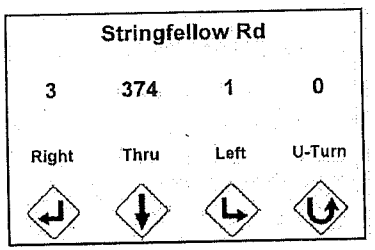
Time	Stringfellow Rd Southbound					Nikkis Ln Westbound					Stringfellow Rd Northbound					Nikkis Ln Eastbound					
	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Int Total
16:00	1	91	0	0	92	1	0	0	0	1	2	101	1	0	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

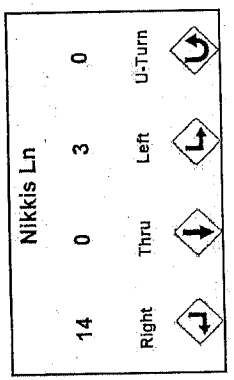
Stringfellow Rd @ Nikkis Ln 12-5-2017 (PM)

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

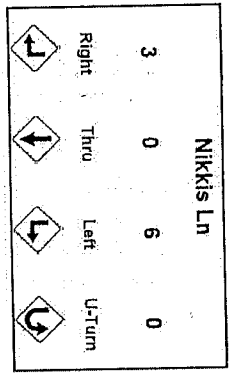
All Vehicles

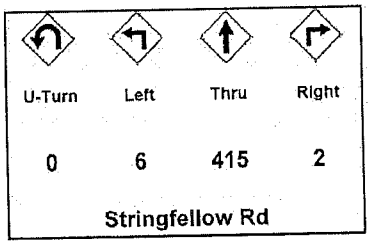
Site Code:
Study Date: 12/05/2017





PM Peak Hour Statistics
PM Peak Hour Begins: 16:45
PM Peak Hour Volume: 827
PM Peak Hour Factor: 0.966





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DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

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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				42				6		-25	4	18
2022 Background + Project	**29**	**147**	**246**	**275**	**170**	**49**	**42**	**51**	**29**	**184**	**67**	**181**

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				30				4		-25	5	20
2022 Background + Project	**18**	**201**	**251**	**246**	**170**	**41**	**43**	**45**	**23**	**241**	**55**	**297**

DCI2018-00002

COMMUNITY DEVELOPMENT
MAR 02 2018
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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			48							57		
2022 Background + Project	**9**	**428**	**54**	**9**	**407**	**5**	**5**	**0**	**12**	**62**	**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			35							61		
2022 Background + Project	**8**	**535**	**37**	**1**	**482**	**4**	**4**	**0**	**18**	**69**	**0**	**4**

DC12018.00003

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MAR 02 2018
COMMUNITY DEVELOPMENT

Development of Future Year Background Turning Volumes

Intersection	**SITE ACCESS @ PINE ISLAND 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	0	0	0	0	0	0	0	407	0	0	338	0
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	0	0	0	0	0	0	0	484	0	0	402	0
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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**524**	**0**	**0**	**435**	**0**
7-Eleven Turning Volumes	52		71						103	69		
2022 Background + Project	**52**	**0**	**71**	**0**	**0**	**0**	**0**	**524**	**103**	**69**	**435**	**0**

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

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	395	0	0	461	0
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	0	0	0	0	0	0	0	470	0	0	549	0
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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**509**	**0**	**0**	**594**	**0**
7-Eleven Turning Volumes	56		74						89	62		
2022 Background + Project	**56**	**0**	**74**	**0**	**0**	**0**	**0**	**509**	**89**	**62**	**594**	**0**

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MAR 02 2018
COMMUNITY DEVELOPMENT

Development of Future Year Background Turning Volumes

Intersection: **SITE ACCESS @ 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	0	12	0	0	9	0	0	0	0	0	0	0
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	0	14	0	0	11	0	0	0	0	0	0	0
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	**0**	**15**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7-Eleven Turning Volumes			48							57		
2022 Background + Project	**0**	**15**	**48**	**0**	**12**	**0**	**0**	**0**	**0**	**57**	**0**	**0**

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

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	3	0	0	9	0	0	0	0	0	0	0
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	0	4	0	0	11	0	0	0	0	0	0	0
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	**0**	**4**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7-Eleven Turning Volumes			35							61		
2022 Background + Project	**0**	**4**	**35**	**0**	**12**	**0**	**0**	**0**	**0**	**61**	**0**	**0**

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YEAR 2022 INTERSECTION ANALYSIS

HCS SUMMARY SHEETS

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PINE ISLAND ROAD

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STRINGFELLOW ROAD

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2022 AM PEAK HOUR ANALYSIS

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HCS7 All-Way Stop Control Report

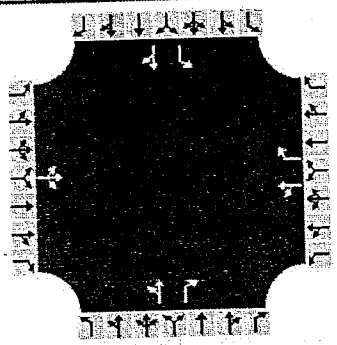
General Information

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											

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HCS7 All-Way Stop Control Report

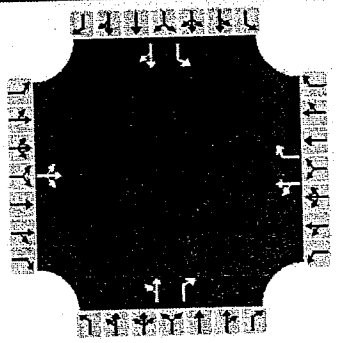
General Information

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	184	67	181	29	147	246	275	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			261	189		183	256		286	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			0.232	0.168		0.163	0.228		0.255	0.203	
Final Departure Headway, hd (s)	8.02			7.93	6.86		7.61	6.81		7.85	7.18	
Final Degree of Utilization, x	0.283			0.576	0.359		0.388	0.485		0.625	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)	6.02			5.63	4.56		5.31	4.51		5.55	4.88	

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	127			261	189		183	256		286	228	
Capacity	449			454	525		473	529		458	501	
95% Queue Length, Q_{95} (veh)	1.2			3.9	1.7		1.9	2.8		4.7	2.5	
Control Delay (s/veh)	14.2			21.3	13.4		15.1	15.9		23.4	15.9	
Level of Service, LOS	B			C	B		C	C		C	C	
Approach Delay (s/veh)	14.2			18.0			15.6			20.1		
Approach LOS	B			C			C			C		
Intersection Delay, s/veh | LOS	17.7						C					

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HCS7 All-Way Stop Control Report

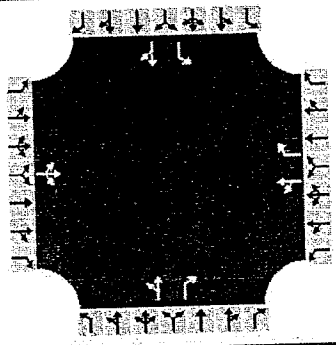
General Information

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		

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HCS7 All-Way Stop Control Report

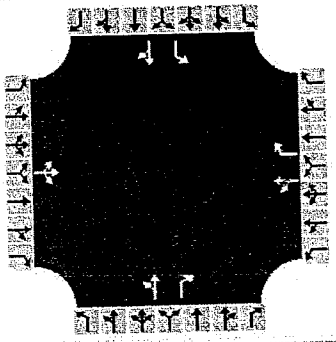
General Information

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	241	55	297	18	201	251	246	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			322	323		238	273		267	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			0.286	0.287		0.212	0.243		0.238	0.204	
Final Departure Headway, hd (s)	8.64			8.25	7.13		8.13	7.37		8.56	7.91	
Final Degree of Utilization, x	0.290			0.738	0.640		0.537	0.558		0.636	0.504	
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			5.95	4.83		5.83	5.07		6.26	5.61	

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	121			322	323		238	273		267	229	
Capacity	417			436	505		443	489		421	455	
95% Queue Length, Q_{95} (veh)	1.2			7.5	5.0		3.4	3.7		4.9	3.0	
Control Delay (s/veh)	15.2			33.1	22.3		20.2	19.3		25.9	18.6	
Level of Service, LOS	C			D	C		C	C		D	C	
Approach Delay (s/veh)	15.2			27.7			19.7			22.5		
Approach LOS	C			D			C			C		
Intersection Delay, s/veh | LOS	23.1									C		

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STRINGFELLOW ROAD

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NIKKIS LANE

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HCS7 Two-Way Stop-Control Report

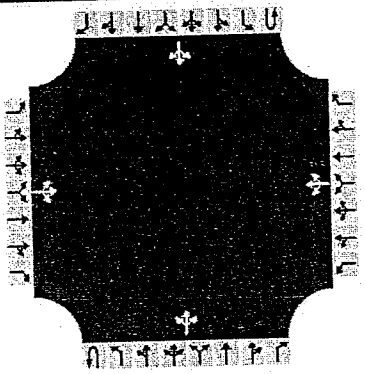
General Information

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										

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DCI 2018-00003

HCS7 Two-Way Stop-Control Report

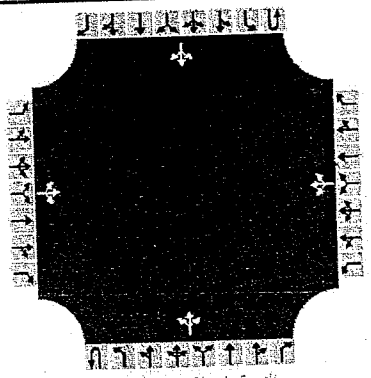
General Information

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



Major Street: North-South

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		62	0	6		9	428	54		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				75			10				10		
Capacity, c (veh/h)			404				226			1102				1032		
v/c Ratio			0.04				0.33			0.01				0.01		
95% Queue Length, Q_{95} (veh)			0.1				1.5			0.0				0.0		
Control Delay (s/veh)			14.3				28.7			8.3				8.5		
Level of Service, LOS			B				D			A				A		
Approach Delay (s/veh)		14.3				28.7				0.3				0.3		
Approach LOS		B				D										

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HCS7 Two-Way Stop-Control Report

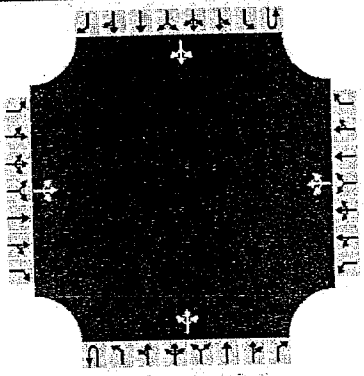
General Information

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



Major Street: North-South

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										

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HCS7 Two-Way Stop-Control Report

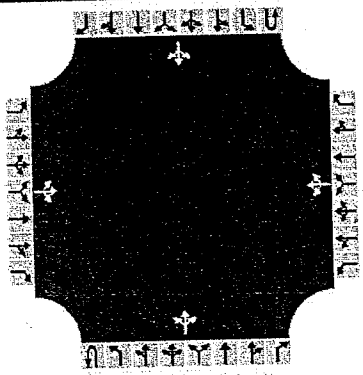
General Information

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



Major Street: North South

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		69	0	4		8	535	37		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				75			8				1		
Capacity, c (veh/h)			421				188			1057				980		
v/c Ratio			0.05				0.40			0.01				0.00		
95% Queue Length, Q_{95} (veh)			0.2				1.9			0.0				0.0		
Control Delay (s/veh)			14.0				36.8			8.4				8.7		
Level of Service, LOS			B				E			A				A		
Approach Delay (s/veh)		14.0				36.8				0.2				0.0		
Approach LOS		B				E										

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PINE ISLAND ROAD

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2022 AM PEAK HOUR ANALYSIS

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HCS7 Two-Way Stop-Control Report

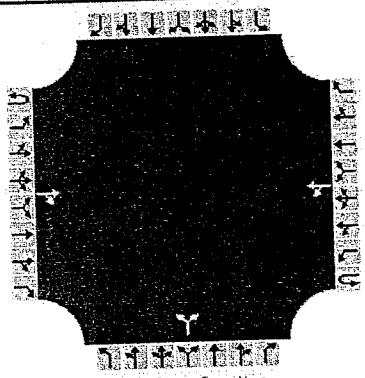
General Information

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

Site Information

Intersection	Site Access/Pine Island
Jurisdiction	Lee County
East/West Street	Pine Island Rd
North/South Street	Site Access
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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume, V (veh/h)			524	103		69	435			52		71				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						76					135					
Capacity, c (veh/h)						900					272					
v/c Ratio						0.08					0.50					
95% Queue Length, Q_{95} (veh)						0.3					2.8					
Control Delay (s/veh)						9.4					31.1					
Level of Service, LOS						A					D					
Approach Delay (s/veh)						2.2					31.1					
Approach LOS																

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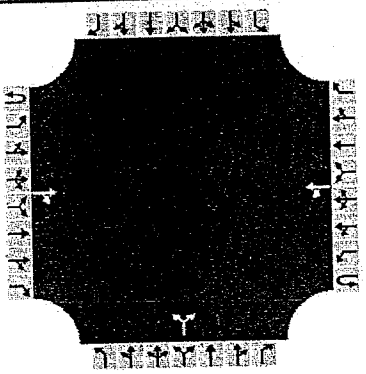
General Information

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

Site Information

Intersection	Site Access/Pine Island
Jurisdiction	Lee County
East/West Street	Pine Island Rd
North/South Street	Site Access
Peak Hour Factor	0.91
Analysis Time Period (hrs)	1.00

Lanes



Major Street: East-West

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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume, V (veh/h)			509	89		62	594			56		74				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						68					143					
Capacity, c (veh/h)						925					239					
v/c Ratio						0.07					0.60					
95% Queue Length, Q_{95} (veh)						0.2					4.1					
Control Delay (s/veh)						9.2					41.7					
Level of Service, LOS						A					E					
Approach Delay (s/veh)						1.8					41.7					
Approach LOS																

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NIKKIS LANE

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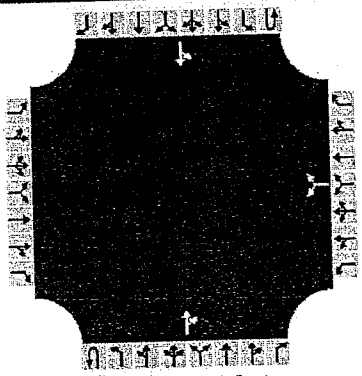
General Information

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	Site Access/Nikkis Ln
Jurisdiction	Lee County
East/West Street	Site Access
North/South Street	Nikkis Lane
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	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						57		0			15	48		0	12	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							63							0		
Capacity, c (veh/h)							948							1524		
v/c Ratio							0.07							0.00		
95% Queue Length, Q_{95} (veh)							0.2							0.0		
Control Delay (s/veh)							9.1							7.4		
Level of Service, LOS							A							A		
Approach Delay (s/veh)						9.1								0.0		
Approach LOS						A										

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HCS7 Two-Way Stop-Control Report

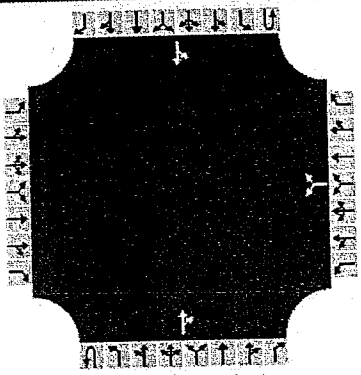
General Information

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	Site Access/Nikkis Ln
Jurisdiction	Lee County
East/West Street	Site Access
North/South Street	Nikkis Ln
Peak Hour Factor	0.91
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

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	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						61		0			4	35		0	12	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							67							0		
Capacity, c (veh/h)							973							1559		
v/c Ratio							0.07							0.00		
95% Queue Length, Q_{95} (veh)							0.2							0.0		
Control Delay (s/veh)							9.0							7.3		
Level of Service, LOS							A							A		
Approach Delay (s/veh)						9.0								0.0		
Approach LOS						A										

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TRIP GENERATION EQUATIONS

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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

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Super Convenience Market/Gas Station
(960)

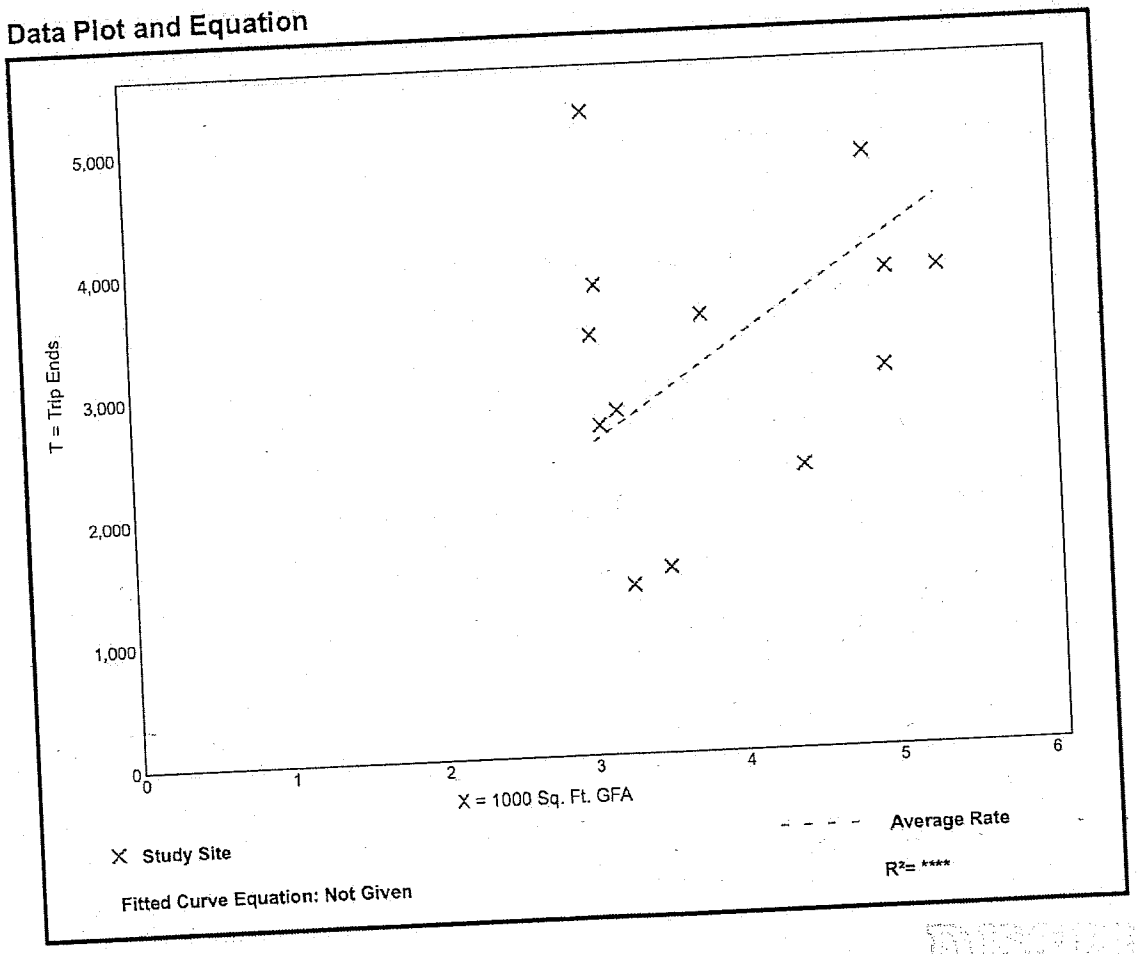
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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



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Shopping Center
(820)

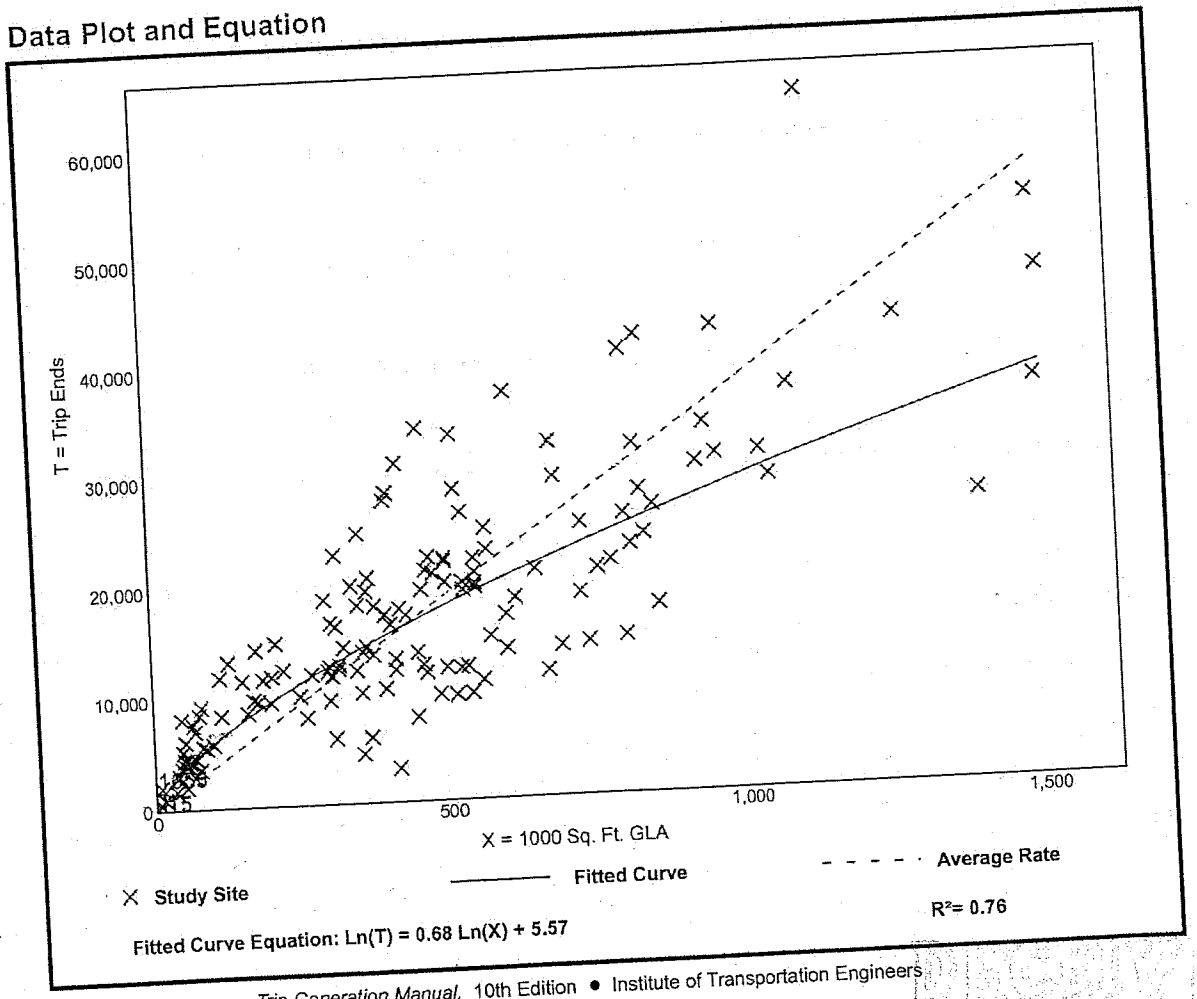
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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



