

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

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME:	Small Brothers Commercial	WHAT WHAT WAS A STATE OF THE ST	
PROJECT SUMMAR Change the subjection convenience use	ect property from DR/GR to cor	nmercial to allow fo	r neighborhood
State Review Process	s: Small-Scale Review State Coordinated Rev Expedited State Revie		
	ration of amendment packets, the contact the Cormats.)		
REQUESTED CHAN	GE:		
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mailing labels of a perimeter of the Appraisers office.	Map amendments require the sall property owners and their mailing subject parcel. The list and matching The map must reference by numest. The applicant is responsible for	ng addresses, for all p ailing labels may be aber or other symbol t	oroperty within 500 feet of the obtained from the Property he names of the surrounding
attached amendmen	wner or authorized representated to support documentation. The te to the best of my knowledge.	e information and	
4	SA		8-2-18
Signature of Owner or A	Authorized Representative	Da	ate
Printed Name of Owner	r or Authorized Representative		
Lee County Comprehensiv	re Plan Amendment Application Form (05/2017)	Page 1 of 9

I.	AP	PLICANT/AGENT/OWNER	INFORMATION	(Name,	address a	nd qualification	of
	Ар	plicant: Bud Balsom, Senior	Vice President				
	Ad	dress: 12810 Tamiami Trail I	N., Suite 200				
	Cit	y, State, Zip: Naples, FL 341	110				
		one Number: (239) 352-5151		Email: bu	db@smallbro	thers.com	
	Ag	ent*: Daniel DeLisi, AICP					
	Ad	dress: 15598 Bent Creek Ro	ad				
	Cit	y, State, Zip: Wellington, FL,	33414				
	Ph	one Number: 239-913-7159		Email: da	n@delisi-inc.	com	
	Ow	ner(s) of Record: See Applic	cant				
	Cit	y, State, Zip:					
	Ph	one Number:		Email:			
	A.	Property Location: 1. Site Address: 15230 Cor	rkscrew Road, Es	tero, FL, 3	3928		
		2. STRAP(s): 22-46-26-0	00-00001.0010				
	В.	Property Information:					
		Total Acreage of Property:					
		Total Acreage included in Request: 8 +/-					
		Total Uplands: 7.83					
		Total Wetlands: 4.36					
		Current Zoning: CC (Comm					
		Current Future Land Use De	esignation: DR/GF				
		DR/GR: 7.83 acres, Wetlands: 4.36 Area of each Existing Future Land Use Category: acres					
		Existing Land Use: vacant	_	· ·			
		Existing Land Ose. Vacant					
	C.	Otata if the analysis of more anti-	, is leasted in an				
		State if the subject property the proposed change affect		e of the fo	llowing areas	and if so how d	oes
		the proposed change affect	the area:		•		oes
		the proposed change affect Lehigh Acres Commercial O	the area: Overlay:		Ū		oes
		the proposed change affect	the area: Overlay:				oes

Joint Planning Agreement Area (adjoining other jurisdictional lands):	

D. Proposed change for the subject property:

Change from DR/GR to commercial

- E. Potential development of the subject property:
 - 1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 1 dwelling unit
Commercial intensity N/A

Industrial intensity N/A

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density N/A

8 +/- Acres (80,000 square feet @ 10K sq. ft. per

Commercial intensity <u>acre</u>)

Industrial intensity N/A

III. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request.

A. General Information and Maps

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

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

- 1. Provide any proposed text changes.
- 2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
- 3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
- 4. Map and describe existing zoning of the subject property and surrounding properties.
- 5. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be

tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

- 6. A copy of the deed(s) for the property subject to the requested change.
- 7. An aerial map showing the subject property and surrounding properties.
- 8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

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

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

<u>Long Range – 20-year Horizon:</u>

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

Short Range – 5-year CIP horizon:

a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways

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

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

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

In addition to the above analysis for Potable Water:

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

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

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

C. Environmental Impacts

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

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

D. Impacts on Historic Resources

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

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

E. Internal Consistency with the Lee Plan

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

- 2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
- 3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
- 4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

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

G. Justify the proposed amendment based upon sound planning principles

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

П.	Planning Communities/Community Plan Area Requirements
	If located in one of the following planning communities/community plan areas, provide a
	meeting summary document of the required public informational session.

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

 North Fort Myers Planning Community [Lee Plan Policy 28.6.1] North Olga Community Plan area [Lee Plan Objective 35.10] Page Park Community Plan area [Lee Plan Policy 27.10.1] Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5] Pine Island Planning Community [Lee Plan Objective 14.7]
APPLICANT – PLEASE NOTE:
Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is:

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

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

AFFIDAVIT , certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application. Signature of Applicant Printed Name of Applicant STATE OF FLORIDA **COUNTY OF LEE** The foregoing instrument was sworn to (or affirmed) and subscribed before me on _____________________(date) by U(x) DYMall (name of person providing oath or affirmation), who is personally known to me or who has produced of identification) as identification.

JENNIFFER WALLACE
State of Florida-Notary Public
Commission # GG 197958
My Commission Expires
May 31, 2022

(Name typed, printed or stamped)



Planning Narrative and Lee Plan Consistency

Location and Property Description

The subject property is located at the southwest corner of Corkscrew and Alico Roads adjacent to Corkscrew Shores on the west. The property is approximately 12.19 acres, 4.36 of which are wetlands. The site is located in the Density Reduction/Groundwater Resource and wetlands land use categories. Not only is Corkscrew Shores contiguous to the west, but there are several large residential communities that have been zoned and in the process of active development to the east.

Property History

Although the subject property is within the DR/GR land use category it is zoned Community Commercial by specific Board action and has carried that designation since 1982. ZAB-82-337 was approved by the Board of County Commissioners designating the subject property as CC (Community Commercial) and MH-1 (Mobile Home). The MH-1 property to the south is currently owned by the South Florida Water Management District. A site plan was incorporated into the zoning resolution by reference showing residential lots to the south of the commercial development along Corkscrew Road, even though it is a standard zoning district.

In 1989 Lee County amended the future land use category on the subject property from Rural to Density Reduction/Groundwater Resources. The land use category was changed as part of a settlement with the State Department of Community Affairs to reduce overall residential Density on the Future Land Use map through the year 2010, the horizon year of the Lee Plan at that time. The County did not undertake any analysis to determine the impact of the change on commercially zoned or previously platted property. After over two decades the County started moving forward with increased residential development in the DR/GR with the approval of Corkscrew Shores. Corkscrew Shores had an approved plat that permitted residential development and it is located adjacent to the property on the west. Corkscrew Shores obtained approval of an amendment to the comprehensive plan and zoning that recognized the pre-existing approvals and allowed the reconfiguration of the existing residential density. The county required a hydrologic analysis which illuminated the fact that switching from well and septic to central water and sewer provided a significant improvement to the groundwater resources.

In 2015 Lee County established the Environmental Enhancement and Preservation Overlay that extends along the north side of the subject property, along Corkscrew Road to the east. Since the Establishment of the EEPO, 4 residential developments have been approved with over 4,500 new residential units directly to the north and east of the subject property. The growing number of residents east of I-75 has created a demand for neighborhood commercial services in proximity to the residences. The subject property is located at or near one of the few major intersections in the DRGR and it is one of the few commercially zoned parcels in a strategic location to serve the neighborhood retail needs of the surrounding uses.

Surrounding Uses/Compatibility

The attached regional aerial shows the location of the subject property and the surrounding uses. As discussed above, the property directly to the west is the Corkscrew Shores community, which consists of 800 residential units. Adjacent to the property to the north is the Southwest Florida Rock IPD, an active mining operation. To the south of the subject property is land owned and managed by the South Florida Water Management District. The east of the subject property is land owned and managed by Lee County. To the east of the Lee County lands are large tracts approved for residential uses.

Proposed Request

The proposed amendment to the Lee Plan is to redesignate the subject property to the Commercial land use category consistent with the underlying zoning. There are only a few properties in Lee County that have been designated as Commercial on the Future Land Use Map. These properties are in locations where commercial development is the most reasonable use given surrounding properties and frontage on arterial roads. Unlike other future land use categories that designate areas and provide for a mix of uses, the Commercial land use category is specifically designed for specific parcels and is single use in nature, not necessarily surrounded by other areas of commercial.

Of the three commercial future land use category sites, two are in urban areas and one is at the edge of an Urban area, along State Road 80. The State Road 80 property had been previously designated in the Lee Plan as both Suburban and Rural and is in an area similar in character to the property that is the subject of the proposed plan amendment.

The subject property is located over 4 miles to the west from the Shoppes at Grandezza, the closest commercial retail development to the subject property. All residential communities along Corkscrew Road, including the newly approved and development Corkscrew Shores, The Place, Pepperland and Verdana must travel anywhere from 4-8 miles each way for every retail commercial need. Generally, neighbored retail stores typically assume a 2-mile travel radius for a market service area. The attached map shows the level of residential development along Corkscrew Road, the 2-mile travel distance and the location of the subject property in relation to the residential uses that will travel excessive distances for every retail service need.