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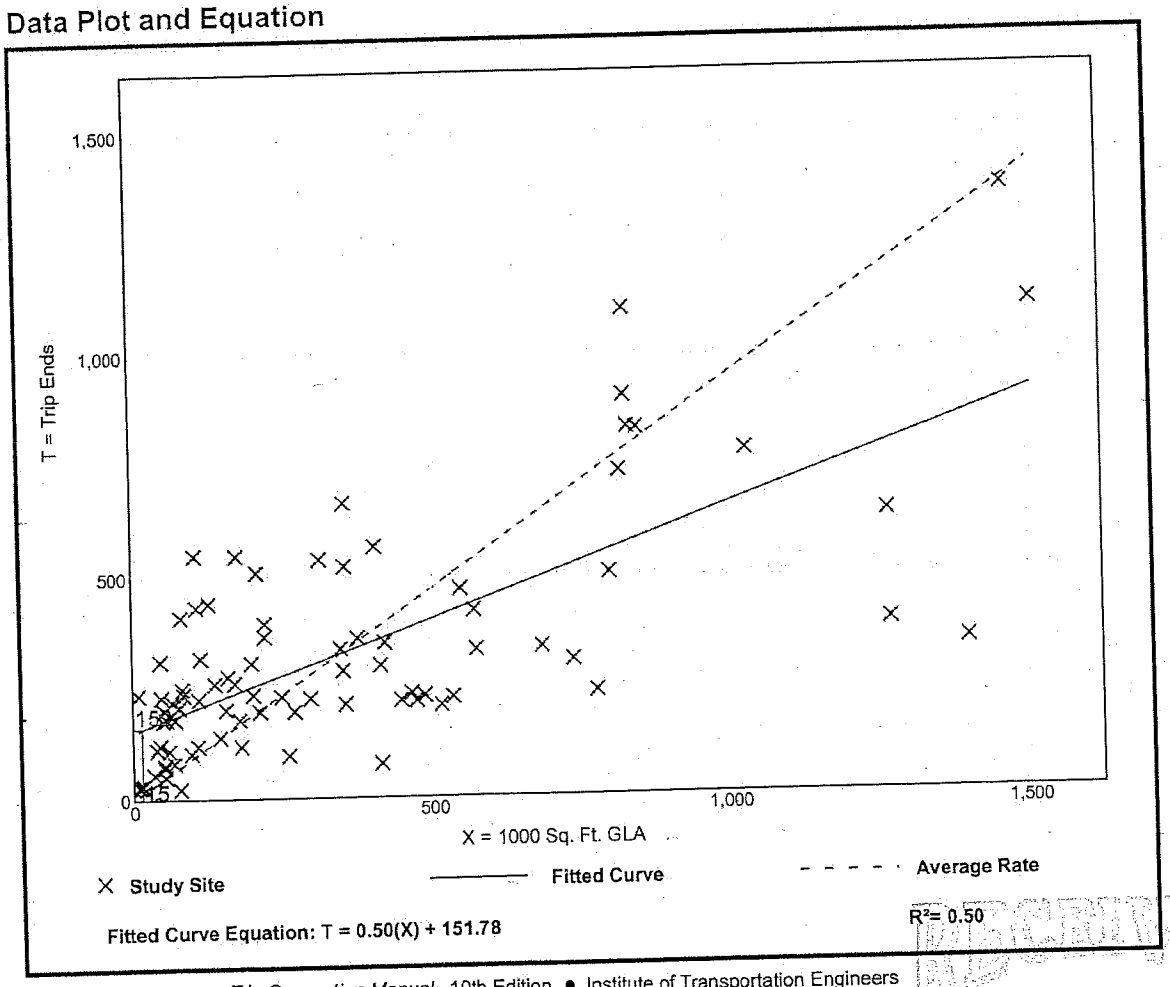
Shopping Center
(820)

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



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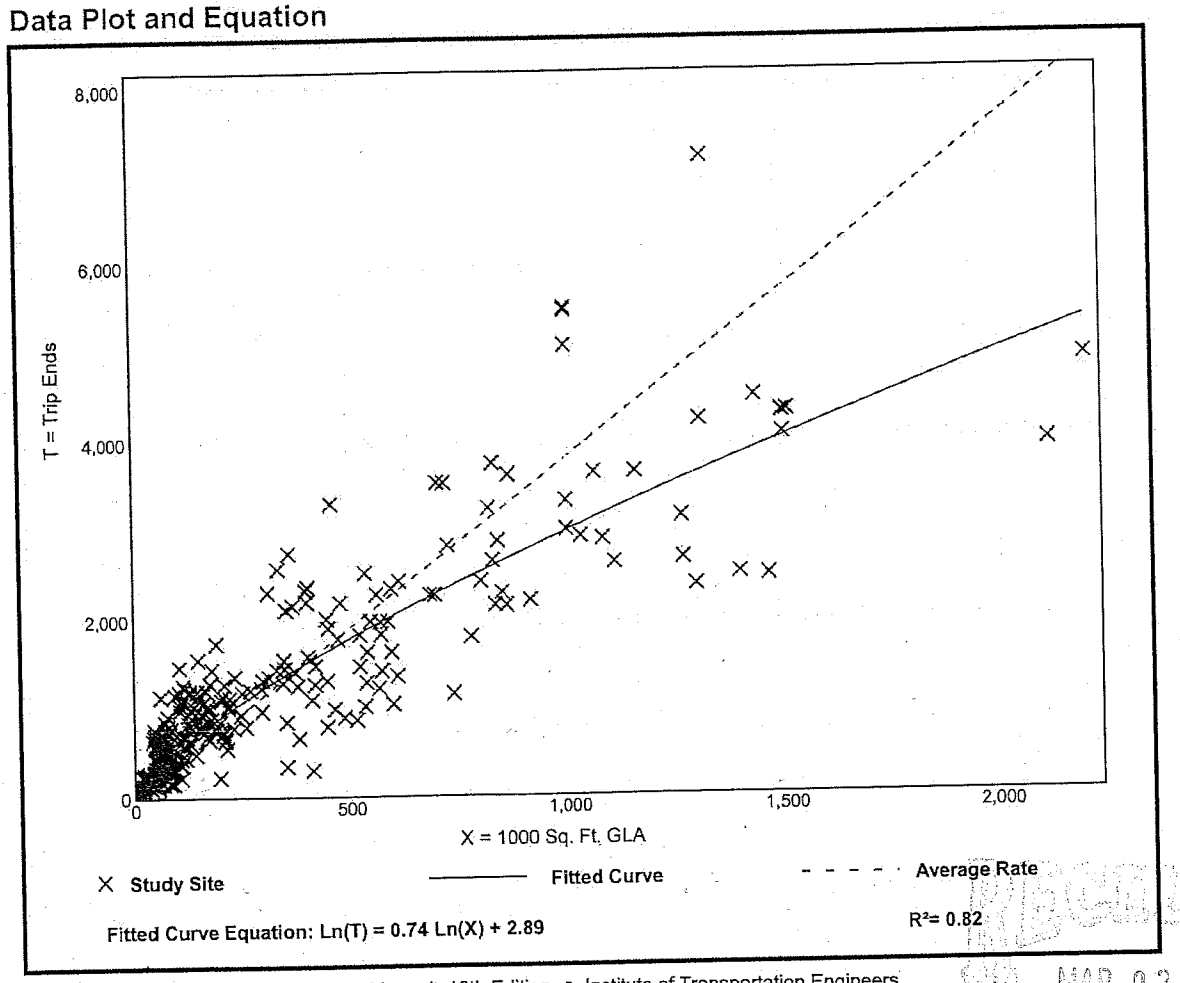
Shopping Center
(820)

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



Fitted Curve Equation: Ln(T) = 0.74 Ln(X) + 2.89

R^2= 0.82

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Medical-Dental Office Building
(720)

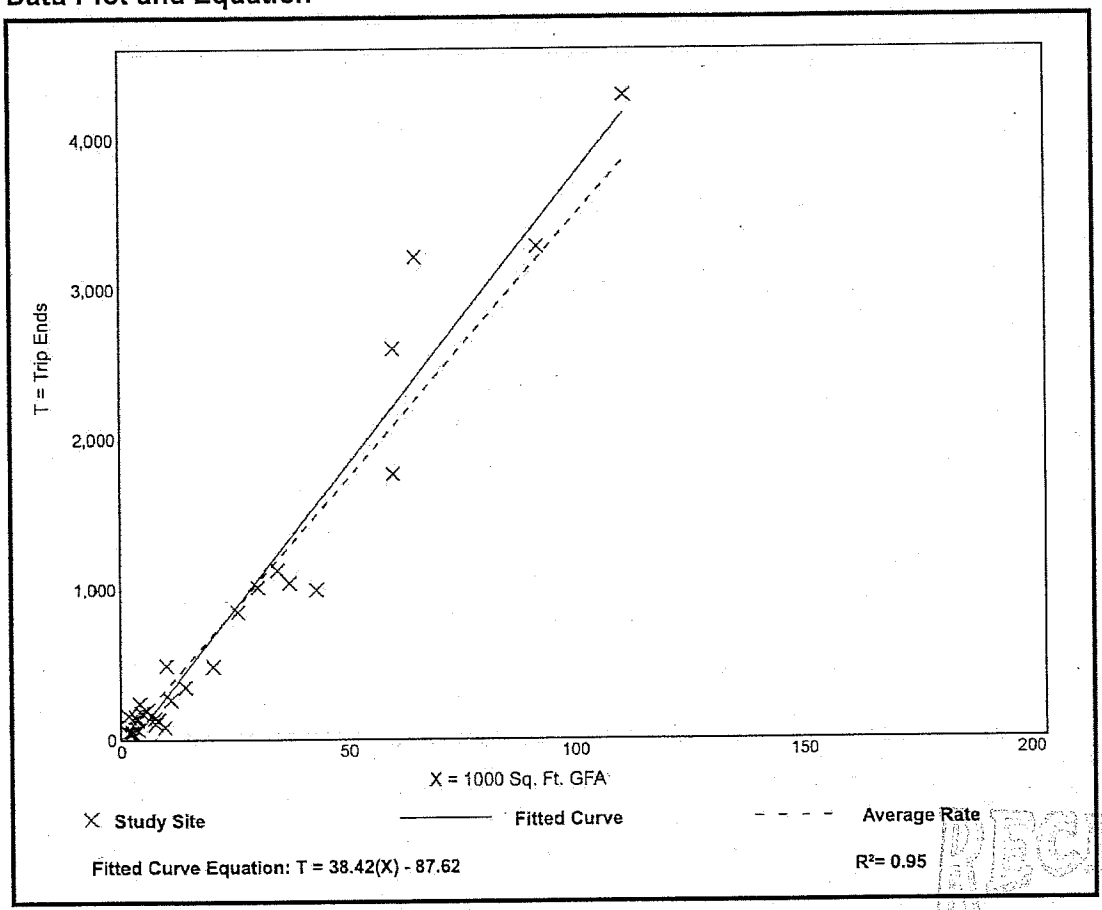
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
1000 Sq. Ft. GFA: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.80	9.14 - 100.75	9.79

Data Plot and Equation



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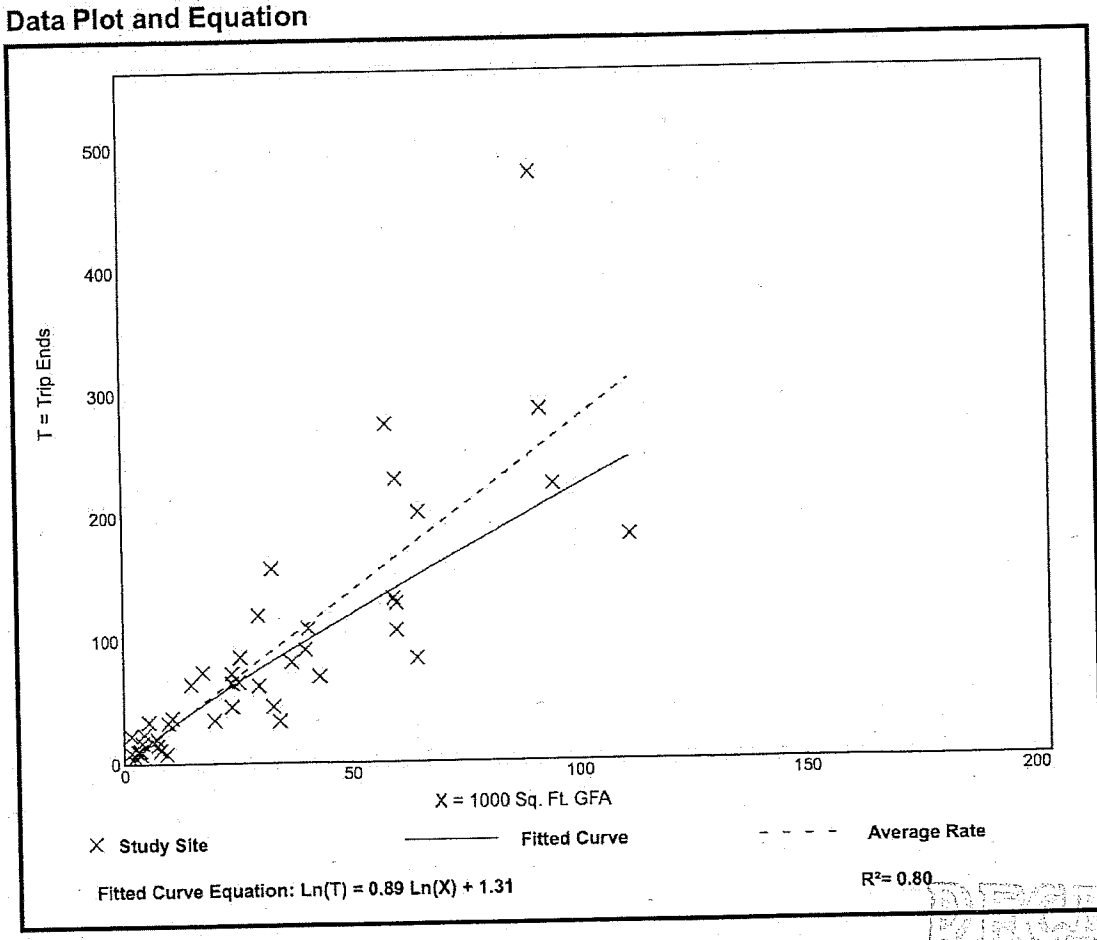
Medical-Dental Office Building
(720)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 44
1000 Sq. Ft. GFA: 32
Directional Distribution: 78% entering, 22% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

Data Plot and Equation



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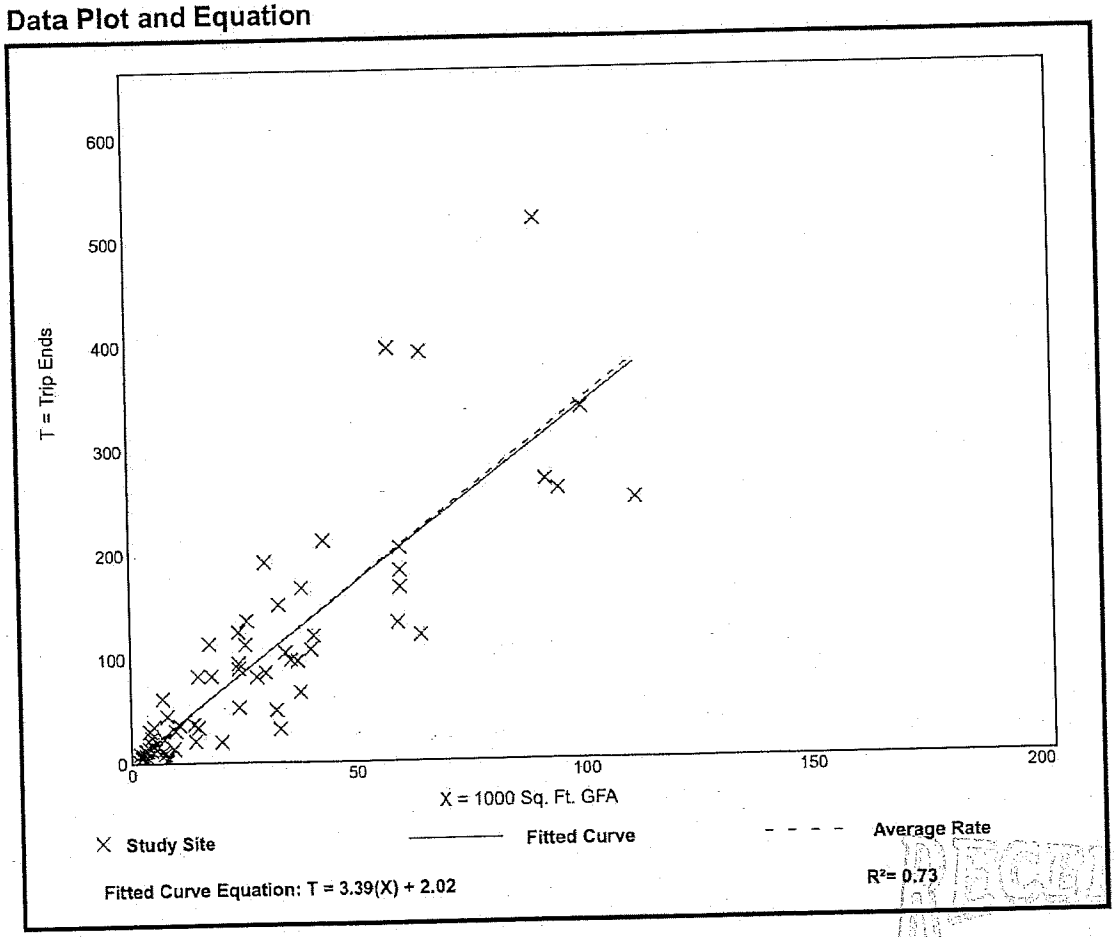
Medical-Dental Office Building
(720)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 65
1000 Sq. Ft. GFA: 28
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

Data Plot and Equation



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General Office Building
(710)

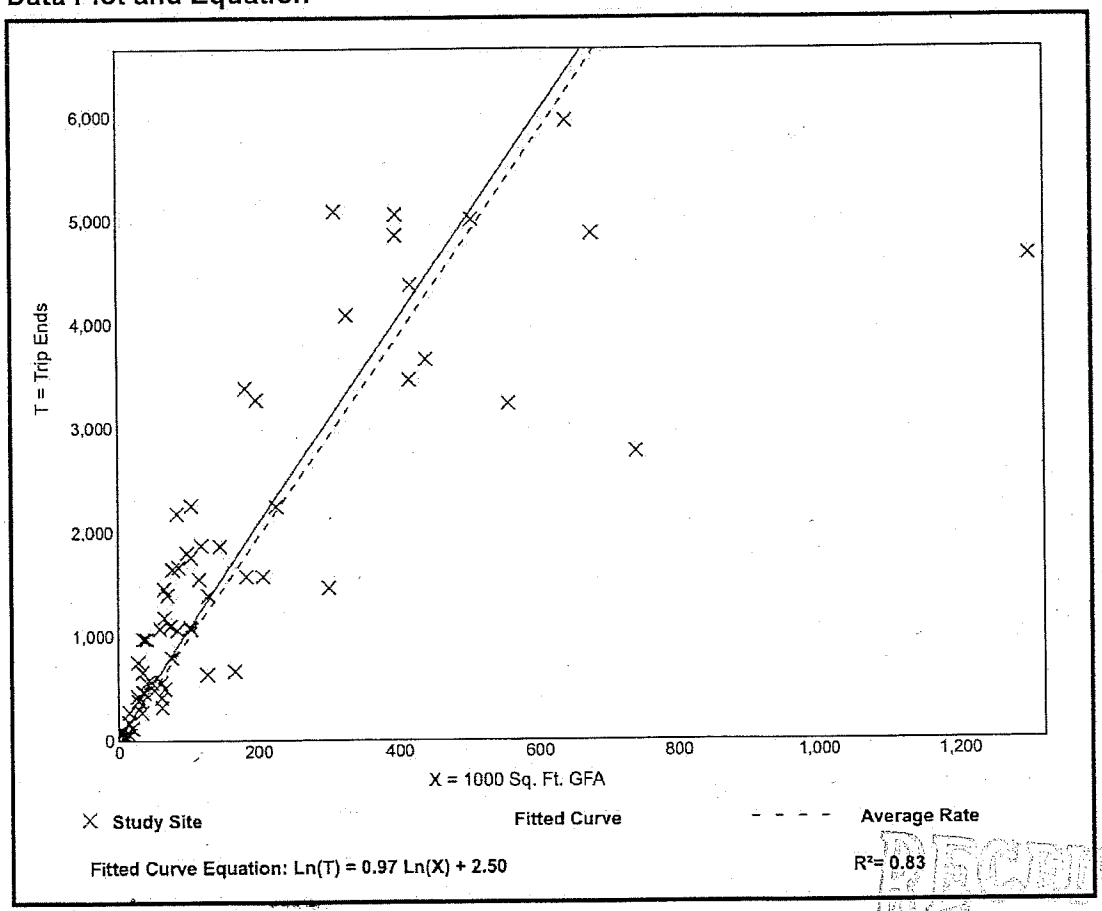
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



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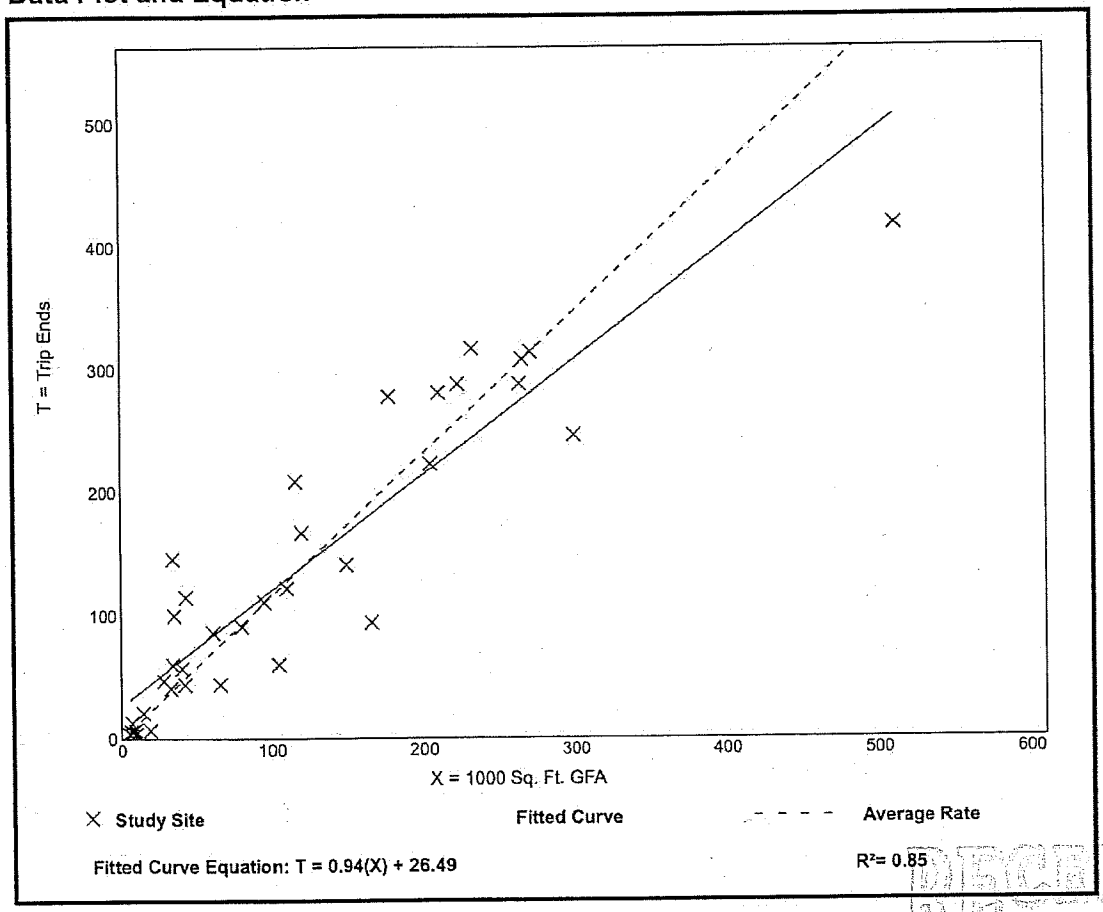
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 35
1000 Sq. Ft. GFA: 117
Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