The subject property is appropriately sized to meet many of the smaller daily needs. Between Verdana, Pepperland, The Place and Corkscrew Shores, there are approximately 5,000 units either built or planned for that are over 4 miles from the Shoppes at Grandezza. If we include Bella Terra and the Preserve at Corkscrew, there are an additional approximately 2,500 units. A rule of thumb for commercial generation rates from residential population is approximately 20 square feet per capita. Most larger metropolitan areas have around 40-55 square feet per capita and contain a wider diversity of retail uses than the smaller service needs that are the intended use of the subject property. This estimate adjusts for the overall trend of declining retail space and doesn't include the need for office type uses (including those commonly found in shopping centers such as realtors and title companies). Therefore, an overall conservative estimate for the amount of commercial area needed to serve each

residential unit is approximately 40 square feet (assuming a conservative 2 people per unit). With over 7,500 residential units built and planned for over 2-miles east of the Grandezza Shopping Center, there is a potential need for approximately 300,000 square feet of commercial floor area along east Corkscrew Road.

The subject property is centrally located, between the residential communities to the east and the newly developed communities to the west along Corkscrew Road, and at the intersection of two arterial roads in Lee County – Corkscrew Road and Alico Road. The property has the ability to capture a market area from the Preserve to Verdana, greatly decreasing trip times, but more importantly, decreasing the escalating burden on road segments closer to the Interchange. Commercial uses along Corkscrew road will help keep trips local, building a more sustainable and functional mix of uses within the East Corkscrew Community. The subject property is unique due to the location at the intersection and due to the fact that the property has commercial zoning. Not only is commercial the most appropriate use for the subject site, but the only reasonable use, given its location, size and surrounding uses.

Existing and Future Conditions Analysis

In accordance with Policy 95.1.3 attached is an analysis by Andrew Fitzgerald, PE, of the impacts to Sanitary Sewer, potable water and surface water. There is no impact to parks, recreation, open space or public schools. Commercial development does not generate demand for those services.

C. Environmental Impacts

Attached is an environmental assessment conducted by Dex Bender and Associates. The subject property consists of both upland and wetland areas with varying degree of exotic infestation. No endangered or threatened species were found on site. Development of the subject property will need to comply with all applicable land development code pertaining to indigenous vegetation preservation and open space. Given the size and location of the subject property at the intersection of two arterial roads and adjacent to a residential community to the west the development will not have a significant adverse impact on environmental resources.

D. Impacts on Historic Resources

The subject property contains no known historic resources as evidenced in the attached letter from the Division of Historic Resources. The attached archeological sensitivity map shows that a portion of the property is in Sensitivity Zone 2, similar to the adjacent residential development.

E. <u>Internal Consistency with the Lee Plan</u>

1. Lee Plan Table 1(b)

The proposed future land use map amendment has no effect on the County's population projections. Table 1b will need to be amended as part of this application to reflect the Commercial land use category within the Southeast Lee County Planning Community. The proposed plan amendment will not increase population projections.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

The proposed amendment is consistent with the Lee Plan. An analysis of how the proposed amendment is consistent with the following Lee Plan policies is described below:

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

The requisite infrastructure needed for commercial development is generally planned or in place. New developments in this category must connect to a potable water and sanitary sewer system. Commercial retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will be predominant in the Commercial future land use category. Limited light industrial uses are also permitted, excluding outdoor storage type uses. Any redesignation of land to the Commercial land use category should occur along major travel corridors and at road intersections. The planned development rezoning process must be used to prevent adverse impacts to the surrounding areas and to ensure that appropriate site development regulations are incorporated into the development plans of each site.

The Commercial land use category appropriately describes the subject property, its location and the intended use for the property. The first sentence lists the areas where the Commercial future land use category should be applied, stating:

"where commercial services are necessary to meet the projected needs of the residential areas of the County."

The basis for this amendment is to allow commercial development to meet the needs of the neighborhoods adjacent to and in the immediate proximity of the property without having to go several miles to the west for all retail needs. The policy further states that this land use category is appropriate where "existing commercial areas serving the residential needs are extremely limited." There are very limited commercial uses in the DR/GR and none in proximity to the development occurring on East Corkscrew Road.