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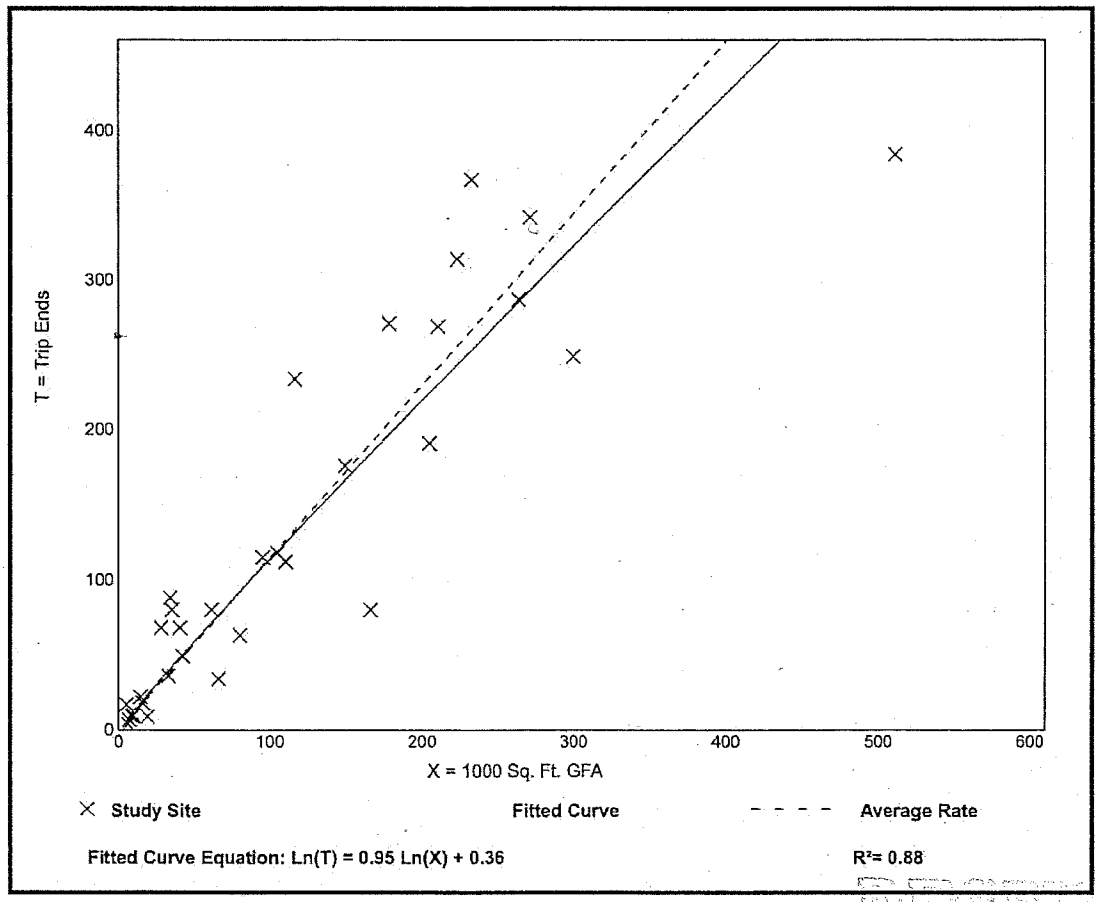
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 32
1000 Sq. Ft. GFA: 114
Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



RECEIVED
MAR 02 2018
COMMUNITY DEVELOPMENT
DCI 2018-00003

ACLO

RESOLUTION NUMBER Z-00-064

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, John F. Johnson, Co-Trustee, to rezone a 43,455± square foot parcel from Residential Two-Family Conservation District (TFC-2) to Commercial Planned Development (CPD); and

WHEREAS, a public hearing was advertised and held on September 6, 2000, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2000-00030; and

WHEREAS, a second public hearing was advertised and held on October 16, 2000, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 43,455± square foot parcel from TFC-2 to CPD, to allow a commercial development with a maximum of 8,700 square feet of gross floor area with buildings not to exceed 35 feet in height. The property is located in the Urban Community Land Use Category and legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one-page Master Concept Plan for John F. & Anne Johnson entitled "Block "B" Lots 11-17, Pine Island Center," stamped "Received Jun 20 2000," last revised June 15, 2000, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

   Development of this property may not exceed 8,700 square feet of gross floor area, or not

ATTACHMENT E

more than 3,700 square feet devoted to the use of medical office. Furthermore, development of this site is limited to uses which generate no more than 134 daily trips.

2. The following limits apply to the project and uses:

a. Schedule of Uses

ADMINISTRATIVE OFFICES
BUSINESS SERVICES [LDC §34-622(c)(5)]: Group I
CLEANING AND MAINTENANCE SERVICES [LDC §34-622(c)(7)]
ESSENTIAL SERVICES (LDC §§34-1611 *et seq.*, and 34-1741 *et seq.*)
ESSENTIAL SERVICE FACILITIES [LDC §34-622(c)(13)]: Group I (LDC §§34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)
INSURANCE COMPANIES [LDC §34-622(c)(23)]
MEDICAL OFFICE (limited to a maximum of 3,700 square feet of floor area)
PARKING LOT: Accessory
RESEARCH AND DEVELOPMENT LABORATORIES [LDC §34-622(c)(41)]: Group II
SIGNS, in accordance with LDC Chapter 30
SOCIAL SERVICES [LDC §34-622(c)(46)]: Group I
STORAGE: Indoor only (LDC §34-3001 *et seq.*)
TEMPORARY USES (LDC §34-3041 *et seq.*)
WHOLESALE ESTABLISHMENTS [LDC §34-622(c)(56)]: Group III

b. Site Development Regulations

Development of the CPD will comply with the following Property Development Regulations:

Minimum Lot Area and Dimensions:

Area:	40,000 square feet
Width:	100 feet
Depth:	60 feet

Minimum Setbacks:

Street:	variable according to the functional classification of the street or road (§34-2191 *et seq.*)
Side:	15 feet
Rear:	15 feet
Water Body:	25 feet

Accessory Use and Structure setbacks must comply with LDC §§34-1171 *et seq.* and 34-2194.

Maximum Lot Coverage: 40 percent

Maximum Building Height: 35 feet

3. Prior to local development order, a protected species survey meeting LDC §10-473 requirements must be submitted for the Division of Planning/Environmental Sciences Staff review and approval.

4. Prior to local development order approval, a gopher tortoise management plan meeting the requirements of LDC §10-474 must be submitted for the Division of Planning/Environmental Sciences Staff review and approval.

5. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

6. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

SECTION C. DEVIATIONS:

1. Deviation 1 seeks relief from the LDC §10-285 requirement to provide a 125-foot connection separation along local public streets; to allow 95 feet. This deviation is APPROVED, SUBJECT TO the condition that the access point is consistent with the access depicted on the approved Master Concept Plan.

2. Deviation 2 seeks relief from the LDC §10-416(d)3 requirement to provide buffering along the perimeter of the project; to allow:

   a) The southern boundary will be provided a Type "B" buffer but with a 5-foot encroachment for a dumpster enclosure.

   b) The eastern boundary would be provided a Type "B" buffer width, and Type "C" plantings , but with a 5-foot encroachment for pavement for vehicular movement in the parking lot.

   c) The northern boundary would be provided with a Type "B" buffer width with "C" plantings rather than a standard Type "C" buffer.

   d) The western boundary would be provided with a Type "D" buffer but with a 5-foot encroachment of the parking lots, as depicted on the Master Concept Plan.

   This deviation is APPROVED.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: The legal description and STRAP number of the property.
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

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

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. 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; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Ray Judah, seconded by Commissioner John E. Manning and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 16th day of October, 2000.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

RECEIVED
OCT 25 2000
MINUTES OFFICE

EXHIBIT "A"

LEGAL DESCRIPTION
Property located in Lee County, Florida

Lots 11-17, Block B, PINE ISLAND CENTER SUBDIVISION, as recorded in Plat Book 9, Page 44, of the Public Records of Lee County, Florida, lying in Section 28, Township 44 South, Range 22 East, Lee County, FL.

The applicant has indicated that the STRAP numbers for the subject property are: 28-44-22-01-0000B.0110, 28-44-22-01-0000B.0120, 28-44-22-01-0000B.0150 & 28-44-22-01-0000B.0170

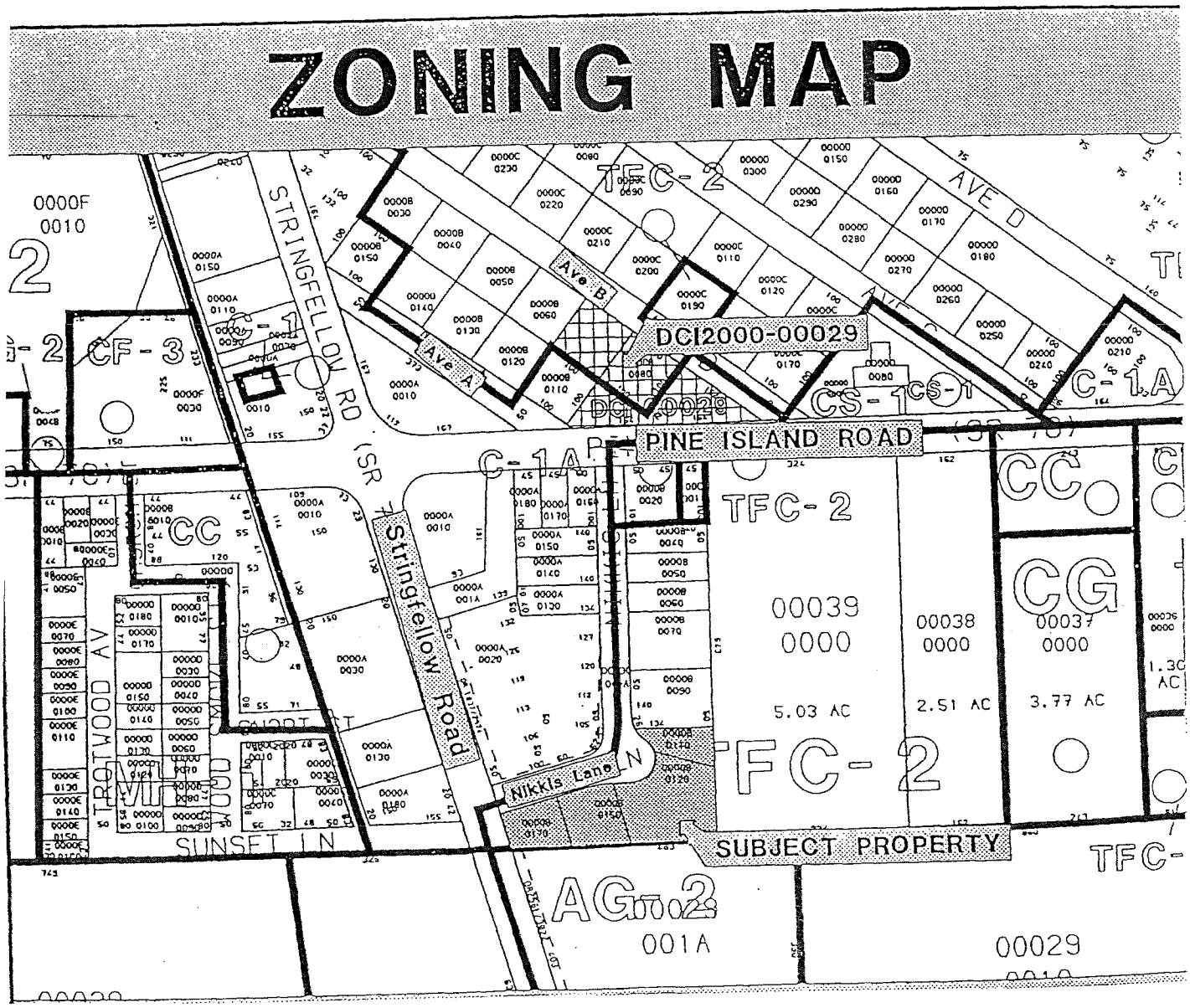
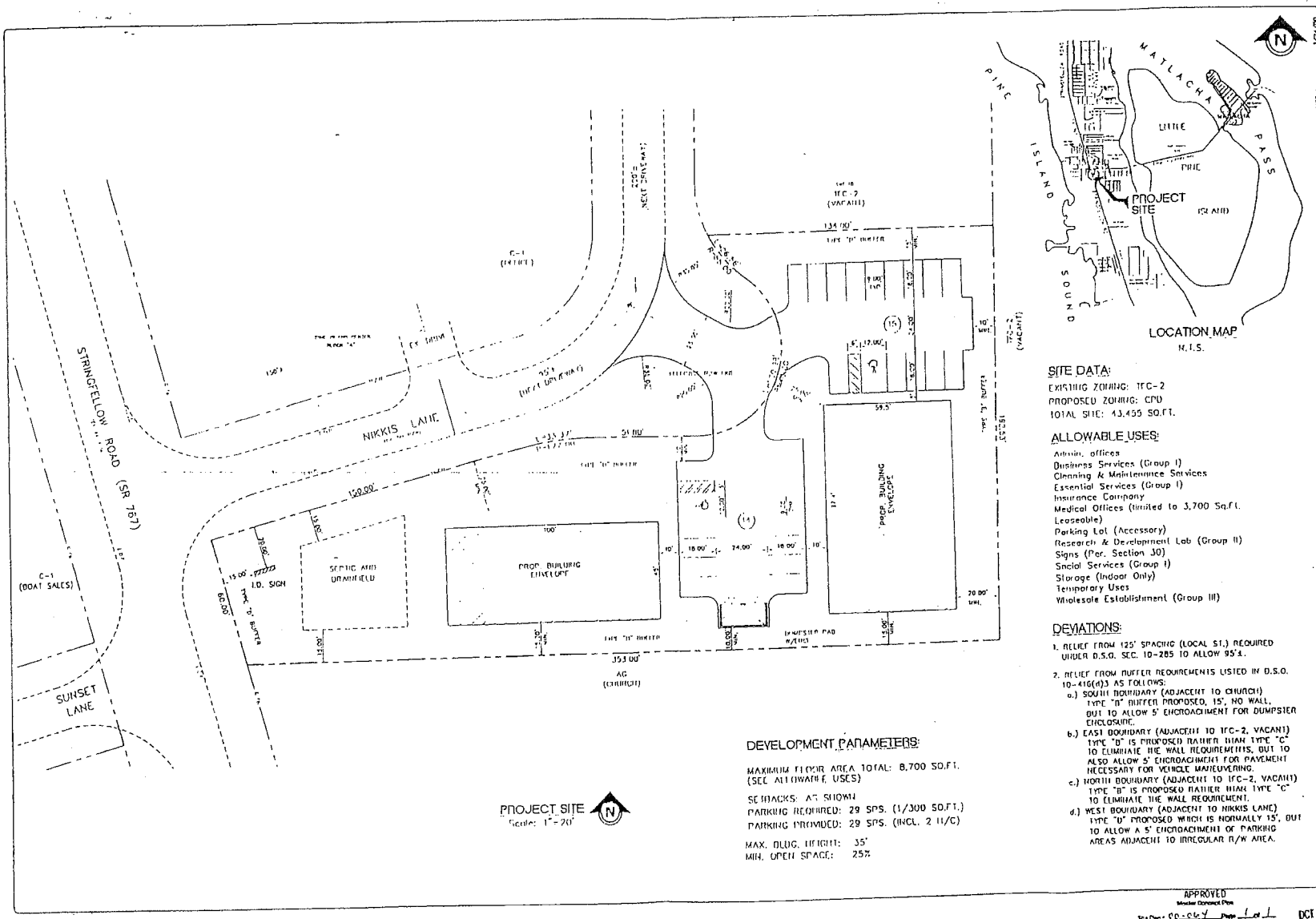

ZONING MAP
TFC-2
AVE D
Ave B
Ave A
DCI2000-00029
CS-1
C-1A
PINE ISLAND ROAD
STRINGFELLOW RD (SR 7)
Stringfellow Road
CF-3
CC
CG
TFC-2
00039 0000
5.03 AC
00038 0000
2.51 AC
00037 0000
3.77 AC
Nikkis Lane N
SUBJECT PROPERTY
TROTWOOD AV
SUNSET LN
AG-2
001A
00029

Exhibit B



SITE DATA:

EXISTING ZONING: IFC-2
PROPOSED ZONING: CPD
TOTAL SITE: 43,455 SQ.FT.

ALLOWABLE USES:

Admin. offices
Business Services (Group I)
Cleaning & Maintenance Services
Essential Services (Group I)
Insurance Company
Medical Offices (limited to 3,700 Sq.Ft. Leaseable)
Parking Lot (Accessory)
Research & Development Lab (Group II)
Signs (Per. Section 30)
Social Services (Group I)
Storage (Indoor Only)
Temporary Uses
Wholesale Establishment (Group III)

DEVIATIONS:

1. RELIEF FROM 125' SPACING (LOCAL ST.) REQUIRED UNDER D.S.O. SEC. 10-285 TO ALLOW 95'±.

2. RELIEF FROM BUFFER REQUIREMENTS LISTED IN D.S.O. 10-416(d)3 AS FOLLOWS:
   a.) SOUTH BOUNDARY (ADJACENT TO CHURCH) TYPE "B" BUFFER PROPOSED, 15', NO WALL, BUT TO ALLOW 5' ENCROACHMENT FOR DUMPSTER ENCLOSURE.
   b.) EAST BOUNDARY (ADJACENT TO IFC-2, VACANT) TYPE "B" IS PROPOSED RATHER THAN TYPE "C" TO ELIMINATE THE WALL REQUIREMENTS, BUT TO ALSO ALLOW 5' ENCROACHMENT FOR PAVEMENT NECESSARY FOR VEHICLE MANEUVERING.
   c.) NORTH BOUNDARY (ADJACENT TO IFC-2, VACANT) TYPE "B" IS PROPOSED RATHER THAN TYPE "C" TO ELIMINATE THE WALL REQUIREMENT.
   d.) WEST BOUNDARY (ADJACENT TO NIKKIS LANE) TYPE "D" PROPOSED WHICH IS NORMALLY 15', BUT TO ALLOW A 5' ENCROACHMENT OF PARKING AREAS ADJACENT TO IRREGULAR R/W AREA.

DEVELOPMENT PARAMETERS:

MAXIMUM FLOOR AREA TOTAL: 8,700 SQ.FT. (SEE ALLOWABLE USES)

SETBACKS: AS SHOWN
PARKING REQUIRED: 29 SPS. (1/300 SQ.FT.)
PARKING PROVIDED: 29 SPS. (INCL. 2 H/C)

MAX. BLDG. HEIGHT: 35'
MIN. OPEN SPACE: 25%

AVALON ENGINEERING, INC.
1670 CAPE CORAL PARKWAY E.
CAPE CORAL, FLORIDA 33904 (941) 549-2338

DEVELOPER:
JOHN F. & JANE JOHNSON

BLOCK "B" LOTS 11-17
PINE ISLAND CENTER
SEC. 28, TWP. 44 S., RGE. 22 E.
MAP BOOK 12, PAGE 2
LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN

SHEET 1 of 1

RECEIVED
JUN 29 2000
COMMUNITY DEVELOPMENT

APPROVED
Master Concept Plan
Site Plan - 00-064 Page 1 of 1
Subject to conditions in Resolution Z-00-064
Case - DCI 2000-00030

DCI 2000-00030

EXHIBIT C

RESOLUTION NUMBER Z-06-043

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owners, Jill E. Ryan, James R. Ryan, and Colleen Ryan, to reinstate the vacated Master Concept Plan for Johnson Rezoning, now called Pine Island Center; and,

WHEREAS, a public hearing was advertised and held on May 10, 2006, before the Lee County Zoning Hearing Examiner Diana M. Parker, who gave full consideration to the evidence in the record for Case DCI2006-00016; and,

WHEREAS, a second public hearing was advertised and held on August 21, 2006, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to reinstate the vacated Master Concept Plan (MCP) for Johnson Rezoning (Zoning Resolution Z-00-064), now called Pine Island Center, for a maximum of two years. The Planned Development (PD) was approved as Commercial Development consisting of 8,700 square feet, with not more than 3,700 square feet for medical office use. Development is limited to uses that will generate no more than 134 daily trips. The Applicant intends to connect to existing potable water and sanitary sewage utilities located near the site.

The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development must be consistent with the one-page MCP for John F. and Anne Johnson entitled "Block "B" Lots 11-17, Pine Island Center," date stamped received August 31, 2006," last revised August 30, 2006, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (LDC) at time of local Development Order approval, except as may be granted by deviation as part of this PD. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Development may not exceed 8,700 square feet of gross floor area, or not more than 3,700 square feet of medical office use. Development is limited to uses which generate no more than 134 daily trips.

2. The following limits apply to the project and uses:

a. Schedule of Uses

ADMINISTRATIVE OFFICES
BUSINESS SERVICES: Group I
CLEANING AND MAINTENANCE SERVICES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
INSURANCE COMPANIES
MEDICAL OFFICE (limited to a maximum of 3,700 square feet of floor area)
PARKING LOT: Accessory
RESEARCH AND DEVELOPMENT LABORATORIES: Group II
SIGNS, in accordance with LDC Chapter 30
SOCIAL SERVICES: Group I
STORAGE: Indoor only
TEMPORARY USES
WHOLESALE ESTABLISHMENTS: Group III

b. Site Development Regulations

Development of the CPD will comply with the following Property Development Regulations:

Minimum Lot Area and Dimensions:

Area:	40,000 square feet
Width:	100 feet
Depth:	60 feet

Minimum Setbacks:

Street:	variable according to the functional classification of the street or road (§34-2191 *et seq.*)
Side:	15 feet
Rear:	15 feet
Water Body:	25 feet

Accessory Use and Structure setbacks must comply with LDC §§34-1171 *et seq.* and 34-2194.

Maximum Lot Coverage: 40 percent

Maximum Building Height: 35 feet

3. Prior to local development order approval, the developer must submit a protected species survey meeting LDC §10-473 requirements for the Division of Planning/Environmental Sciences staff review and approval.

4. If gopher tortoises have been found to exist on the subject property, a Gopher Tortoise Management Plan, meeting the requirements of LDC §10-474, must be submitted for the Division of Planning/Environmental Sciences staff review and approval prior to local development order approval.

5. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

6. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

7. The applicant may use an on-site septic system until such time as a public sanitary sewer system becomes available to the site. Within six months of the availability of the public sanitary sewer, the applicant must make the necessary connections to the system and discontinue the use of the on-site septic system.

8. The Pine Island Center CPD Master Concept Plan is reinstated for a period of two years.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-285 requirement to provide a 125-foot connection separation along local public streets; to allow a connection separation of 95 feet. This deviation is APPROVED, SUBJECT TO the condition that the access point is consistent with the access depicted on the approved MCP.

2. Deviation (2) seeks relief from the LDC §10-416(d)3 requirement to provide buffering along the perimeter of the project; to allow:

    a) the southern boundary to provide a Type "B" buffer, but with a five-foot encroachment for a dumpster enclosure; and,

    b) the eastern boundary to provide a Type "B" buffer width, and Type "C" plantings, but with a 5-foot encroachment for pavement for vehicular movement in the parking lot; and,

    c) the northern boundary to provide a Type "B" buffer width with Type "C" plantings, rather than a standard Type "C" buffer; and,

    d) the western boundary to provide a Type "D" buffer, but with a five-foot encroachment of the parking lots, as depicted on the MCP.

    This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: Master Concept Plan date stamped Received August 31, 2006, last revised August 30, 2006

The applicant has indicated that the STRAP numbers for the subject property are:

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

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant is not proposing changes to the originally approved MCP; and

2. The originally approved MCP is consistent with the current Lee Plan, including those provisions relating to the intensity of the uses and the concurrency requirements; and

3. The development and uses are compatible with the existing and approved uses in the surrounding area; and

4. The proposed development, as conditioned, will not - by itself or in conjunction with other development - place an unreasonable burden on essential public facilities.

5. The estimated trip generation is based on uses designed to serve Pine Island residents. The uses proposed in the PD are not expected to attract "off-island" trips.

6. The request to reinstate the CPD Master Concept Plan meets the review and consideration criteria set forth in LDC Section 34-145(d).

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Albion, seconded by Commissioner St. Cerny, and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Nay
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 21st day of August 2006.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Tammara Hall, Chairwoman

Approved as to form by:

_____
Donna Marie Collins
County Attorney's Office

2006 SEP 26 PM 3:41
MINUTES OFFICE

Exhibit A
Legal Description
Property located in Lee County,
Florida

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

Applicant's Legal Checked
by Lgm 2/24/2006

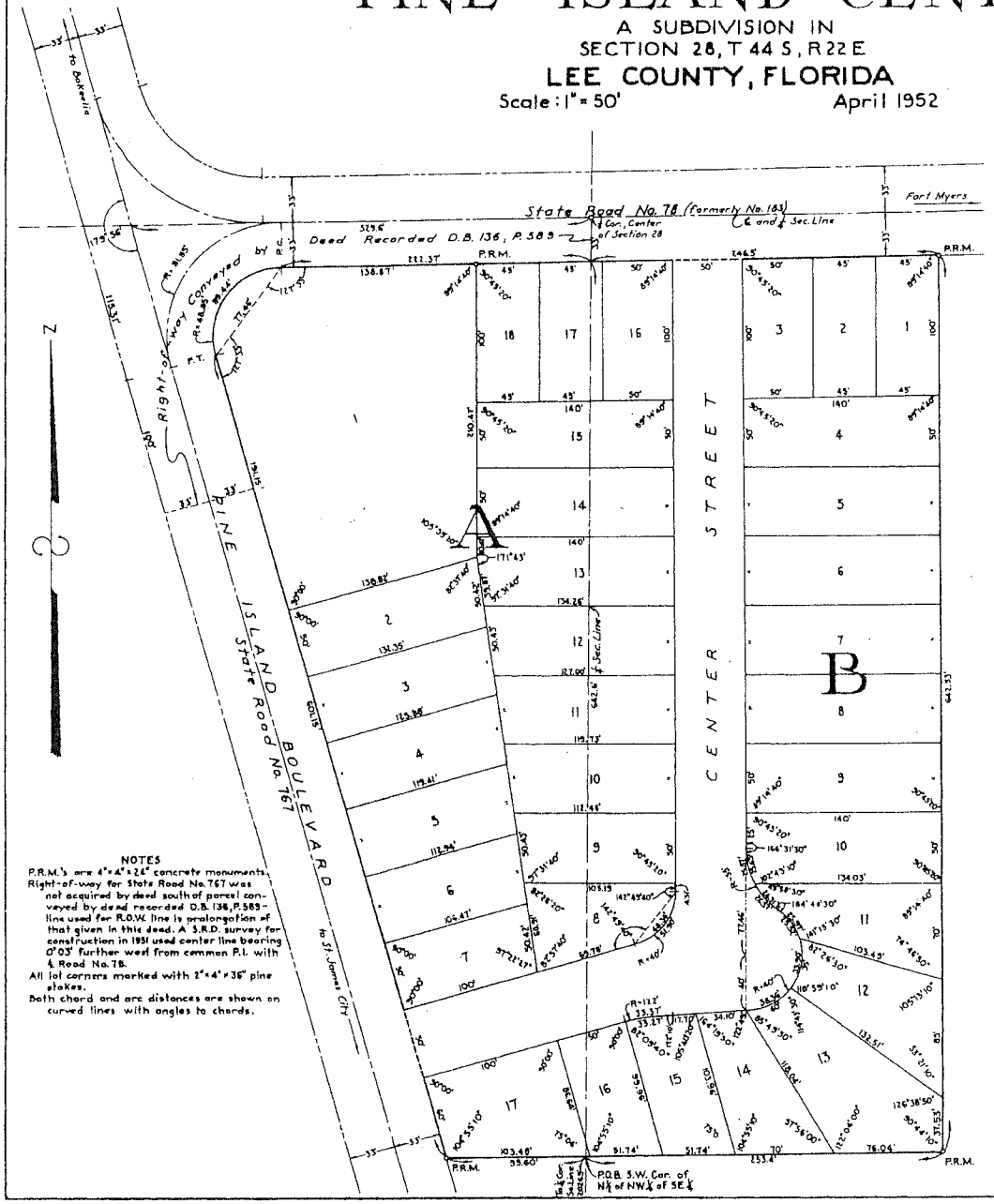
DCI2006-00016

RECEIVED
FEB 24 2006

COMMUNITY DEVELOPMENT

PINE ISLAND CENTER

A SUBDIVISION IN
SECTION 28, T 44 S, R 22 E
LEE COUNTY, FLORIDA
Scale: 1" = 50' April 1952



NOTES
P.R.M.'s are 4"x4"x24" concrete monuments.
Right-of-way for State Road No. 767 was not acquired by deed south of parcel conveyed by deed recorded D.B. 136, P. 589 - line used for R.O.W. line is prolongation of that given in this deed. A S.R.D. survey for construction in 1951 used center line bearing 0°03' further west from common P.I. with St. Road No. 78.
All lot corners marked with 2"x4"x36" pine stakes.
Both chord and arc distances are shown on curved lines with angles to chords.

RECEIVED
FEB 24 2006
COMMUNITY DEVELOPMENT

DESCRIPTION

All that part of the north half (N½) of the northeast quarter (NE¼) of the southwest quarter (SW¼) lying east of State Road No. 767 (Bokeelia - St. James Road) and AL50 beginning at the southwest corner of the north half (N½) of the northwest quarter (NW¼) of the southeast quarter (SE¼) run east along the south line thereof for 2534 feet; thence run north to a point on the south right-of-way line of State Road No. 78 (formerly No. 183) 246.5 feet east of the west line of said fraction of a section; thence run west along said right-of-way line for 246.5 feet to said west line which is the north and south quarter section line; thence run south along said quarter section line for 642.6 feet more or less to the point of beginning; being said N½ of the NW¼ of the SE¼ less the east 397 feet and less the north 33 feet; all in Section 28, Township 44 South, Range 22 East.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that T.H. Phillips, a single man, the owner of the hereon described lands, has caused this plat of PINE ISLAND CENTER to be made and does hereby dedicate to the perpetual use of the public all streets, roads and/or boulevards shown hereon.
IN WITNESS WHEREOF the owner has hereunto set his hand and seal this 21st day of April, A.D. 1952.

T.H. Phillips SEAL
WITNESS: Louise McDaniel
WITNESS: Lora Belle Yaun

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared T.H. Phillips, to me known to be the person described in and who executed the foregoing dedication and he acknowledged before me that he executed the same for the uses and purposes therein mentioned.
WITNESS my hand and official seal at Fort Myers, said County and State this 21 day of April, A.D. 1952.

Lora Belle Yaun
Notary Public, State of Florida at large
My Commission expires June 21, 1952

APPROVALS

This plat accepted this 23rd day of April, A.D. 1952 in open meeting of the Board of County Commissioners of Lee County, Florida.

APPROVED: [illegible]
Chairman
[illegible]
Clerk

I HEREBY CERTIFY that this plat of PINE ISLAND CENTER has been examined by me and from my examination I find that said plat complies in form with the requirements of Chapter 10275, Laws of Florida, Acts of 1925.
I FURTHER CERTIFY that said plat was filed for record at 3 P.M. this 20th day of June, A.D. 1952, and duly recorded in Plat Book 9, at Page 44 of the public records of Lee County, Florida.

[illegible]
Clerk of the Circuit Court in and for Lee County

139720

I hereby certify that this plat of PINE ISLAND CENTER is true and correct according to a recent survey made and platted under my direction and that permanent reference monuments (P.R.M.'s) have been set in accordance with the provisions of Section 7, Chapter 10275, Laws of Florida, Acts of 1925.

Paul B. Johnson
Reg. Land Surveyor, Fla. Cert. No. 351
Johnson & Cathern, Ft. Myers, Florida

EXHIBIT A

DCI 2006-00016

A. J. WATSON
LAND SURVEYING, INC.
P.O. BOX 423 OR 3105 STRINGFELLOW RD
ST. JAMES CITY, FLORIDA 33956
PHONE (941) 283-1518
LB # 2658

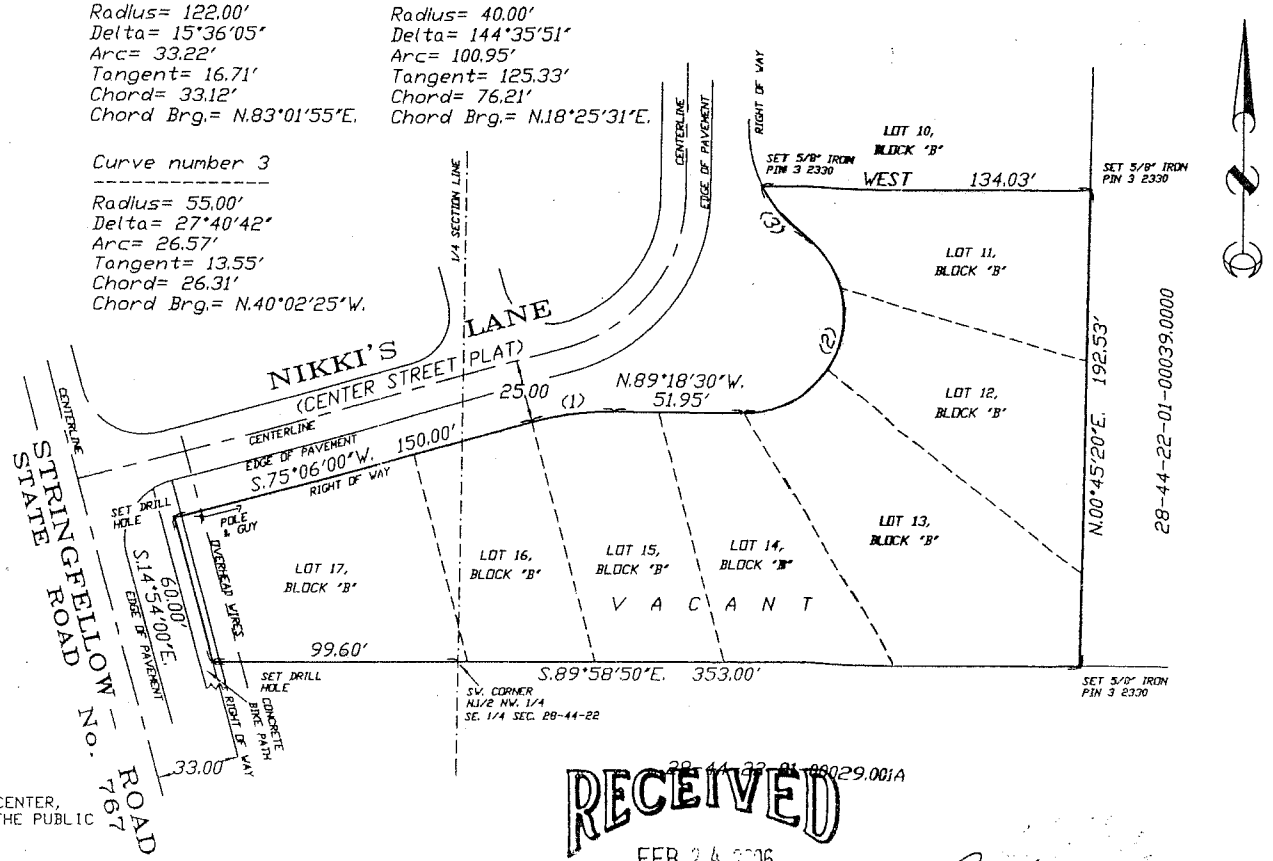
EXHIBIT A

Applicant's Legal Checked
by Lgm 2/24/2006

Curve number 1
Radius= 122.00'
Delta= 15°36'05"
Arc= 33.22'
Tangent= 16.71'
Chord= 33.12'
Chord Brg.= N.83°01'55"E.

Curve number 2
Radius= 40.00'
Delta= 144°35'51"
Arc= 100.95'
Tangent= 125.33'
Chord= 76.21'
Chord Brg.= N.18°25'31"E.

Curve number 3
Radius= 55.00'
Delta= 27°40'42"
Arc= 26.57'
Tangent= 13.55'
Chord= 26.31'
Chord Brg.= N.40°02'25"W.



CERTIFIED TO:
FIRST NATIONAL BANK OF FLORIDA
PINE ISLAND TITLE INSURANCE AGENCY, INC.
ATTORNEYS' TITLE INSURANCE FUND, INC.
JILL E. RYAN, JAMES R. RYAN & COLLEEN RYAN

BOUNDARY AND LOCATION SURVEY OF
LOTS 11, 12, 13, 14, 15, 16 & 17, BLOCK 'B', PINE ISLAND CENTER, SUBDIVISION, AS RECORDED IN PLAT BOOK 9 AT PAGE 44 AMONG THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NATIONAL FLOOD INSURANCE DATA, COMMUNITY PANEL NUMBER 125124 0280 B, FEDERAL FLOOD ZONE A9, ELEVATION 9'
ELEVATIONS BASED ON N.G.V.D.-29, BENCH MARK
This survey is in compliance with the minimum technical standards as set forth in Chapter 61G17-6, Florida Administrative Code. This Survey Map is not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

DR: RYAN
JOB # 04-0237 F. B. L 106-71
TRAP # _____

SKETCH OF SURVEY
SCALE 1" = 60'

28-44-22-01-00029.001A

RECEIVED
FEB 24 2006
COMMUNITY DEVELOPMENT
DCI 2006-00016

ALFRED J. WATSON
PROFESSIONAL SURVEYOR AND MAPPER
#2330 - STATE OF FLORIDA

DATE: APRIL 27, 2004
DATE: _____
DATE: _____

DCI2006-00016

Zoning Map

4/4/2006

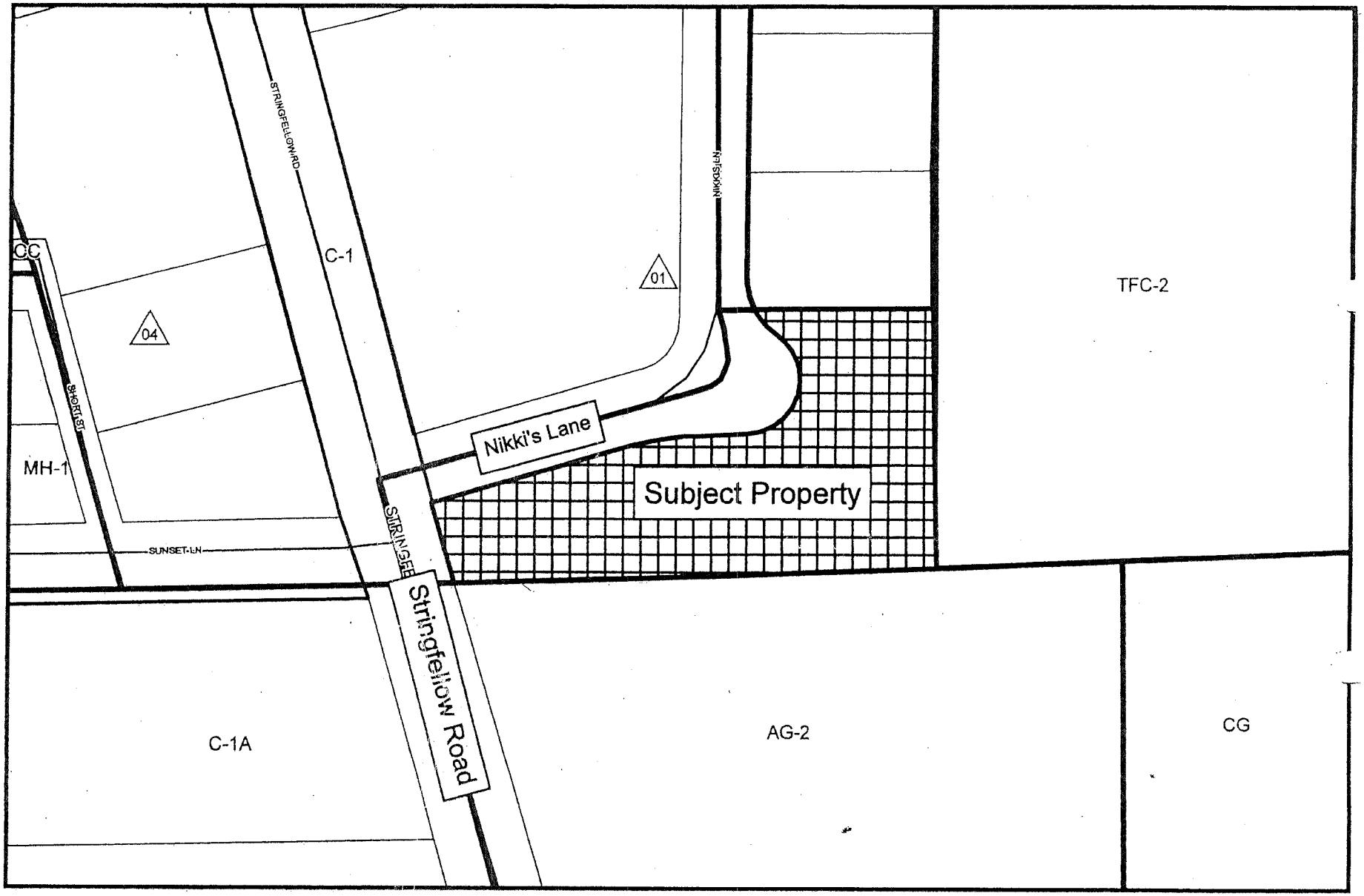
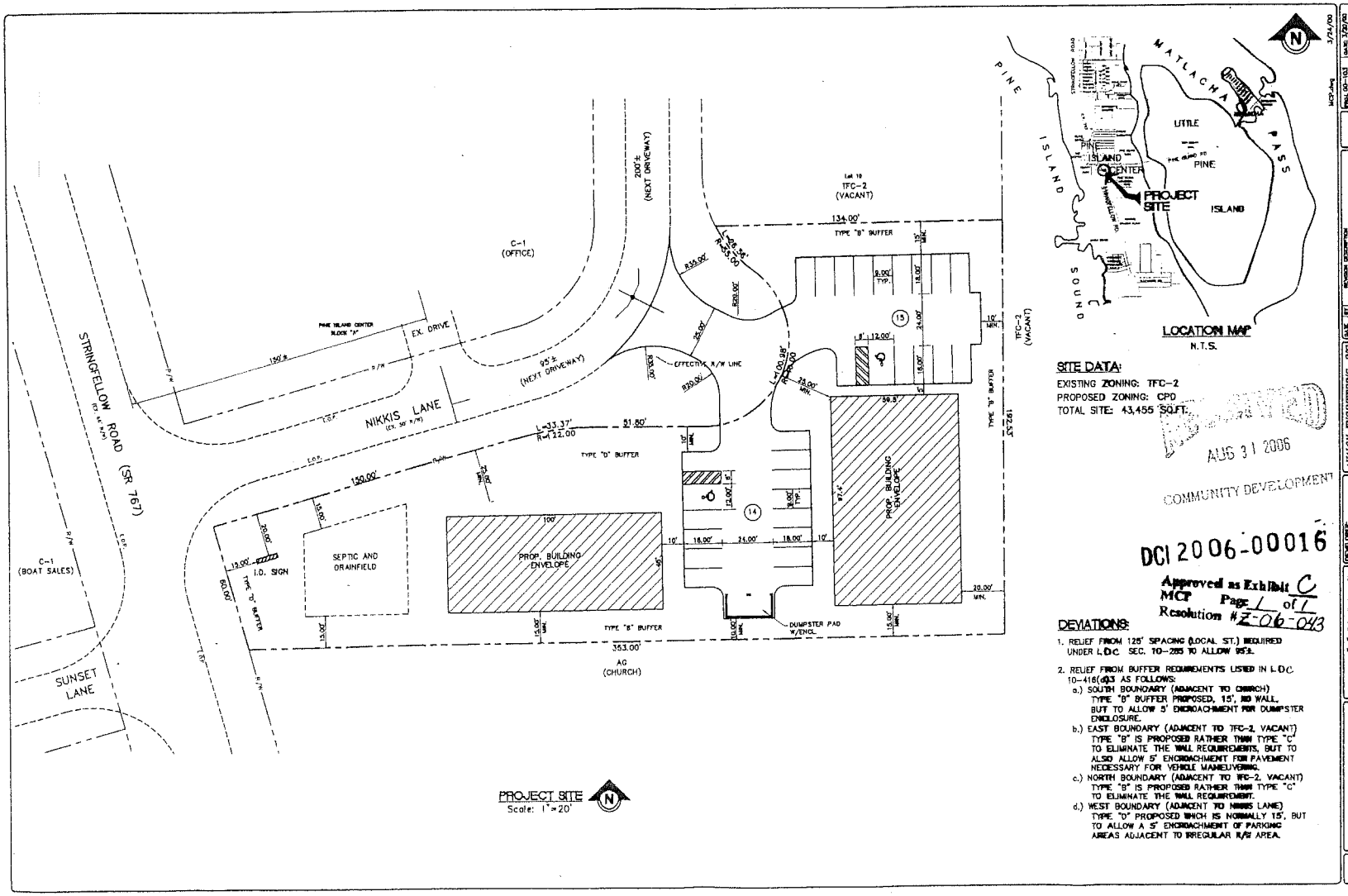


EXHIBIT B

60 30 0 60 120

Fee



PROJECT SITE
Scale: 1"=20'

LOCATION MAP
N.T.S.

SITE DATA:

EXISTING ZONING: TFC-2
PROPOSED ZONING: CPD
TOTAL SITE: 43,455 SQ.FT.

RECEIVED
AUG 31 2006
COMMUNITY DEVELOPMENT

DCI 2006-00016

Approved as Exhibit C
MCP Page 1 of 1
Resolution #Z-06-043

DEVIATIONS:

1. RELIEF FROM 125' SPACING (LOCAL ST.) REQUIRED UNDER L.D.C. SEC. 10-285 TO ALLOW 95'±.
2. RELIEF FROM BUFFER REQUIREMENTS LISTED IN L.D.C. 10-416(d)3 AS FOLLOWS:
   a.) SOUTH BOUNDARY (ADJACENT TO CHURCH) TYPE "B" BUFFER PROPOSED, 15', NO WALL, BUT TO ALLOW 5' ENCROACHMENT FOR DUMPSTER ENCLOSURE.
   b.) EAST BOUNDARY (ADJACENT TO TFC-2, VACANT) TYPE "B" IS PROPOSED RATHER THAN TYPE "C" TO ELIMINATE THE WALL REQUIREMENTS, BUT TO ALSO ALLOW 5' ENCROACHMENT FOR PAVEMENT NECESSARY FOR VEHICLE MANEUVERING.
   c.) NORTH BOUNDARY (ADJACENT TO TFC-2, VACANT) TYPE "B" IS PROPOSED RATHER THAN TYPE "C" TO ELIMINATE THE WALL REQUIREMENT.
   d.) WEST BOUNDARY (ADJACENT TO NIKKIS LANE) TYPE "D" PROPOSED WHICH IS NORMALLY 15', BUT TO ALLOW A 5' ENCROACHMENT OF PARKING AREAS ADJACENT TO IRREGULAR R/S AREA.

MCP.dwg 3/24/00

CLK	BY	REVISION DESCRIPTION
7/5/00	KS	PER COUNTY COMMENTS 6/20/00
8/29/00	KS	PER COUNTY COMMENTS 8/22/00

AYLUON ENGINEERING, INC.
1926 CAPE CORAL PARKWAY E.
CAPE CORAL, FLORIDA 33904
(941) 542-2900

DEVELOPER:
JOHN C. & ANNE JOHNSON

BLOCK "B" LOTS 11-17
PINE ISLAND CENTER
SEC. 29, TWP. 44 S., RGE. 22 E.
TOWN OF MATLACHA, LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN

SHEET 1 of 1

EXHIBIT C

RESOLUTION NUMBER Z-07-015

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by Creative Corner, LLC, to rezone a 4.78±-acre parcel from Two-Family Conservation (TFC-2) to Commercial Planned Development (CPD) in reference to a project known as Creative Corner CPD; and,

WHEREAS, a public hearing was advertised and held on March 14, 2007, before the Lee County Zoning Hearing Examiner Richard A. Gescheidt, who gave full consideration to the evidence in the record for Case #DCI2006-00071; and,

WHEREAS, a second public hearing was advertised and held on May 21, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 4.78±-acre parcel from TFC-2 to CPD, to allow a maximum of 38,000 square feet of commercial development, of which a maximum of 28,000 square feet is commercial retail. The maximum building height is two stories/35 feet.

The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviation specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development must be consistent with the one-page Master Concept Plan (MCP) entitled "MASTER CONCEPT PLAN - CREATIVE CORNER CPD", stamped "Received May 23, 2007," attached as Exhibit D, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

   This development is limited to a maximum of 38,000 square feet of commercial floor area for the entire site, of which a maximum of 28,000 square feet may be commercial retail. *See* Policy 6.1.2 (7) of the Lee County Comprehensive Plan defining commercial retail.

COPY

2. The following limits apply to the project and uses:

a. Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Animal Clinic, no outdoor runs
Automatic Teller Machine (ATM)
Auto Parts Store, no installation
Banks and Financial Establishments, Groups I and II.
Business Services Groups I and II - excluding bail bonding, armored car services
Clothing Stores, General
Clubs - commercial, fraternal, membership organizations and private
Consumption on Premises - indoor and outdoor. See condition 7 below.
Day Care Center, Adult and Child
Drugstore/Pharmacy, limited to 4,500 square feet, to be located only in buildings one and two, no drive-through
Essential services
Essential service facilities: Group I
Excavation, Water Retention - not to include the removal of excavated material from the site. *No blasting.*
Fences, walls
Food Stores, Group I
Gift and Souvenir Shop
Hardware Store
Health Care Facilities, Groups I, II and III
Hobby Toy and Game Shops
Household and Office Furnishings, Groups I and II, no outdoor display
Insurance Companies
Laundry or Dry Cleaning, Group I only.
Medical Office
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, Tattoo Parlors.
Pet Services, no outdoor runs
Pet Shops, no outdoor runs
Place of Worship
Post Office
Printing and Publishing
Real Estate Sales Office
Recreational Facilities, Commercial - Groups I and IV
Religious Facilities
Rental or Leasing Establishments, Groups I, II and III. No Group IV - Construction Equipment and Trucks.
Repair Shops, Groups I and II
Restaurants, Groups II, III.

Group IV Restaurants by special exception only (Public hearing required)
Retail and Wholesale Sales
Schools, Commercial and Non-Commercial
Signs (in accordance with chapter 30)
Social Services, Groups I and II
Specialty Retail Shops, All Groups.
Storage, indoor only as accessory use

Site Development Regulations

Development of this CPD will comply with the following property development regulations:

Minimum Lot Area and Dimensions:

Area:	4.78	acres
Width:	324	feet
Depth:	643	feet

Minimum Setbacks:

Street:	30	feet
Side:	25	feet
Rear:	25	feet

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §34-1171 *et seq.* and 34-2194.

Maximum Lot Coverage: 40 percent

Maximum Building Height: 2-story/35 feet Building #5;
1-story/35 feet Buildings #1, #2, #3 and #4.

3. Vehicular or Pedestrian Traffic Impacts. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

4. Concurrency. Approval of this rezoning does not guarantee local development order approval, or issuance of a Concurrency Certificate. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan (Lee Plan), Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), and be reviewed for, and found consistent with, all other Lee Plan provisions, including the concurrency requirements for Greater Pine Island.

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in the LDC, Chapter 2, and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

5. Blasting. Development blasting is not permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

6. Accessory Uses. Accessory uses must be located on the same tract, parcel, or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel, or outparcel.

7. Consumption on Premises.

   a. Consumption on premises is permitted for both indoor and outdoor seating only in conjunction with a Group II or III Restaurant, or Clubs - commercial, fraternal, membership organizations, and private.

   b. The hours of operation for outdoor consumption on premises is limited to between 12:00 noon to 11:00 p.m. daily. Indoor hours for consumption on premises are limited to hours of operation for the restaurant or club, which are not restricted.

   c. No sale, service, or consumption of alcoholic beverages will be permitted without the sale or availability of food and non-alcoholic beverages on the same premises.

   d. The outdoor seating area is limited to between Building #1 and #2 on the approved MCP.

   e. Musical entertainment may be provided in the outdoor seating areas as long as it allows a normal conversation volume level for patrons. All speakers must be directed toward the interior of the property.

8. Water and Sewer. Development must connect to both public water and public sewer. At the time of local development order approval, the developer must demonstrate that there is adequate water and sewer capacity to handle the proposed level of development.

9. Elevations. Prior to local development order approval, the exterior elevations for commercial buildings or mixed use buildings must be in substantial compliance with the conceptual elevations submitted (Exhibit C). These designs are preliminary and subject to changes in conformance with this resolution and the LDC, including Article IV, Section 10-600, "Design Standards and Guidelines for Commercial Buildings and Developments."

10. Tortoise Management Plan. A final Tortoise Management Plan must be submitted with the local development order for review and approval by the Division of Environmental Sciences' staff. The final plan must include the information contained in the draft Gopher Tortoise Management Plan prepared by Boylan Environmental Consultants Inc., entitled "Creative Corner Gopher Tortoise Management Plan", dated April 28, 2007, with the following details from the draft plan:

    a. The entire property must be re-surveyed for tortoises no more than four weeks prior to land clearing.

    b. Prior to relocating gopher tortoises:

1) All exotics and nuisance plants will be hand treated and removed from the preserve area. Excessive pine needles will be removed, as well as any woody debris, blow down, lawn clippings, and landscape debris. If required, supplemental plantings will be added after removal of exotic nuisance plants and debris.

2) Following preparation, a Minor Clearing Permit must be obtained from the Division of Environmental Sciences, then a hay bail gopher tortoise barricade will be installed. Upon completion of the installation, the barricade will be inspected by a qualified biologist and the Division of Environmental Sciences.

3) The preserve will be walked and inspected at least once yearly for the presence of exotic vegetation. At no time shall exotic vegetation constitute more than 5 percent of the total vegetative cover between inspections. Nuisance and exotic plant species should constitute no more than 10 percent of the total area. A permanent fence is required and will be walked and inspected annually. The fence shall remain intact until all parcels have been developed. Upon completion of the development, the fence may be dismantled by hand.

c. The preserve shall be maintained in its natural state and must be kept free of refuse and debris.

d. The preserve area will be maintained free of exotics and nuisance plants in perpetuity. No mechanical clearing will be allowed in the preserve.

e. A narrow, pervious pathway, benches, and gazebo are proposed within the preserve. Fences may be utilized outside of the preserve in order to provide protection in the preserve but must not impede the movement of tortoises.

f. A yearly monitoring report will be prepared by a biologist for approximately five consecutive years. The monitoring report may include panoramic photographs, descriptions of the general health and functioning of the preserve, descriptions relating to the abundance and cover of plant species including exotics, observations of fauna usage, and, if applicable, a discussion regarding the survival of any relocated plants. The monitoring will also include recommendations in regard to management needs for native habitat enhancement, which may be needed. When applicable, an 80 percent survival rate, after five years, will need to be achieved for plantings.

11. Prior to local development order approval, all development order plans must delineate a minimum of 0.65 acres of indigenous open space in substantial compliance with the MCP. In addition, the indigenous preservation area must be entitled "Indigenous/Gopher Tortoise Preserve Area" on the landscape plan. This preserve qualifies for the 110 percent upland credit. Therefore, the 0.72-acre preserve requirement must be met.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-285(A) requirement to provide a connection separation for access roads from 660 feet on an arterial road, to allow a connection separation of 145 feet and 410 feet along Pine Island Road. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description (4.78 acre parcel)
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: Conceptual Elevations
Exhibit D: Master Concept Plan, stamped "Received May 23, 2007"

The applicant has indicated that the STRAP number for the subject property is: 28-44-22-00-00039.0000.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning to CPD rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes or regulations.

2. The CPD rezoning, as approved:

   a. meets or exceeds the performance and locational standards set forth for the potential uses allowed by the request; and,

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

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. 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; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The CPD rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, will be available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Hall made a motion to adopt the foregoing resolution, seconded by Commissioner Bigelow. The vote was as follows:

Robert P. Janes	Absent
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 21st day of May 2007.

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcia Wilson
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:
Robert P. Janes, Chair

Approved as to form by:

Donna Marie Collins
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

Exhibit A
Legal Description
Property located in Lee County,
Florida
Page 1 of 2

Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmoffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

A Parcel of Land
Lying in
Section 28, Township 44 South, Range 22 East
Pine Island, Lee County, Florida
(Creative Corner LLC - Boundary)

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 S88°55'19"W along the south line of said fraction of a section for 673.00 feet to the southwest corner of a parcel described in Official Record Book 1777 at Page 194 and the Point of Beginning; thence N00°18'23"W parallel with the east line of said fraction of a section for 642.69 feet to the southerly right-of-way line of Pine Island Road (S.R. 78 - 66 feet wide); thence S88°54'09"W along said southerly right-of-way line for 324.00 feet to the northeast corner of Pine Island Center, a subdivision recorded in Plat Book 9 at Page 44; thence S00°18'23"E parallel with the east line of said fraction of a section and the east line of said subdivision for 642.58 feet to the southeast corner of said subdivision and the south line of said fraction of a section; thence N88°55'19"E along said south line for 324.00 feet to the Point of Beginning.

Containing 4.78 acres, more or less.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bearings are based on the State Plane Coordinate System (Florida West Zone N.A.D. 1983/1990 Adjustment) with the north line of the Southeast One Quarter (SE 1/4) of Section 28 as bearing N88°54'09"E.

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

Scott C. Whitaker, P.S.M. 4324

38596_DESC1 10/19/06

RECEIVED
DEC 18 2006

DCI 2006-00071

Applicant's Legal Checked
by CSJ 12-21-06

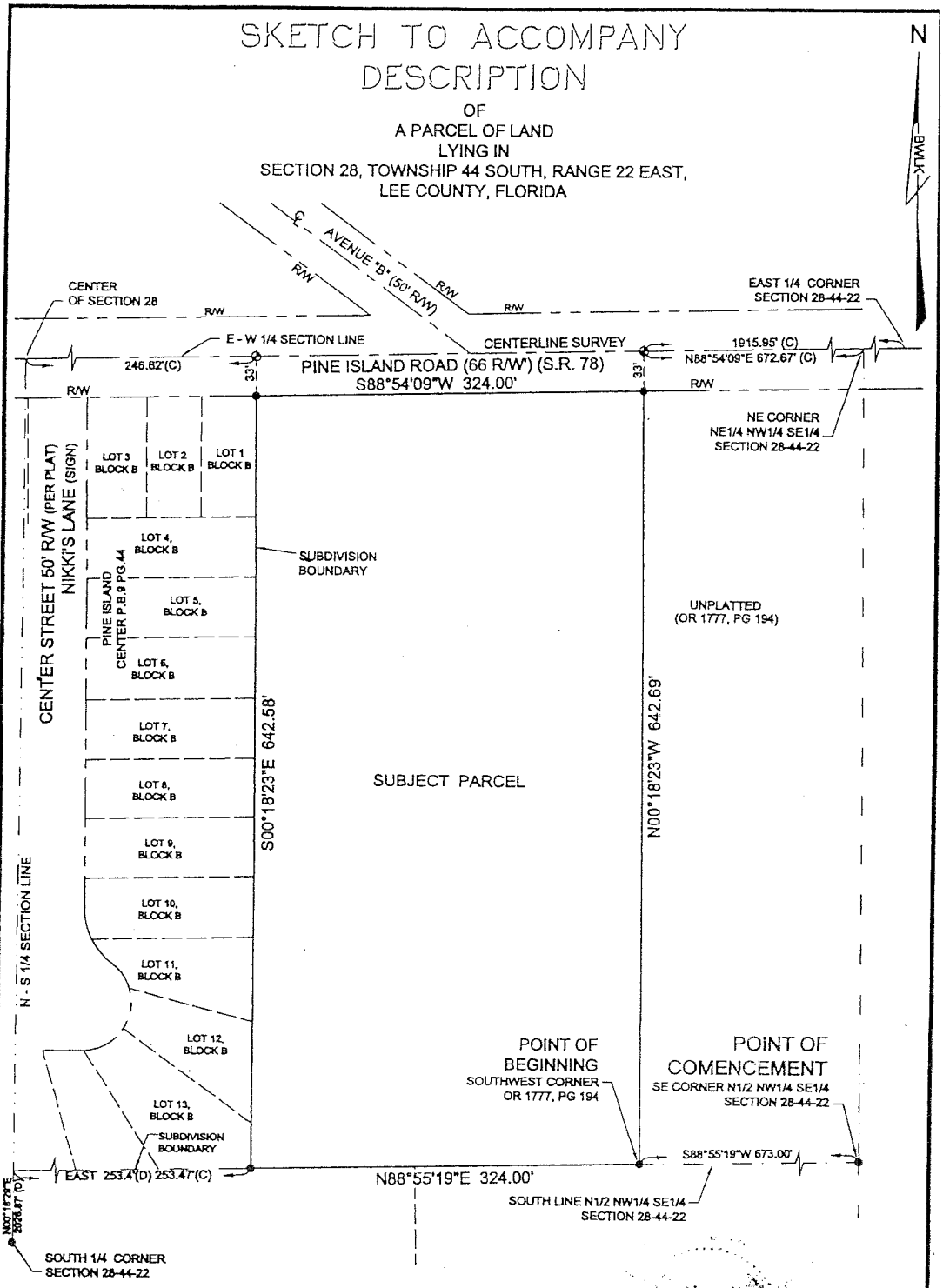
PRINCIPALS:
WILLIAM E. BEAN, PSM, CHAIRMAN
SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

ASSOCIATES:
TRACY N. BEAN, AICP
W. BRITT POMEROY, JR., PSM
STEPHEN H. SKORUPSKI, PSM
ELWOOD FINEFIELD, PSM
JAMES A. HESSLER, PSM
JAMES R. COLEMAN, PSM
RUDOLF A. NORMAN, PE

SKETCH TO ACCOMPANY DESCRIPTION

OF
A PARCEL OF LAND
LYING IN
SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST,
LEE COUNTY, FLORIDA



THIS IS NOT A SURVEY

BEAN, WHITAKER, LUTZ & KAREH, INC.

SCOTT C. WHITAKER, P.S.M. NO. LS4324
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA

RECEIVED
DEC 18 2006

Certified Sketch of
Applicant's Legal Checked
by CSJ 12-21-06

DCI 2006-00071

LOCATION Z:\ALL SURVEYING AND ENGINEERING FILES\PROJECTS\38000-38999\38596 (06-21) CREATIVE CORNER\SURVEYING\SK38596.dwg/8.5X14PORT

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

CREATIVE CORNER LLC

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5810 (239) 481-1331

SK38596.DWG					
DATE	PROJECT No.	DRAWN BY	SCALE	SHEET	S-T-R
10-19-2006	38596	J.N	1"=100'	1 OF 1	

EXHIBIT B

DCI2006-00071

DCI2006-00071 CREATIVE CORNER CPD

1/31/2007

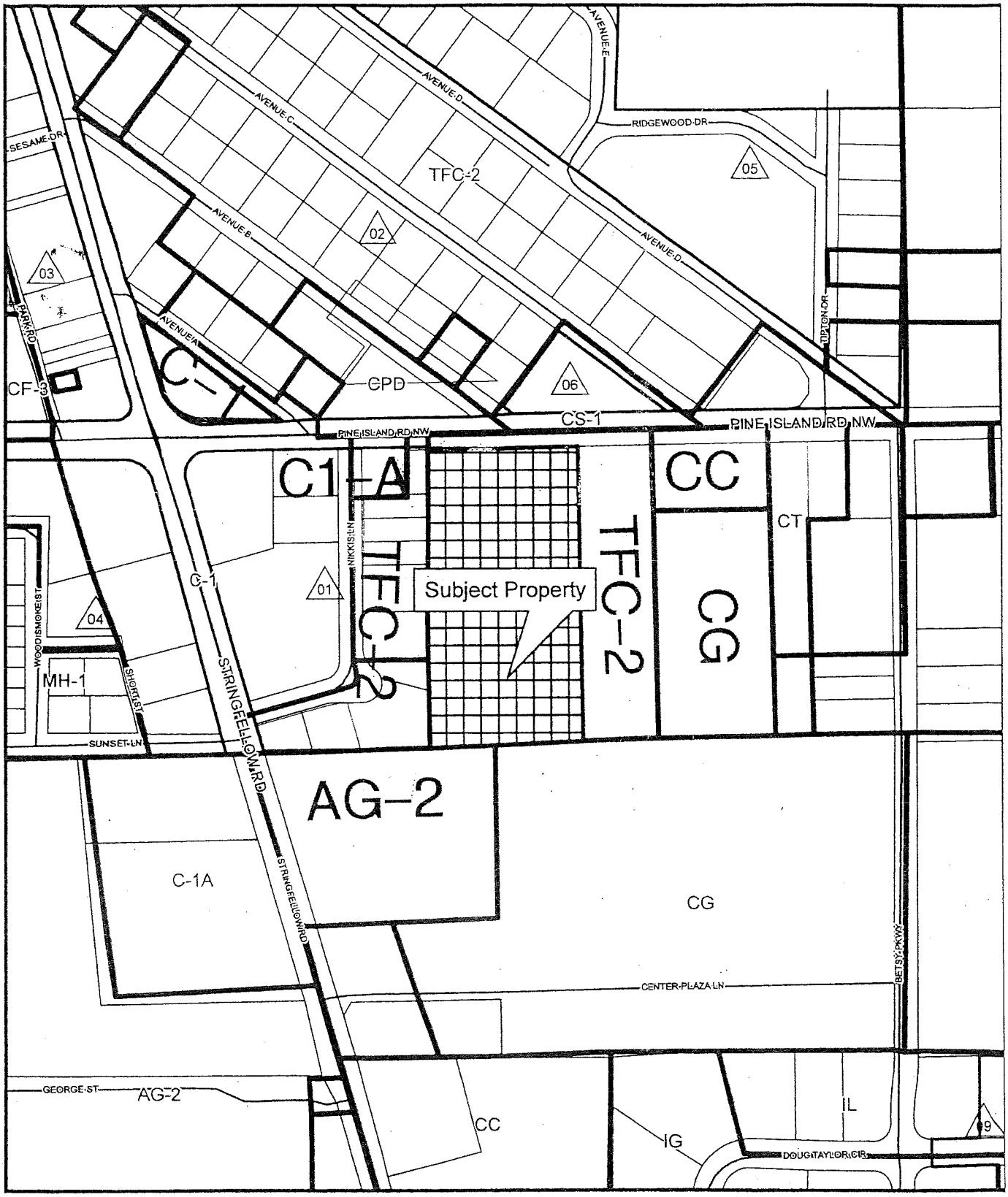
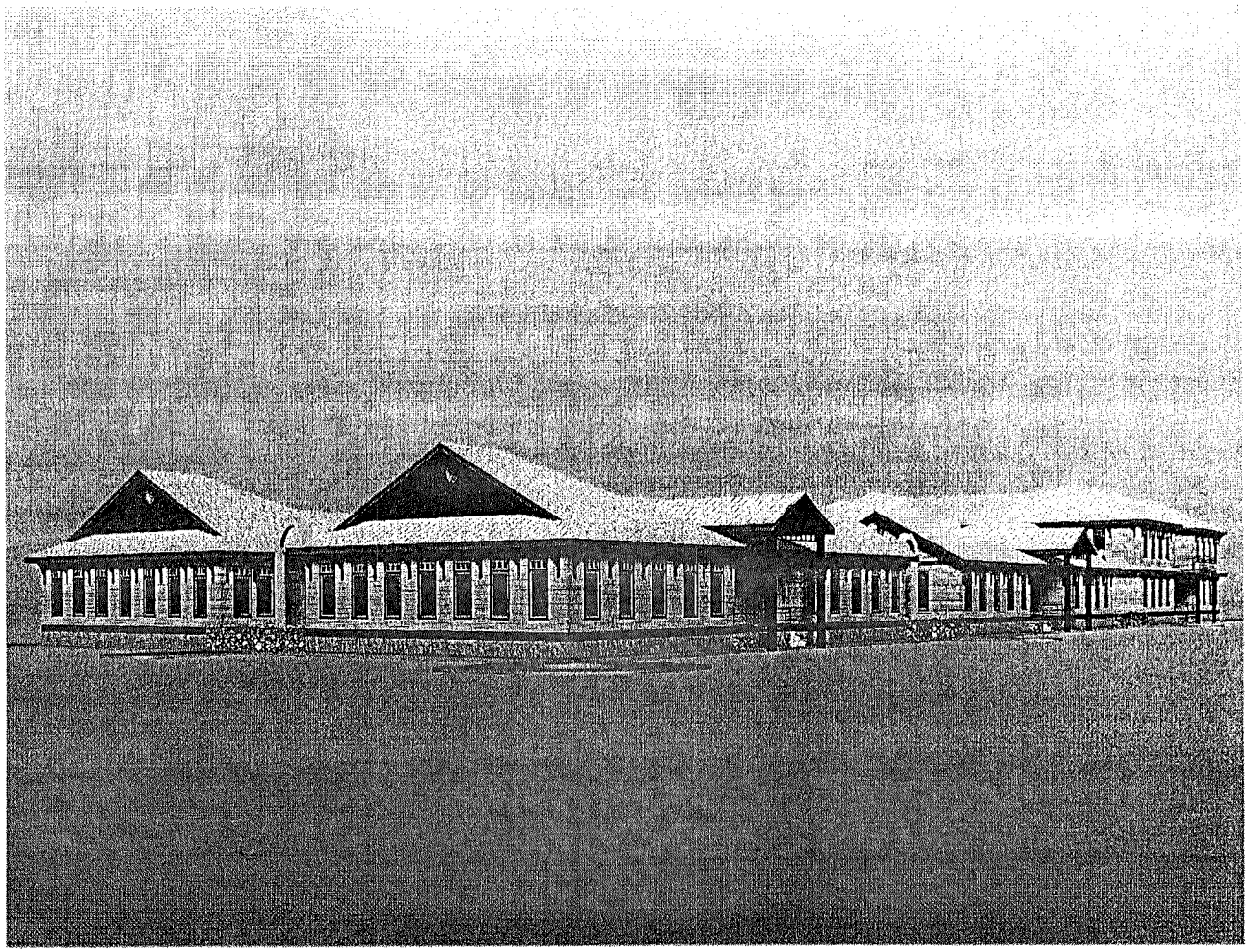
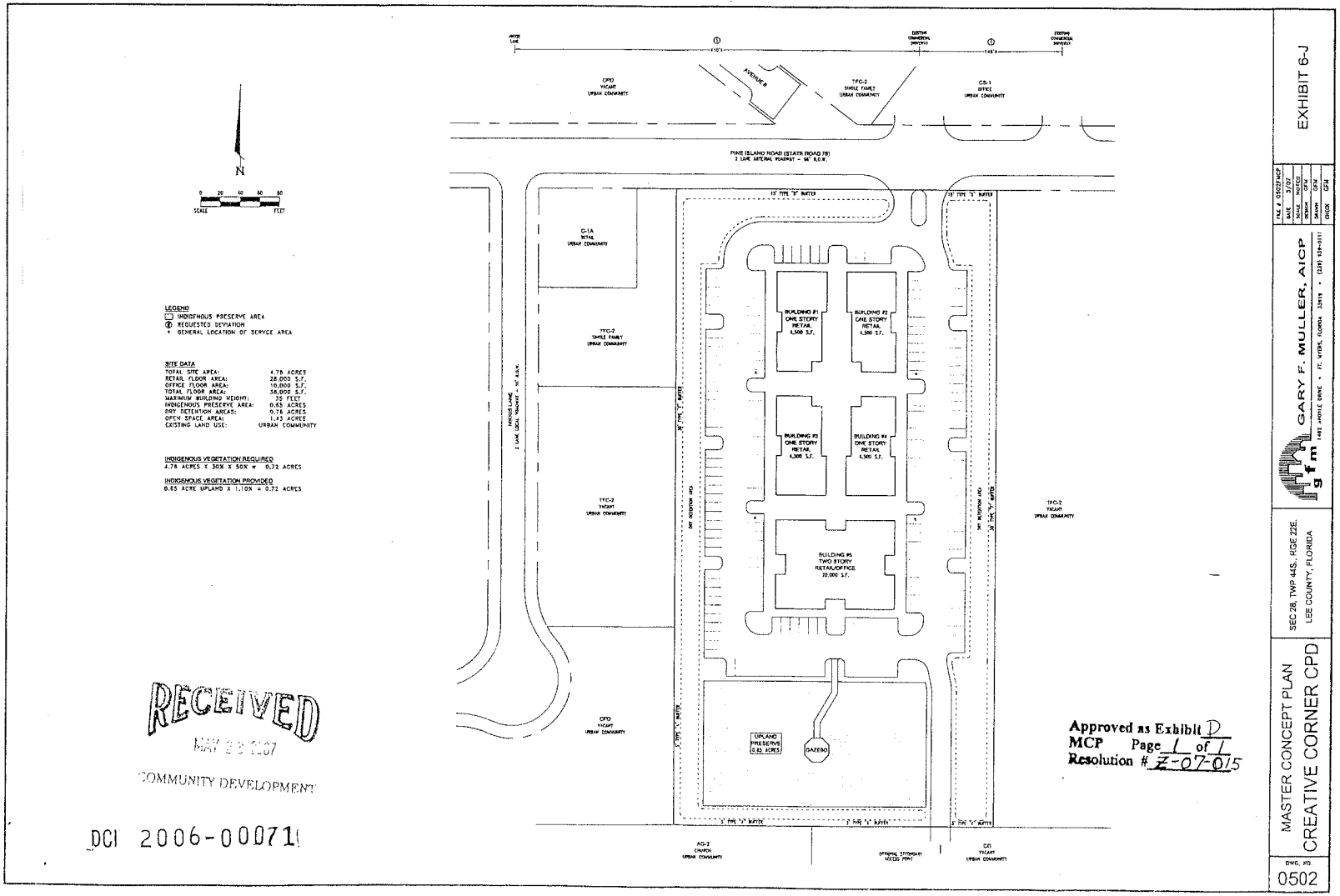


EXHIBIT C





RECEIVED
MAY 2 9 2007
COMMUNITY DEVELOPMENT

DCI 2006-00071

Approved as Exhibit D
MCP Page 1 of 1
Resolution # Z-07-015

EXHIBIT 6-J

MASTER CONCEPT PLAN
CREATIVE CORNER CPD

SEC 28, TWP 44S., RGE 22E.
LEE COUNTY, FLORIDA

GARY F. MULLER, AICP
gfm
1482 JANICE DRIVE • FT. MYERS, FLORIDA 33919 • (239) 539-0311

DWG. NO. 0502

EXHIBIT D

RESOLUTION NUMBER Z- 80-333

The following resolution was adopted by the Lee County Zoning Board upon motion by Zoning Board Member Bishop, and seconded by Zoning Board Member Morris and upon poll of the members present the vote was as follows:

Thomas C. Smith	AYE	Robert Terrell	AYE
Thad Taylor	AYE	Truman A. Morris	AYE
Chuck Ross	AYE	Tom Cox	AYE
Monty Bishop	AYE		

WHEREAS Sylvester Mrmosh has requested a change zoning from C-1 and RM-1 with Special Permit for Service Station or Sundry Store to CS.

SUBJECT PROPERTY: (SEE ATTACHED)

WHEREAS, A Public Hearing of the Lee County Zoning Board was duly advertised and as required by law, and after hearing all interested parties, after being duly sworn, upon due and proper consideration having been given to the matter,

NOW THEREFORE BE IT RESOLVED by the Lee County Zoning Board, Lee County, Florida, the petition be approved.

UPON APPEAL, the following resolution was offered by Commissioner _____, seconded by Commissioner _____, and upon poll of the members present the vote was as follows:

R. Doug Taylor
Harry Rodda
Roland Q. Roberts
Wade H. Scaffe
R.L. Steele

WHEREAS, an appeal was filed by an aggrieved person and a Public Hearing of the Lee County Commissioners was duly advertised and held, as required by law, this Board after reviewing the records and the motion made by the Zoning Board and having given an opportunity to all interested persons to be heard, after being duly sworn, and upon due and proper consideration having been given to this matter, NOW THEREFORE BE IT RESOLVED the Board of County Commissioners, Lee County, Florida, that the motion of the Zoning Board (no appeal was filed.)

ATTACHMENT F

LEGAL DESCRIPTION
Sylvester Mrmosh
80-10-24
Z-80-333

SUBJECT PROPERTY: Lots 14, 15, 16, Block C, Pine Island Center, Unit 2 as recorded in PB 9, Pg 120, Sec. 28, Twp. 44S, Rge. 22E, Public Records of Lee County, Florida.

Acc

RESOLUTION NUMBER Z-00-063

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Michael H. Shevlin filed an application on behalf of the property owner, Anita M. Pittman, to rezone 36,272± square feet of land from Residential Two Family Conservation (TFC-2) and Commercial (C-1) to Commercial Planned Development (CPD), in reference to Island Realty Office; and

WHEREAS, a public hearing was advertised and held on August 30, 2000 before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2000-00029; and

WHEREAS, a second public hearing was advertised and held on December 4, 2000 before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone 36,272± square feet of land from TFC-2 and C-1 to CPD, to allow a maximum of 5,100 square feet of professional office uses, or a maximum of 2,500 square feet of medical office uses, not to exceed 35 feet in height. The property is located in the Urban Community Land Use Category and legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one-page, untitled Master Concept Plan (Block "B" Lots 7-10, Pine Island Center Unit-2), prepared by Avalon Engineering Inc. for Island Realty, stamped "Received Jun 14 2000 Permit Counter," dated 3/23/00, last revised 06/09/00, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

a. Schedule of Uses

Administrative Offices
Business Services (Group I)
Cleaning and Maintenance Services
Essential Services (Group I)
Insurance Company
Medical Offices (limited to 2,500 gross square feet)
Parking Lot (Accessory)
Research & Development Lab (Group II)
Signs (per LDC Chapter 30)
Social Services (Group I)
Storage (Indoor Only)
Temporary Uses
Wholesale Establishment (Group III)

b. Site Development Regulations

Setbacks as shown on Master Concept Plan

Minimum Building Setbacks	
Street right-of-way:	25 feet
Rear:	20 feet
Side:	20 feet
Minimum Parking Setbacks	
Street right-of-way:	15 feet
Side:	15 feet
Maximum gross building area:	5,100 sq. ft. (General Office) OR 2,500 sq. ft. (Medical Offices)
Maximum Building Height:	35 feet
Minimum Open Space:	25 percent

3. At the time of the development order, the required Traffic Impact Statement must demonstrate that the requested development will not exceed 96 average daily trips. Development which exceeds 96 average daily trips will require an amendment to the Planned Development zoning.

4. The access point onto Pine Island Road will align with the existing shell driveway located on the south side of Pine Island Road as directed by staff at the time of the Development Order.

5. Outdoor lighting must be designed so as to prevent direct glare, light spillage or hazardous interference with automotive and pedestrian traffic on abutting streets and all abutting properties.

6. Maximum height of any building will not exceed 35 feet.

7. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

8. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b).

9. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by the deviation approved as part of this planned development.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC § 10-285 requirement to provide a 660-foot separation on arterial roadways, to allow a zero-foot separation. This deviation is DENIED as the deviation is unnecessary since Applicant must align their proposed access point onto Pine Island Road (State Road 78) with an existing access point located on the south side of Pine Island Road.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: The legal description and STRAP number of the property.
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

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

c. is compatible with existing or planned uses in the surrounding area; and,

d. 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; and,

e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

a. the proposed use or mix of uses is appropriate at the subject location; and

b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviation, as conditioned, enhances achievement of the planned development objectives, and preserves and promotes the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner Albion and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 4th day of December, 2000.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

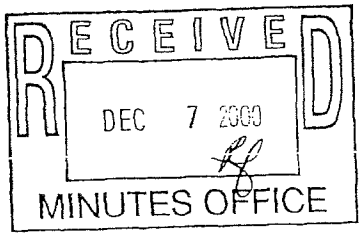


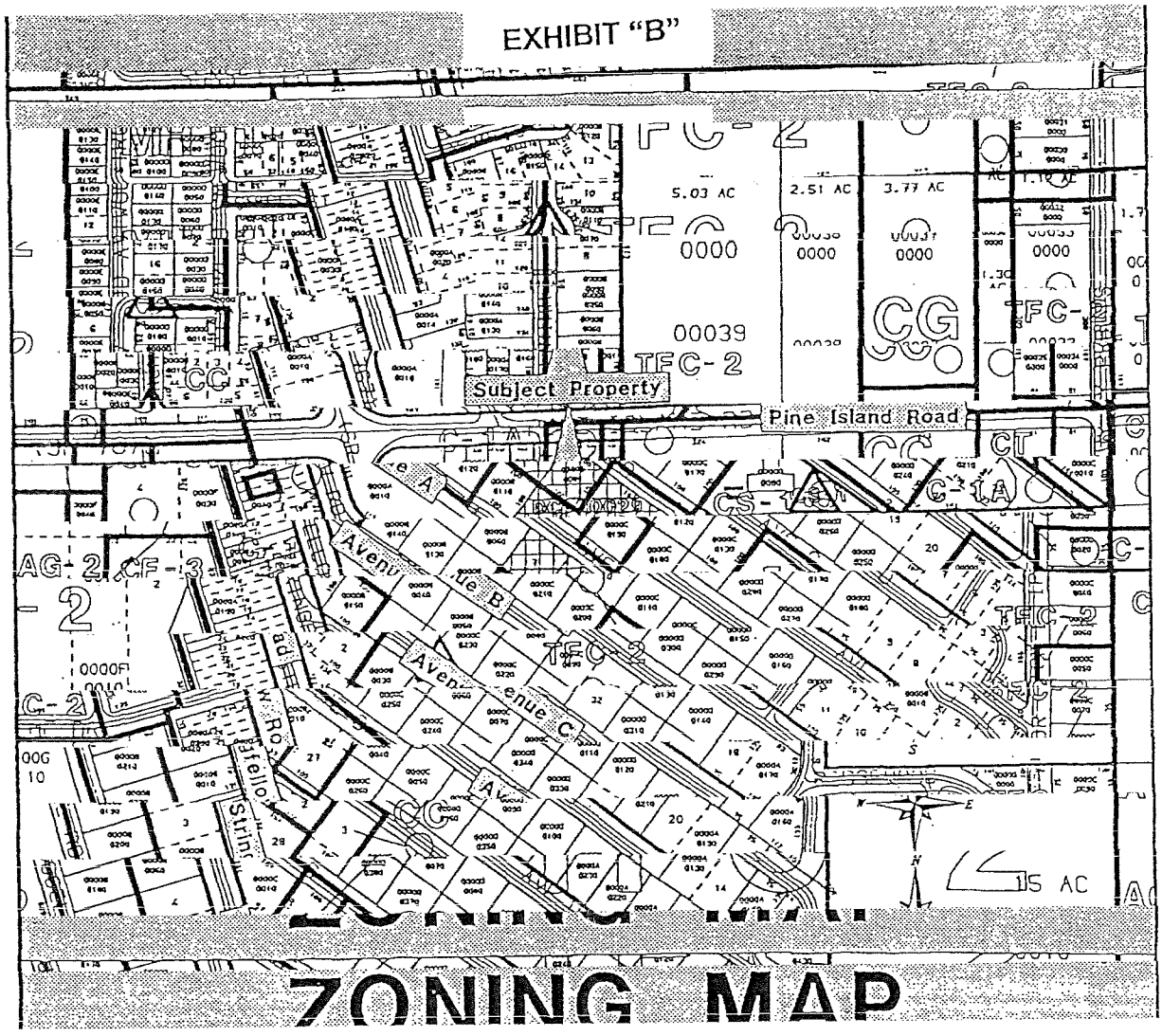
EXHIBIT "A"

LEGAL DESCRIPTION
Property located in Lee County, Florida

Lots 7-10, Block B, Unit 2, PINE ISLAND CENTER UNIT TWO SUBDIVISION, as recorded in Plat Book 9, Page 120, of the Public Records of Lee County, Florida, lying in Section 28, Township 44 South, Range 22 East, Lee County, FL.

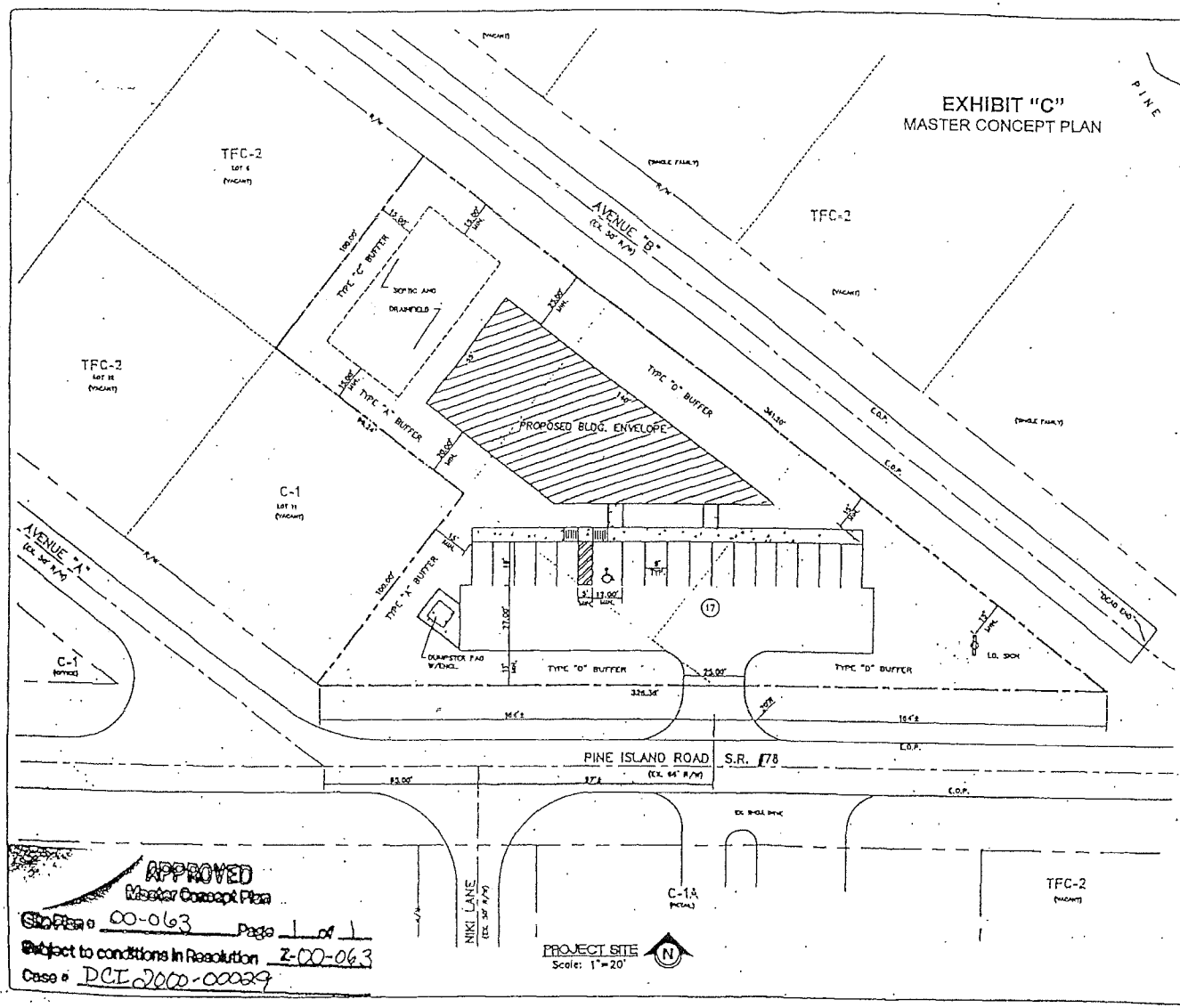
The applicant has indicated that the STRAP number for the subject property is:
28-44-22-02-0000B.0060 & 28-44-22-02-0000B.0080

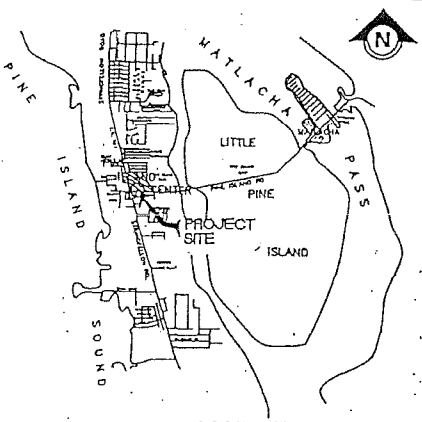
EXHIBIT "B"



ZONING MAP

EXHIBIT "C"
MASTER CONCEPT PLAN





LOCATION MAP
N.T.S.

SITE DATA:

EXISTING ZONING: TFC-2 & C-1
PROPOSED ZONING: CPD
TOTAL SITE: 36,272 SQ.FT.

ALLOWABLE USES:

Admin. offices
Business Services (Group I)
Cleaning & Maintenance Services
Essential Services (Group I)
Insurance Company
Medical Offices (limited to 2500 Sq.Ft. Leaseable)
Parking Lot (Accessory)
Research & Development Lab (Group II)
Signs (Per. Section 30)
Social Services (Group I)
Storage (Indoor Only)
Temporary Uses
Wholesale Establishment (Group III)

DEVIATIONS:

RELIEF FROM D.S.O. SECTION 10-285 REQUIRING 660' SPACING ON ARTERIAL ROADWAYS TO ALLOW ZERO (0').

DEVELOPMENT PARAMETERS:

MAXIMUM LEASEABLE AREA TOTAL: 5,100 SQ.FT. (SEE ALLOWABLE USES)

SETBACKS: AS SHOWN
PARKING REQUIRED: 17 SPS. (1/300 SQ.FT.)
PARKING PROVIDED: 17 SPS. (INCL. 1 H/C)

MAX. BLDG. HEIGHT: 35'
MIN. OPEN SPACE: 25%

APPROVED
Master Concept Plan
Site Plan # 00-063 Page 1 of 1
Subject to conditions in Resolution Z-00-063
Case # DCI2000-00029

RECEIVED
JAN 11 2001
PERMIT COUNTER

3/14/00

AVALON ENGINEERING, INC.

DEVELOPER:
ISLAND REALTY

BLOCK "B" LOTS 7-19
PINE ISLAND CENTER UNIT 1-2
SEC. 25, TWP. 44 S., RGE. 22 E.
PINE ISLAND, LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN

SHEET
1 of 1

RESOLUTION NUMBER Z-05-021

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, SITE CONCEPTS, % PATRICK C. HUNT and A. J. WATSON LAND SURVEYING, INC., % A. J. WATSON filed an application on behalf of the property owners, CHARLES T. & LINDA S. COPE and JAMES R. & VIRGINIA Y. STECKLEY, to rezone a 1.22+/- acre parcel from Residential Two Family Conservative (TFC-2) to Neighborhood Commercial (CN-3), in reference to Nikki's Commercial; and,

WHEREAS, a public hearing was advertised and held on March 2, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #REZ2004-00025; and

WHEREAS, a second public hearing was advertised and held on May 2, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 1.22 +/- acre parcel from TFC-2 to CN-3, to allow development of the subject property as a commercial office and retail center. The property is located in the Urban Community Land Use Category and is legally described in attached Exhibit A. The request is APPROVED.

SECTION B. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (subject parcel identified with shading)

The applicant has indicated that the STRAP numbers for the subject property are:
28-44-22-01-0000B.0010, 28-44-22-01-0000B.0040, 28-44-22-01-0000B.0050,
28-44-22-01-0000B.0060, 28-44-22-01-0000B.0070, and 28-44-22-01-0000B.0090

SECTION C. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

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

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. 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; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner Albion and, upon being put to a vote, the result was as follows:

Robert P. Janes	AYE
Douglas R. St. Cerny	AYE
Ray Judah	AYE
Tammy Hall	AYE
John E. Albion	AYE

DULY PASSED AND ADOPTED this 2nd day of May, 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: Michele B. Cooper
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

CASE NO: REZ2004-00025

RECEIVED
MINUTES OFFICE
2005 MAY -5 AM 8:58

EXHIBIT A

(Page 1 of 2)

A. J. WATSON
LAND SURVEYING, INC.
P.O. BOX 425 OR 3106 STRINGFELLOW RD
ST. JAMES CITY, FLORIDA 33956
PHONE (941) 283-1818
LB # 2858

DESCRIPTION OF LOTS 1, 4, 5, 6, 7, 8, 9 AND 10, BLOCK "B", PINE ISLAND CENTER, AS RECORDED IN PLAT BOOK 9 AT PAGE 44 AMONG THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1 AND SAID PINE ISLAND CENTER; THENCE RUN S 00°45'20 W ALONG THE EAST LINE OF SAID LOTS 1, 4, 5, 6, 7, 8, 9 AND 10, BLOCK "B" AND THE EAST LINE OF SAID PINE ISLAND CENTER FOR 450.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK "B"; THENCE RUN DUE WEST ALONG THE SOUTH LINE OF SAID LOT 10, BLOCK "B" FOR 134.03 FEET TO THE SOUTH-WEST CORNER OF SAID LOT 10, BEING A POINT ON THE EAST RIGHT OF WAY OF NIKKIS LANE AND A POINT ON A CURVE; THENCE RUN ALONG THE WEST LINE OF LOT 10 AND THE SAID EAST RIGHT OF WAY OF NIKKIS LANE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 26°56'37", A CHORD WHICH BEARS N 12°42'59" W FOR 25.63 FEET, A DISTANCE OF 25.86 FEET TO A POINT OF TANGENCY; THENCE RUN N 00°45'20" E ALONG THE WEST LINE OF SAID LOTS 10, 9, 8, 7, 6, 5 AND 4 AND THE SAID EAST RIGHT OF WAY OF NIKKIS LANE FOR 325.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK "B"; THENCE RUN DUE EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 FOR 95.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 1, BLOCK "B"; THENCE RUN N 00°45'20" E ALONG THE WEST LINE OF SAID LOT 1, BLOCK "B" FOR 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 BEING A POINT ON THE SOUTH RIGHT OF WAY OF PINE ISLAND ROAD (S.R. 78); THENCE RUN DUE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND SAID SOUTH RIGHT OF WAY OF PINE ISLAND ROAD FOR 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 53,447 SQUARE FEET OF LAND.

Applicant's Legal Checked
by _____ 10-07-04

RECEIVED
SEP 29 2004
PERMIT COUNTER

DESCRIPTION AND SKETCH OF
LOTS 1, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 'B', PINE ISLAND CENTER, SUBDIVISION, AS RECORDED IN PLAT BOOK 9 AT PAGE 44 AMONG THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SEE SKETCH ON SHEET 1 OF 2.

NATIONAL FLOOD INSURANCE DATA, COMMUNITY PANEL NUMBER 125124 0280 B, FEDERAL FLOOD ZONE AS, ELEVATION BASED ON ELEVATIONS BASED ON N.G.V.D.-29, BENCH MARK

This survey is in compliance with the minimum technical standards as set forth in Chapter 61G17-6, Florida Administrative Code. This Survey Map is not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

ALFRED J. WATSON
PROFESSIONAL SURVEYOR AND MAPPER
#2330 - STATE OF FLORIDA

FOR: COPE
JOB # 04-0528 F. B. L 106-71
STRAP # _____

REZ2004-00025

DATE: SEPTEMBER 20, 2004
DATE: _____
DATE: _____

EXHIBIT A

(Page 2 of 2)

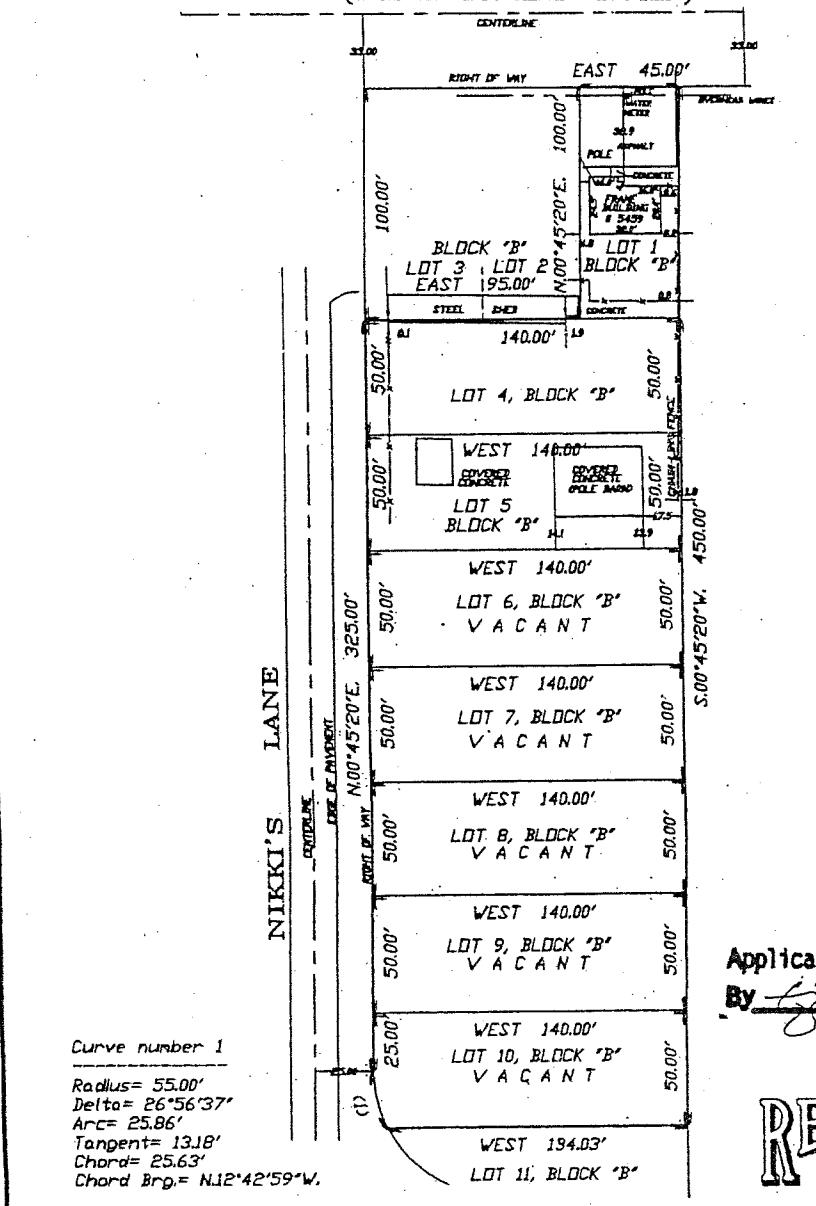
A. J. WATSON

LAND SURVEYING, INC.

P.O. BOX 423 OR 3105 STRINGFELLOW RD
ST. JAMES CITY, FLORIDA 33956
PHONE (941) 283-1818
LB # 2858

SKETCH OF SURVEY
SCALE 1" = 60'

GRAPHIC SCALE



Curve number 1

Radius= 55.00'
Delta= 26°56'37"
Arc= 25.86'
Tangent= 13.18'
Chord= 25.63'
Chord Brg.= N.12°42'59"W.

SKETCH
Applicant's ~~Survey~~ Checked
By 10-07-04

RECEIVED
SEP 29 2004
PERMIT COUNTER

DESCRIPTION AND SKETCH OF
LOTS 1, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 'B', PINE ISLAND CENTER, SUBDIVISION, AS RECORDED IN PLAT BOOK 9 AT PAGE 44 AMONG THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED ON SHEET 2 OF 2
THIS IS NOT A BOUNDARY SURVEY.

NATIONAL FLOOD INSURANCE DATA, COMMUNITY PANEL NUMBER 125124 0280 B, FEDERAL FLOOD ZONE AE, ELEVATION 8'
ELEVATIONS BASED ON N.G.V.D.-29, BENCH MARK

This survey is in compliance with the minimum technical standards as set forth in Chapter 61G17-6, Florida Administrative Code. This Survey Map is not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

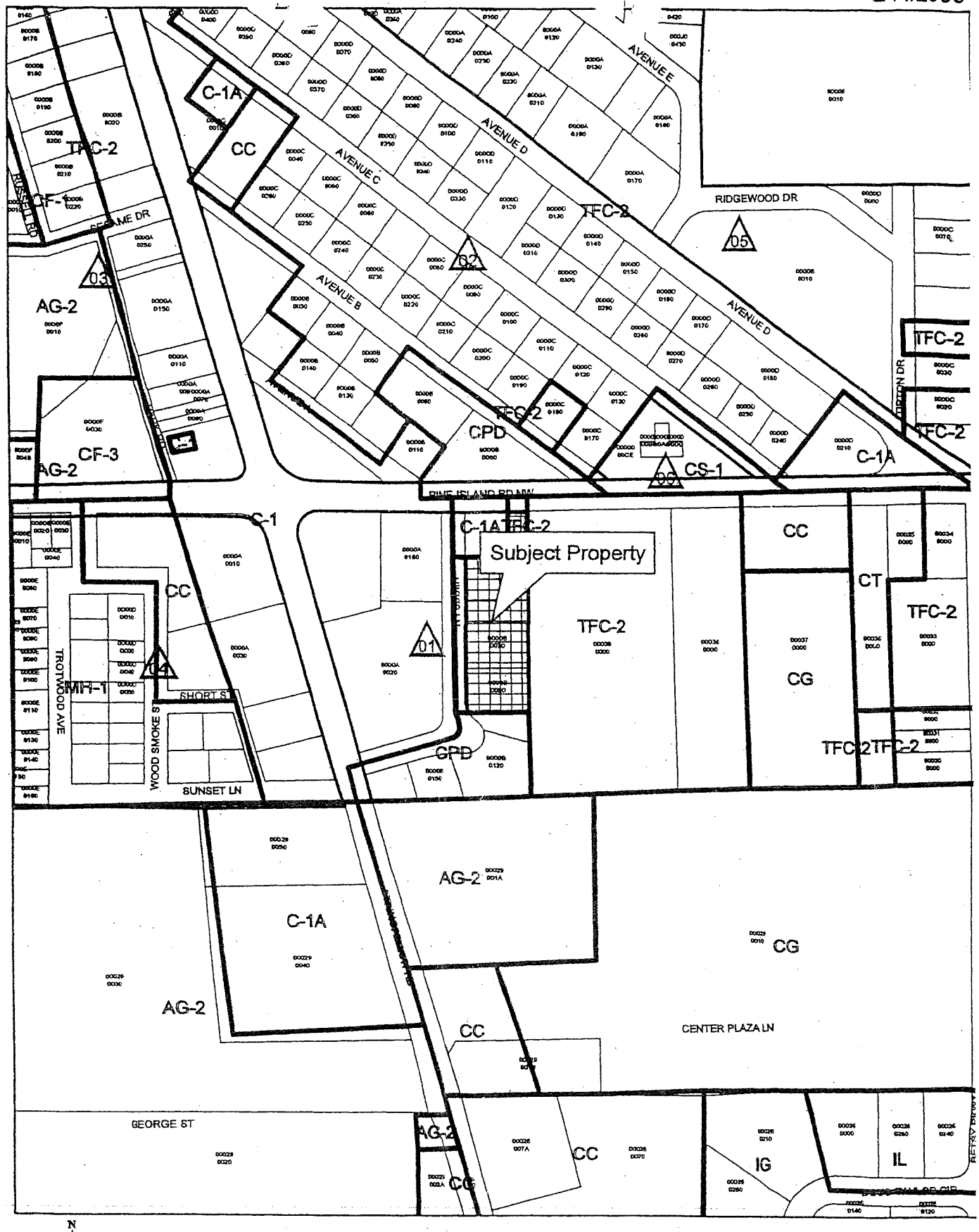
ALFRED J. WATSON
PROFESSIONAL SURVEYOR AND MAPPER
#2330 - STATE OF FLORIDA

FOR: COPE
JOB # 04-0528 F. B. L 106-71
STRAP # _____

DATE: SEPTEMBER 20, 2004
DATE: _____
DATE: _____

REZ2004-00025

2/14/2005



330 165 0 330 Feet

EXHIBIT "B"

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

Greater
Pine Island
Water Association, Inc.

October 26, 2017

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

Re: 5431 Pine Island Rd – 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 3550 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

RECEIVED
MAR 0 2 2018
COMMUNITY DEVELOPMENT

DCI 2018-00003

ATTACHMENT H

Lee County
Southwest Florida
BOARD OF COUNTY COMMISSIONERS

DCI2018-00003

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

Lee County
Southwest Florida

Department of Community Development
Development Services Section

MEMORANDUM

Date: June 7, 2018

To: Chip (Alvin) Block

From: John Mahlbacher

Subject: DCI2018-00003
The Pine Island Center 7-11 CPD
Development Services Engineer Sufficiency Review – V4

General LDC Comments:

Development Services has reviewed the information submitted on 05/21/18 and offer the following comments:

As the parcels are within one-quarter mile of a public transit route, as shown in the Lee Plan Map 3c, per LDC 10-441, and the planned development will meet or exceed one of the thresholds set forth in LDC 10-442, therefore the appropriate bus stop amenities will be required with the submitted development order or a Fee-In-Lieu of Waiver would be require per LDC 10-443. At this time LeeTran has designated this route, 160, as a fixed-route service for which people schedule reservations and can be picked up or dropped off within ¾ mile along the route's primary corridor and therefore LeeTran would prefer that the development order provide for a Fee-In-Lieu instead of constructing the require amenities. Please consult with LeeTran for further clarification on this comment.

Provide for required commercial vehicular and pedestrian interconnect improvements per LDC Section 10-610(e) or request deviation or variances per LDC Section 10-104, and must be shown on the master concept plan per LDC Section 34-373(6)l and provided for in the Schedule of Deviations per LDC Section 34-373(9).

Comments noted herein are intended to reflect Lee County Land Development Code (LCLDC or LDC) requirements however, this review in no way guarantees that full compliance with the criteria set forth by the LDC has been achieved.

Requested Deviations:

APPLICANT REQUEST: A request to deviate from LDC 10-285 Connection Separation, which requires a minimum 440' Principal Arterial separation, to permit a 375' +/- connection separation on Pine Island Road as depicted on the Master Concept Plan measured from the west edge of the request CPD driveway to the northeast corner of Nikkis Lane and Pine Island Road.

ATTACHMENT I

APPLICANT JUSTIFICATION: The connection separation standard rests on the project's Pine Island Road driveway being located at the far east area of the property and aligning with Pine Island Professional Center's west driveway, located at 5400 Pine Island Road. By locating the project driveway at the east portion of the property and in alignment with the Pine Island Professional Center, the CPD meets the objective of 10-285, which calls for adequate driveway connection spacing. It is noted that the CPD parcel has 324' along Pine Island Road, reducing the feasibility of meeting the code standard. Finally, the project benefits from the spacing connection deviation by providing for reasonable and necessary access onto Pine Island Road.

DEVELOPMENT SERVICES COMMENT: The applicant has stated in the deviation justification that the driveway is in alignment with the Pine Island Professional Center's western driveway on the other side of Pine Island Road, please provide evidence on the Master Concept Plan of the driveway alignment with the Pine Island Professional Center's western driveway on the other side of Pine Island Road. The driveway is in alignment with the Pine Island Professional Center's western driveway on the other side of Pine Island Road, therefore, per LDC 10-285(c) a deviation is not required.

Proposed Conditions:

The Pine Island Road access of the subject planned development must be in alignment with the Pine Island Professional Center's western driveway on the other side of Pine Island Road.

As the parcels are within one-quarter mile of a public transit route, as shown in the Lee Plan Map 3c, per LDC 10-441, and the planned development will meet or exceed one of the thresholds set forth in LDC 10-442, therefore the appropriate bus stop amenities will be required with the submitted development order, LeeTran has designated this route, 160, as a fixed-route service for which people schedule reservations and can be picked up or dropped off within ¾ mile along the route's primary corridor and therefore there is a absents of need per LDC 10-1, and a Fee-In-Lieu of Waiver would be require prior to development order approval per LDC 10-443.

Disposition:

I have signed off as insufficient.

Lee County
Southwest Florida

Department of Community Development
Development Services Section

MEMORANDUM

Date: June 27, 2018

To: A. Block
Principal Planner

From: M. Evans ME
Senior Engineer

Subject: **The Pine Island Center 7-11CPD Commercial Planned Development (CPD) Transportation-Related Analysis and Recommendations**
Case No. DCI2018-00003
STRAP No. 28-44-22-00-00039.0000 (lowest)

Purpose

The purpose of this memorandum is to provide substantive comments related to Development Services Section (DSS) staff review of subject-case documents that relate to transportation elements received to date by Lee County through formal written submittals from the applicant.

Site Location

The approximately 5.78-acre subject site is located on the south side of Pine Island Road Northwest between Stringfellow Road and Avenue C. Current planning/zoning information applicable to the subject site is described in **Table 1**.

Table 1
Site-Related Planning/Zoning Information

Future Land Use Category(1)	Mixed Use Overlay Area?(1)	Planning Community(2)	Zoning District	
			Current	Proposed
Urban Community	no	Pine Island	CPD(3)	CPD(3)

(1) see *The Lee Plan* Map 1 and related policies
(2) see *The Lee Plan* Map 16 and related policies
(3) commercial planned development

Proposed Site Access

The roadways proposed to directly service the subject site as depicted on the applicant's master concept plan (MCP) are described in **Table 2A**.

Table 2A
Site Access Intersecting Roadway Information

Roadway	Maintenance Authority[1]	Functional Class[1]	2-Way Lane Configuration	Controlled Access?	Constrained?[2]	Right-of-Way Width (ft)[3]	Speed Limit (mph)
Nikkis Lane	Lee County	local	2-lane undivided	no	no	55-105	30[4]
Stringfellow Road	Lee County	arterial	2-lane undivided	no	no	60	45

[1] based on information obtained from the most current Lee County-maintained Geographic Information System (GIS) database
[2] see *The Lee Plan* Objective 37.2 and related policies
[3] approximate widths described based upon limited staff research; information must be validated by qualified professionals
[4] information assumed; no speed limit posting observed; see Florida State Statutes §316.183(2)

Access to the subject site is proposed on the applicant's MCP as described in **Table 2B**.

Table 2B
Site Access Location(s)

Roadway	Proposed Location[1]	Access Type (assumed)
Nikkis Lane	approximately 270 feet east of Stringfellow Road and 500 feet south of Pine Island Road	direct full access
Stringfellow Road	approximately 405 feet east of Nikkis Lane and 600 feet west of Tipton Drive	direct full access

[1] distance approximate from site access/roadway centerlines

At the time of local development order review, proposed project access will be further reviewed with respect to permissible access movements.

Proposed Residential Density/Non-Residential Intensity of Use

The subject site is currently undeveloped. With the subject case, the applicant proposes to rezone the site to permit a maximum density/intensity in terms of new vehicular trips with respect to the proposed schedule of uses as described in **Table 3**.

Table 3
Development Parameters
Current vs. Proposed Zoning

Land Use	Current Zoning Density/Intensity	Proposed Zoning Density/Intensity	Density/Intensity Change
non-retail	18,700 ft²	--	-18,700 ft²
retail	28,000 ft²	15,000 ft²	-13,000 ft²
super convenience market/gas station	--	3,454 ft² market with 16 fueling positions	3,454 ft² market with 16 fueling positions

Trip Generation Review

The applicant analyzed traffic-related impacts assuming full site build-out with the greatest intense use with respect to the proposed schedule of uses. As part of the analysis, the applicant reviewed the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*, and calculated generated trips in order to assess the traffic impacts of the proposed zoning. Trip generation results as calculated by DSS staff are described in **Table 4**. Traffic volumes shown in this table are new traffic volumes on the surrounding roadway network, and reflect a reduction for internal capture traffic (traffic interacting between differing uses on the site) and pass-by traffic (non-newly generated traffic already on the roadway network) if applicable.

Table 4
New Trip Generation
Current vs. Proposed Zoning

Zoning Description	AM Peak Hour			PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
current zoning	158	100	258	123	142	265	2,298
proposed zoning	115	87	202	91	93	184	2,248
Trip Difference	-43 (-27%)	-13 (-13%)	-56 (-22%)	-32 (-26%)	-49 (-35%)	-81 (-31%)	-50 (-2%)

Roadway Section Traffic Operations Level of Service Analysis

New trips associated with the subject case were assigned to the surrounding road network in order to assess level of service (LOS) impacts on arterial/collector roadway sections expected to be most impacted by the proposed development. Per Administrative Code AC-13-17 *Traffic Study Guidelines for Planned Development Rezonings*, "significant impact is defined as 10%....of the LOS "C" service volumes for the links at build out."

In the subject case, using the trip assignments described in the applicant's final TIS, no arterial/collector roadway sections are expected to be significantly impacted by the proposed zoning.

Table 5 describes the arterial/collector roadway sections in proximity to the subject site that are expected to be most impacted by the proposed development along with corresponding DSS staff pre- and post-project build-out level of service estimates with respect to the proposed zoning.

Table 5
Roadway Section(s) in Proximity to Subject Site
Expected to be Most Impacted by Proposed Rezoned Development

Roadway	Location	Significant Impact Expected?	Constrained?(2)	Level of Service (v/c)(1)		
				Existing	Future	Future + Project
Pine Island Road	Stringfellow Road to Burnt Store Road	no	no	C (0.69)	C (0.74)	C (0.79)
Stringfellow Road	Berkshire Road to Pine Island Road	no	no	C (0.27)	C (0.30)	C (0.35)
"	Pine Island Road to Pineland Road	no	no	C (0.48)	C (0.51)	C (0.56)

(1) AM/PM worse case; v/c is defined as traffic volume/capacity ratio; future year 2022
(2) see *The Lee Plan* Objective 37.2 and related policies

Based on a review of applicable traffic volumes in the Lee County "Public Facilities Level of Service and Concurrency 2017 Report Inventory and Projections, and the most current "Lee County Link Specific Service Volumes" tables (for short-term analyses of 5 years or less from table date) or the most current "Lee County Generalized Peak Hour Directional Service Volumes" tables (for long-term analyses of more than 5 years from table date), the roadway sections described in **Table 5** currently operate at LOS "E" or better. Utilizing the 2017 Lee County Traffic Count Report and assuming a project build-out year of 2022, the roadway sections described in **Table 5** are estimated to operate at LOS "E" or better with and without future background traffic volumes.

Based on the LOS standards as set forth in *The Lee Plan* for "unconstrained" county-maintained arterial/collector roadway sections, LOS "A" through "E" are acceptable levels of service. For state-maintained roadway sections, LOS "A" through "D" are acceptable levels of service in urbanized areas and LOS "A" through "C" are acceptable levels of service in non-urbanized areas.

At the time of local development order review, proposed projects will be further reviewed to determine required site-related traffic improvements to the nearby roadway(s).

Roadway Intersection Traffic Operations Level of Service Analysis

New trips were assigned to the surrounding road network in order to assess LOS impacts as necessary at site accesses, intersections within one-quarter mile of site accesses, and/or intersections expected to be most impacted by the proposed development. Per Administrative Code AC-13-17 *Traffic Study Guidelines for Planned Development Rezonings*, "significant impact is defined as 10% or more of the total peak hour intersection volume (the summation of all four approaches)....at build out."

In the subject case, using trip assignments described in the applicant's final TIS, the following intersections are expected to be significantly impacted by the proposed subject site zoning:

- Nikkis Lane at the westerly site access and
- Pine Island Road at the northerly site access.

Table 6 describes subject site accesses and nearby roadway intersections that are expected to be most impacted by the proposed zoning along with their corresponding pre- and post-project build-out levels of service.

Table 6
Roadway Intersection(s) Immediately Adjacent to Subject Site
Expected to be Most Impacted by Proposed Rezoned Development

Intersection		Significant Impact Expected?	Existing Traffic Control	Peak Hour	Level of Service*		
Roadway A	Roadway B				Existing	Future	Future + Project
Nikkis Lane	site access	yes	2-way stop-controlled	AM	--	--	A
				PM	--	--	A
"	Stringfellow Road	no	2-way stop-controlled	AM	C	C	D
				PM	C	C	E
Pine Island Road	site access	yes	2-way stop-controlled	AM	--	--	C
				PM	--	--	D
"	Stringfellow Road	no	all-way stop-controlled	AM	C	C	C
				PM	C	C	C

*future year 2022

At the time of local development order review, proposed projects will be further reviewed to determine required site-related traffic improvements to nearby roadway intersections.

Future Transportation Capital Improvement Projects

No transportation capital improvement projects are currently planned in close proximity to the subject site for the years 2018-2021.

Lee County Land Development Code Proposed Site-Related Review and Recommendations

Development Services Section staff reviewed subject-case documents with respect to transportation-related sections of the *Lee County Land Development Code* (LDC). Related comments and/or recommendations are described in **Table 7**.

Table 7
Lee County *Land Development Code*-Related Review Comments/Recommendations[1]

Land Development Code Chapter/Section Reference	Subject	Comments/ Recommendations
		since the subject site is located within a future urban/suburban area as defined by *The Lee Plan*, the applicant is required to construct bikeway and
Chapter 10, Section 10-256	Bikeways and pedestrian ways.	pedestrian facilities in the abutting road frontage along Nikkis Lane and Pine Island Road; since the development is required to construct bikeway and pedestrian facilities in the abutting road frontages along Nikkis Lane and Pine Island Road, said facilities should be depicted on the applicant's master concept plan along both roadways
Chapter 10, Section 10-281	Lee Plan Map 3A.	roadway sections proposed to directly service the subject site as depicted on *The Lee Plan* Map 3A are not planned for future widening
Chapter 10, Section 10-285(a) and (c)	Connection separation.	although the applicant's master concept plan depicts a site access along Pine Island Road that deviates from this LDC section, if an interconnection is established with the adjoining parcel to the east of the subject site when the site is developed, the subject site's proposed access may be removed and a new shared access constructed further east along Pine Island Road that better meets LDC connection separation standards
Chapter 10, Section 10-285(g)	Connection separation.	the County may restrict access,

		turning movements, median openings, and use of traffic control devices on or affecting County rights-of-way in order to address traffic safety and/or operational issues
Chapter 10, Section 10-291(2)	Required street access.	the subject site must access a public or private street designed, and constructed or improved, to meet current county standards (see LDC Chapter 10, Section 10-296)
Chapter 10, Section 10-291(3)	Required street access.	the subject site is not required to establish more than one means of ingress/egress
Chapter 10, Section 10-291(4)	Required street access.	subject site accessibility may be improved by access connections to properties adjoining the subject site
Chapter 10, Section 10-294	Continuation of existing street pattern.	subject site accessibility may be improved by roadway access connections to adjoining properties south and east of the subject site
Chapter 10, Section 10-295	Street stubs to adjoining property.	interconnections to adjoining parcels should be provided in order to reduce new trips onto nearby arterial roadways
Chapter 10, Section 10-610(d)	Site design standards and guidelines for commercial developments.	pedestrian ways, linkages or paths internal to the subject site do not appear to be provided between all site uses; pedestrian and/or bicycle connections do not appear to be provided between the subject site and all adjacent developments
Chapter 10, Section 10-610(e)	Site design standards for commercial developments.	interconnections to adjoining commercial parcels do not appear to be depicted on the proposed master concept plan
Chapter 10, Section 10-610(f)	Site design standards and guidelines for commercial developments.	the driveway length must provide a throat distance consistent with Florida Department of Transportation standards; the existing driveway access length does not appear to be consistent with Florida Department of Transportation standards
Chapter 33	Planning Community Regulations	no access location requirements related to the

		local planning community specifically apply to the subject site
Chapter 33, Section 33-1011	Greater Pine Island road level of service.	a maximum hurricane evacuation clearance time of 18 hours for Pine Island residents must be maintained for Pine Island Road
Chapter 34, Section 34-411	General standards.	the subject site must access existing or proposed roadways that have either sufficient existing or potential future expanded capacity to accommodate both background trips and those associated with the subject site at not less than a level of service E during the peak season
Chapter 34, Section 34-411	General standards.	sufficient parking at times of peak demand must be provided for site users on the subject site
Chapter 34, Section 34-2015	Location and design generally.	all required parking spaces must be provided on the same premises as the use they serve

(1) review comments/recommendations do not consider all transportation-related requirements contained in the LDC; it is the applicant's responsibility to comply with all county code and policy requirements as the subject site is developed

Applicant Proposed Deviation Review and Conditions

Development Services Section staff considered the applicant's proposed *Land Development Code* deviations for the subject case and identified no specific transportation-related deviations requiring further review and/or comment.

Based upon a review of the subject case, **DSS staff recommends that the following conditions be incorporated into the subject case's zoning resolution:**

A.) ***"The development is permitted a maximum total gross floor area of 3,454 square feet of convenience food and beverage store with 16 fuel pump use and 15,000 square feet of other commercial use.***

B.) **"Permitted restaurant gross floor area includes restaurant outdoor seating areas."**

C.) *"At the time of local development order, the developer will provide a cumulative land development summary table in the site development plan that at minimum includes:*

(1) each "realized" permitted use (to include uses associated with the immediate and any unexpired approved development orders),
(2) the corresponding intensity of each "realized" permitted use (i.e. gross floor area, dwelling units, etc.),
(3) the corresponding zoning action, approved development order, and fully-executed building permit that authorizes each "realized" use and intensity of use,
(4) each total "realized" permitted use intensity, and
(5) each total remaining "unrealized" permitted use intensity (permitted, but not currently contemplated by the immediate and any unexpired approved development orders)."

D.) *"Unless deviations from the requirements of the Lee County Land Development Code are specifically requested and formally granted by authorized Lee County action, any description and/or depiction of possible deviations in the application materials are assumed to be for informational purposes only."*

MJE:mje

Copy: J. Mahlbacher – Lee County Department of Community Development
L. Wu – Lee County Department of Community Development
file

Lee County
Southwest Florida

DEPARTMENT OF COMMUNITY DEVELOPMENT

Memo

To: Chip Block, Planner, Principal

From: Lili Wu, Planner, Senior

Date: June 20, 2018

Subject: The Pine Island 7-11 CPD (DCI2018-00003)

Infrastructure Planning staff has reviewed the application for public hearing. This project is located on the south side of Pine Island Road and east of Stringfellow Road. Accesses to the project will be provided via a proposed driveway on Pine Island Road and a driveway on Nikkis Lane. Pine Island Road is an arterial and Nikkis Lane is a local street both maintained by County. Infrastructure Planning staff has no objection to the Deviation which requests to allow a 375 feet connection separation from Nikkis Lane on Pine Island Road with condition that the proposed project's driveway is aligned with the existing driveway on the north side of Pine Island Road.

Lee County
Southwest Florida

Department of Community Development
Zoning Division
Environmental Review

MEMORANDUM

Date: July 18, 2018

To: Chip Block, Principal Planner

From: Beth Workman, Environmental Planner

Subject: Pine Island 7-11
DCI2018-00003
STRAPS: see legal

The applicant is requesting to rezone a 0.99 acre (Z-06-043) and a 4.78 acre (Z-07-015) Commercial Planned Developments (CPD) to a 5.77 acre CPD. Environmental Sciences zoning staff has reviewed the request for compliance with the Lee Plan and the Land Development Code (LDC) and provide the following analysis and conditions:

Parcel History
The parcels are located to the east of Nikki's Lane and south of Pine Island Road in the Pine Island Community Planning District. The parcels are also in the Urban Community Future Land Use Category and the Coastal High Hazard Area.

The 0.99 acre portion of the CPD was rezoned in 2000 and the Z-00-064 was vacated. In 2006, zoning resolution Z-06-043 reinstated the zoning for a maximum of two years. The CPD was for medical office use. The planned development was considered a small project so a species survey was not required at time of zoning review and was conditioned to provide a protected species survey and species management plant (if gopher tortoises were present) at time of development order.

The 4.78 acre portion of the CPD was rezoned in 2007 (Z-07-015) to allow commercial retail. The project was conditioned to provide a final gopher tortoise management plan and the indigenous preserve to be labeled "Indigenous/Gopher Tortoise Preserve Area".

Permits
The records indicate that a Vegetation Removal permit has been issued (VEG2018-00013) for soil borings. A development order (DOS2018-00031) is currently under review for the construction of a 3,480 square foot convenience store with gas and car wash. Four building permits are currently under review for a dumpster enclosure (COM2018-10047), a new construction convenient store (COM2018-1331), a new construction fuel canopy (COM2018-01333), and new construction car wash (COM2018-01332).

Lee County
Southwest Florida

MEMORANDUM

Vegetation
A Protected Species Assessment was submitted by Dexter Bender and Associates received January 12, 2018. The site was surveyed using the Meandering Transect Methodology to provide at least 80 percent visual coverage of the habitat. The meandering transects were spaced 50 feet apart and a Protected Species Assessment Map was included in the assessment to show the transect lines and the listed species that were surveyed on the site (Attachment #1). The vegetation consists of Pine Flatwood (FLUCCS 411) with less than 50% exotics along the eastern portion of the project and the exotics gradually increase to more than 50% toward the western portion of the project.

Protected Species
The Protected Species Assessment included information regarding the type of habitat that could support listed protected species. The assessment included a Protected Species Assessment Map illustrating the location of the 11 gopher tortoise burrows surveyed on the site. The assessment does not describe the condition of each burrow, signs of activity at the entrance of each burrow, or presence of scat.

In addition to the gopher tortoises, a Southern Bald Eagle nest is located approximately 1,500 feet to the east. LDC 14-119 (c) provides the mechanisms for the protection of critical eagle nesting habitat required for commercial projects proposed within 660 feet from a Southern Bald Eagle nest. The proposed project is outside of the 660 feet so protection mechanisms are not required.

ES Zoning staff inspected the project site on July 19, 2018. The site consists of a Pine Flatwood (FLUCCS 411) with an understory of wax myrtle (*Myrica cerifera*) and green saw palmetto (*Serenoa repens*). The canopy consists of South Florida Slash pine (Pinus elliottii) located primarily around the edge of the property. The site has a heavy infestation of downy rose myrtle (*Rhodomyrtus tomentosa*) located primarily in the internal portion of the site and ear leaf acacia (*Acacia auriculiformis*) scattered along the edge of the site. Downy rose myrtle and ear leaf acacia are both on the invasive exotic plant species list and must be removed at the issuance of a Vegetation Removal permit associated with the development order per LDC 10-420.

ES Zoning staff also inspected the six gopher tortoise burrows located within the future indigenous preserve. All six are active with signs of a clear entry and a fresh apron. The environmental consultant has tied high pink flagging to note the location of the burrows in the field.

Lee County
Southwest Florida

MEMORANDUM

Lee Plan Policy 107.8 states that the County will protect gopher tortoises through the enforcement of the protected species regulations through the Florida Game and Fresh Water Fish Commission (FWC). In addition, the County's policy is to protect gopher tortoise burrows wherever they are found unless conflicts are unavoidable to make on site protection infeasible per **Lee Plan Policy 107.8.1.** The proposed project has provided an indigenous open space preserve area along a portion of the eastern property line and a portion of the southern property line. Five out of the 11 gopher tortoise burrows are unavoidable and will require offsite relocation. However, six of the burrows are located within the indigenous open space preserve areas. Per staff correspondence with FWC, as long as a 25 foot radius (50 foot diameter) from the mouth of the burrow is maintained free of impacts the burrow may be left in place. The burrows in the preserve are within 25 feet from the southern property line and the proposed water management berm located on the interior preserve boundary. The vegetation removal permit will need to be phased to allow gopher tortoise fencing to be installed around the perimeter of the preserve and gopher tortoise burrows to be excavated within the development foot print before the full site clearing permit is issued. The Master Concept Plan stamped received May 21, 2018 shows a buffer to be installed within the preserve area that would have an impact within the 25 foot radius per FWC. In addition, exotic vegetation will be required to be removed by hand as part of the development order requirements per **LDC 10-421**.

ES Zoning staff recommends no impacts within the preserve in order to protect the burrows and provides the following condition in order to comply with the Lee Plan and LDC:

> *Prior to the issuance of a development order, the protected species survey must include onsite gopher tortoise protection within the indigenous preserve and provide supporting maps illustrating a protection diameter of 50 foot around each burrow within the indigenous preserve.*
>
> *Prior to the issuance of a development order, the indigenous management plan must include exotic vegetation to be completed by hand removal only.*
>
> *Prior to the issuance of a Vegetation Removal permit, a point map must be submitted illustrating the boundaries of the indigenous preserve and the location of the gopher tortoise fencing on the toe of slope of the preserve side of the water management berm.*

Open space

The applicant is providing open space for a large commercial project though the site is only 4.78 acres. The development order currently under review indicates that the site is over 2 acres of impervious and would require 30% open space. The MCP stamped received May 21, 2018

indicates that 1.73 acres of open space is being provided per LDC 10-415 (a). Half of the required open space (0.87 acres) must be existing indigenous native vegetation per LDC 10-415 (b). The applicant is providing 0.87 acres of indigenous preservation and the remainder of the open space will be met through onsite landscaping requirements to meet the overall open space requirements.

The MCP notes a future lot line being proposed but does not provide the open space percentage breakdown between Parcel A and Parcel B. In addition, there is no information regarding a property ownership entity that will maintain the indigenous, surface water management, utilities, and internal roadway.
ES Zoning staff cannot support the rezone of the properties until the open space and maintenance entity is provided for each parcel.

Buffers
The project is proposed to be a convenience store with gas and car wash and must meet the site development standards in LDC 34-1353. This code requires increased buffers for internal and external roads (LDC 34-1353 (e) as well as increased setbacks for perimeter walls adjacent to residential property (LDC 34-1353 (f). The MCP stamped received on May 21, 2018 notes a future property line bisecting the project in two; however the development order currently under review does not indicate the parcel will be split in two. ES Zoning staff is reviewing this case as if the project will be split in the future.

North Buffer
The subject property abuts two external rights- of- ways. At the north property line, the project abuts Pine Island Road and requires a 25 foot wide buffer with an undulating berm with a maximum slope of 3:1 to be installed the entire length of the landscape buffer. The buffer must be planted with five trees per 100 linear feet and shrubs planted three foot on center. The trees must be installed at 14 feet in height and shrubs 24 inches in height at time of installation. The MCP stamped received on May 21, 2018 notes a 25 foot wide buffer with five trees and a double hedge row and does not note the required undulating berm.

This does not meet the LDC 1353(e) due to the omission of the undulating berm.

West Buffers
The subject property abuts two different uses to the east. The first is the commercial use at the northeastern property line that requires a Type A buffer (five foot wide buffer with four trees per 100 linear feet).

The applicant notes the required buffer on the MCP stamped received on May 21, 2018.

The second buffer type abuts Stringfellow Road and requires a 25 foot wide buffer 25 foot wide buffer with an undulating berm with a maximum slope of 3:1 to be installed the entire length of the landscape buffer. The buffer must be planted with five trees per 100 linear feet and shrubs planted three foot on center. The trees must be installed at 14 feet in height and shrubs 24 inches in height at time of installation.

The applicant does not note this required buffer on the MCP and does not meet LDC 1353(e).

South Buffer

The subject property abuts a commercial use (church) and a commercially zoned property to the south. LDC 34-1353 (e)(5) states that landscaping adjacent to the rear and side property lines must comply with the minimum requirements established in section LDC 10-416(d) dependent on adjacent land uses. The LDC 10-416(d) requires a Type A buffer along the southern property line. A portion of the southern property line buffer will be provided by the indigenous preserve. However, the MCP does not note that the indigenous preserve will serve as the buffer nor does the applicant provide a deviation to allow the indigenous preserve to be the buffer. ES Zoning staff does not want impacts to the preserve due to the 25 foot gopher tortoise burrow protection zone and removal of vegetation to install the required buffer would result in a reduction in required indigenous open space. ES Zoning staff inspected the southern property line to ensure that there is enough vegetation to meet the required buffer and the slash pine would meet the Type A buffer (four trees per 100 linear feet) and the understory of saw palmetto would provide an enhancement to the Type A buffer where the preserve is adjacent to the commercial uses.

The applicant must revise the MCP and provide a deviation from LDC 10-416(d) to allow the indigenous open space preserve to meet the Type A buffer.

East Buffer

The subject property abuts residential two-family conservation (TFC-2) zoned property that is vacant to the east. LDC 34-1353(f) requires an eight foot high masonry wall or fence a minimum of 25 feet from the property line and landscaped with a minimum of five trees and 18 shrubs per 100 linear feet; or a 30 foot wide Type F (ten trees per 100 linear feet and double hedge row) with the hedge planted a minimum of 20 feet from the abutting property. The applicant has noted on the MCP that a 15 foot Type C buffer will be provided at the northeastern property line and the preserve will serve to meet a Type F buffer at the southeastern property line.

The eastern buffer does not meet LDC 34-1353 (f) for the northeastern portion of the buffer and a deviation has not been requested to allow the indigenous preserve to meet the buffer requirements for the southeastern portion of the buffer.

Internal Accessway Buffer
LDC 34-1353 (e) (1) requires a 15 foot wide right-of-way buffer abutting an internal accessway to a commercial development. The MCP illustrates an internal accessway from Stringfellow Road to the commercial development and must provide the 15 foot wide buffer with five trees per 100 linear feet and a hedge installed three foot on center.

The applicant has noted the 15 foot wide buffer on the MCP.

Future Lot Line
The MCP notes a future lot line being proposed but does not provide the required buffering for each lot. LDC 10-416(d) requires a Type A buffer (five foot wide with four trees per 100 linear feet) between two commercial properties.

The MCP stamped received May 21, 2018 does not show Parcel 1 providing a five foot buffer and Parcel 2 providing the five foot buffer.

The project does not comply with **LDC 34-1353(e) (f)**, **LDC 10-416(d)**, and **Lee Plan Policies 6.1.1**, **6.1.3**, and **6.1.6** for buffering, screening, and providing visual harmony between uses. ES Zoning staff cannot support this rezone until the MCP has been revised to meet the LDC and Lee Plan.

Surface Water Management
The applicant provided a Surface Water Management Plan (Attachment #2) received March 2, 2018. ES staff had concerns that the upland pine flatwood would be utilized as a detention area and made the necessary comments to ensure that a water detention area would be designed outside of the indigenous pine flatwood preserve. The last paragraph of the Surface Water Management Plan indicates that the perimeter berm will be placed on the outside of the south 0.9 acre native open space area so as to allow the area to manage and attenuate storm water. This design will impact the pine flatwood and gopher tortoise burrows and is not in compliance with **Lee Plan Objective 61.2** that requires the surface water management to rely on natural features and natural systems (flow ways, sloughs, etc) to receive and otherwise manage storm and surface water. The pine flatwood preserve is an upland native habitat that cannot survive being utilized as a detention. The MCP shows a detention area being proposed outside of the preserve area that complies with **Lee Plan Policy 61.2.2** that states if no natural features of flow or ponding exist on a site outside of the future urban areas, the county will

require water management structures be designed and constructed in such a manner as to mimic the functions of a natural system.

ES Zoning staff cannot support the rezoning of the subject parcels due to the inconsistencies between the Surface Water Management Plan and the MCP.

Due to the confusion between the Surface Water Management Plan and the detention illustration provided on the MCP, ES Zoning staff provides the following conditions to insure no impacts to the upland indigenous preserve per **Lee Plan Objective 14.1; Policy 14.4.2; and 107.2.6** and to provide water quality per **Lee Plan Policy 60.5.1; 61.2.6; and 115.1.3**:

> *Prior to development order approval, all plans must show a detention area outside of the indigenous preserve with the water management berm proposed along the western and northern preserve limits. No berm must be proposed along the southern and eastern indigenous preserve limits.*
>
> *Prior to development order approval, the surface water management system must not utilize the indigenous preserve for pre-treatment and attenuation.*
>
> *Prior to development order approval, the landscape plans must illustrate one gallon native grasses within the detention area planted three foot on center. The general tree requirement may be reduced by on ten-foot general tree for every 400 square feet of detention planted.*

Conclusion

In conclusion, the buffers noted on the MCP stamped received on May 21, 2018 does not meet the LDC and the Lee Plan. The MCP must be revised to meet the LDC and Lee Plan. The Surface Water Management Plan indicates that a berm will be constructed to the south of the 0.9 acres indigenous preserve and the detention will be utilized to attenuate and pre-treat storm water runoff. However, the MCP illustrates a detention area to the north and west of the indigenous preserve with a berm proposed outside of the preserve. The MCP and Surface Water Management Plan must be consistent.



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

ATTACHMENT I

ATTACHMENT L

Sketch



RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT
DCI2018-00003

Applicants Legal Checked by MJL 3/6/18 1-2

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.

Sheet 1 of 2

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 51-17, 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.

STATE OF FLORIDA

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:

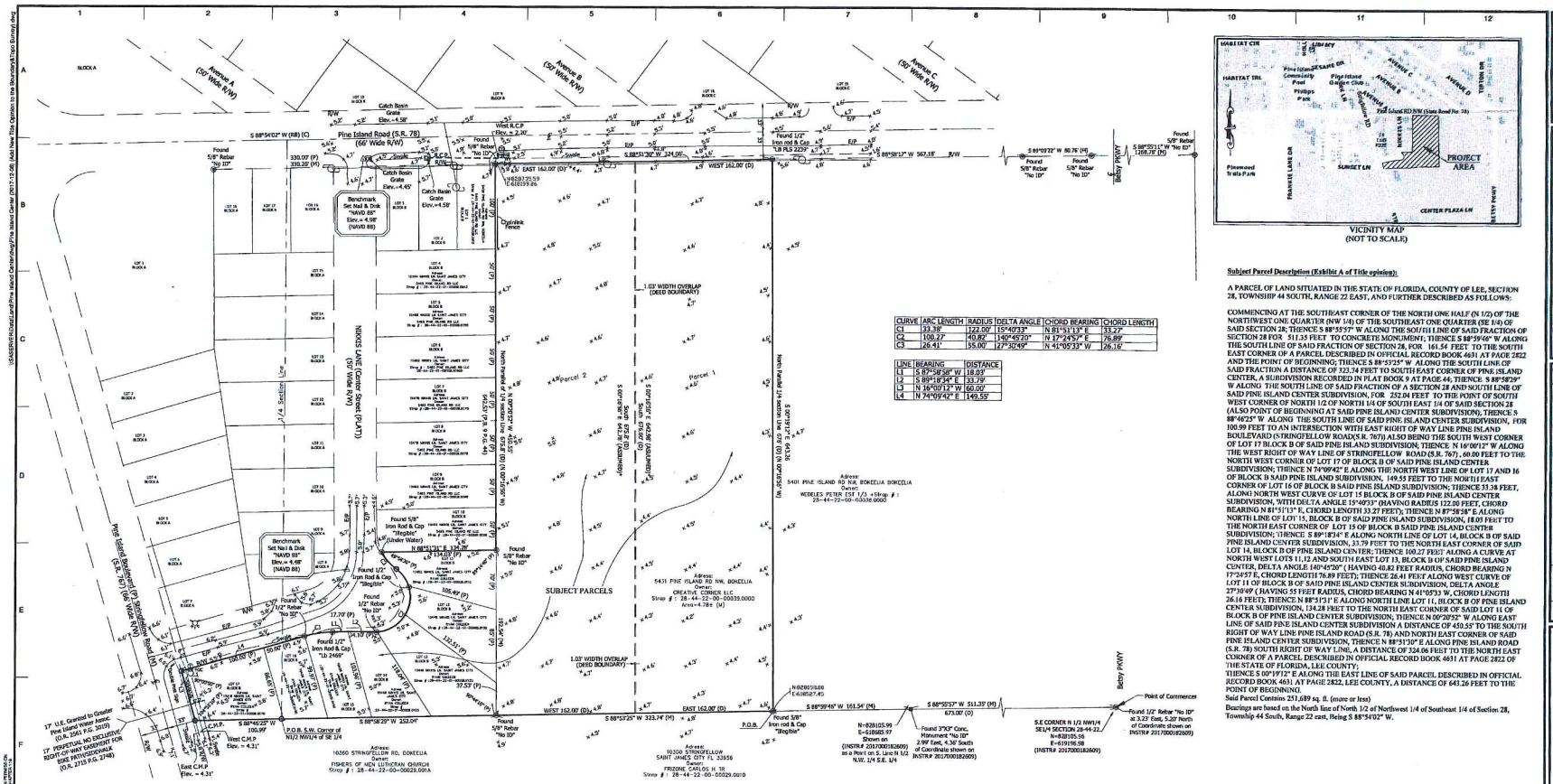
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH ONE HALF (N 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 28; THENCE S 88°55'57" W ALONG THE SOUTH LINE OF SAID FRACTION OF SECTION 28 FOR 511.35 FEET TO CONCRETE MONUMENT; THENCE S 88°59'46" W ALONG THE 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.

Applicant's Legal Checked by MJL 5/6/18 2-2

THIS IS NOT A SURVEY	Description to Accompany Sketch **Subject Parcel** *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 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	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. *See Sheet 1 of 2 for Signature and Seal* **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
JOB # 17-6511 | PREPARED FOR: Creighton Companies, LLC SECTIONS 28, TOWNSHIP 44S, RANGE 22E		


Pine Island Road (S.R. 78)
(66' Wide R/W)
Avenue A (50' Wide R/W)
Avenue B (50' Wide R/W)
Avenue C (50' Wide R/W)
NIKKOS LANE (Center Street) (PART)
(50' Wide R/W)
Pine Island Boulevard (P.) (STRINGFELLOW ROAD)
(S.R. 767) (66' Wide R/W)
Betsy PKWY
SUBJECT PARCELS
Parcel 1
Parcel 2
Benchmark
Set Nail & Disk
"NAVD 88"
Elev.= 4.58'
(NAVD 88)
Benchmark
Set Nail & Disk
"NAVD 88"
Elev.= 5.48'
(NAVD 88)
Catch Basin
Grate
Elev.=4.58'
Catch Basin
Grate
Elev.=4.45'
Catch Basin
Grate
Elev.=4.58'
West R.C.P.
Elev.= 2.70'
Found 5/8" Rebar "No ID"
Found 1/2" Iron Rod & Cap "LB PLS 2229"
Found 1/2" Iron Rod & Cap "Illegible"
Found 1/2" Rebar "No ID"
Found 5/8" Iron Rod & Cap "Illegible" (Under Water)
Found 1/2" Iron Rod & Cap "Illegible"
Found 1/2" Iron Rod & Cap "LB 2469"
Found 5/8" Rebar "No ID" with 3.23' East, 5.20' North of Coordinate shown on INSTR# 201700182609
Found 3"X3" Conc. Monument "No ID" 2.99' East, 4.36' South of Coordinate shown on INSTR# 201700182609
Found 5/8" Rebar "No ID" with 3.27' East, 5.20' North of Coordinate shown on INSTR# 201700182609
Found 5/8" Rebar "No ID" with 3.21' East, 5.20' North of Coordinate shown on INSTR# 201700182609
Found 5/8" Rebar "No ID" with 3.23' East, 5.20' North of Coordinate shown on INSTR# 201700182609
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