Policy 1.1.10 also states that redesignation to Commercial should occur on major travel corridors. Corkscrew Road is a Lee County arterial road and a major travel corridor in South Lee County. Finally, Policy 1.1.10 requires that urban infrastructure be in place to serve the commercial development. The subject property is in an area where urban infrastructure is either in existence or planned for in order to meet the needs of the residential development to the east of the subject property.

OJECTIVE 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.

The proposed amendment is in a location where large scale residential development is occurring or in place directly to the west and in close proximity to the north and east. The proposed plan amendment would allow for the development of an appropriate use for the subject property in an appropriate location.

POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

The subject property is located in a rural area on the future land use map that is evolving as it is developed under an overlay designation that allows for suburban uses. The residential development to the west, consisting of small lot residential units around a large lake, has been required to extend urban infrastructure and is designated on Maps 6 and 7 for water and sewer service. The Place and other similar developments to the north and east all are paying a proportionate share fee to extend urban services to the area, including the cost of utilities, EMS services and road infrastructure. Unlike those areas, urban services are already available to the subject property.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the

provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The subject property is located in an area where public services already exist to meet the demands of existing and future development or are planned for. As the public facilities analysis demonstrates, capacity exists on the adjacent roads, with utilities and all other services that are required for commercial development. Urban services are already available to the subject property.

POLICY 2.4.2: All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9; and all land in the Density Reduction/ Groundwater Resource land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.

The attached groundwater analysis demonstrates that there are no negative impacts to the County's current or future water supplies. As stated in the groundwater analysis, "Analysis and review of the proposed site development, surface water and groundwater resources, water supply and demand needs, and potential impact assessments to water levels and natural resources suggest that the proposed development will have negligible impacts to natural resources and/or existing nearby users. Ground and surface water levels will be maintained or enhanced and water quality leaving the site will meet all applicable standards with a properly designed stormwater management system. It is relevant to note that the proposed commercial development is one of the better options for the project site with regards to minimizing impacts to water resources in the DRGR considering the other options of land use such as farming / agricultural or residential uses will have a higher water demand. Impact assessments provided in this study indicate that the drawdown in shallow groundwater at the project boundary due to the proposed project footprint will be negligible (less than 0.03 feet).

POLICY 2.4.3: Future Land Use Map Amendments to the existing DR/GR areas south of SR 82 east of I-75, excluding areas designated by the Port Authority as needed for airport expansion, which increase the current allowable density or intensity of land use will be discouraged by the county. It is Lee County's policy not to approve further urban designations there for the same reasons that supported its 1990 decision to establish this category. In addition to satisfying the requirements in 163 Part II Florida Statutes, the Strategic Regional Policy Plan, the State Comprehensive Plan, and all of the criteria in the Lee Plan, applicants seeking such an amendment must:

1. analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and,

- 2. identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan. Since regional water suppliers cannot obtain permits consistent with the planning time frame of the Lee Plan, water sources do not have to be currently permitted and available, but they must be reasonably capable of being permitted; and,
- 3. present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources; and,
- 4. supply data and analysis specifically addressing urban sprawl. During the transmittal and adoption process, the Board of County Commissioners must review the application for all these analytical requirements and make a finding that the amendment complies with all of them.

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 proposed plan amendment will allow for commercial development adjacent to residential development on the west, preserve on the east and south and a mining site on the north. Buffer requirements on the west will ensure compatibility with adjacent residential development. There are no compatibility concerns with the location of commercial uses on the subject property. Urban services either exist or are planned for at this location.

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. Methods to achieve this include, but are not limited to...

The proposed plan amendment is in an area where capacity exists on the adjacent roadway network as demonstrated by the attached TIS.

The attached groundwater analysis has additional information on compliance with Policy 1.4.5, Policy 2.4.3 and Goals 115 and 117.

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

There are no other local governments that are adjacent to the subject property. The Village of Estero is 1 mile to the west. To the extent that there is any impact on the Village of Estero it would be to decrease the number of trips that would otherwise travel on road segments within the Village, keeping them to the east of the Village boundary.

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

There are no State or Regional Policy Plan goals or policies that are relevant to the proposed amendment.



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

Resources at 850-245-6333 for project review information.

July 10, 2018

Daniel DeLisi, AICP (239) 913-7159 dan@delisi-inc.com DELISI



In response to your inquiry of July 10, 2018, the Florida Master Site File lists no archeological sites and no other cultural resources located at the designated area of Lee County, Florida

T46S R26E Section 22 as submitted with search request.

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

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

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

Sincerely,

Eman M. Vovsi, Ph.D. Data Base Analyst

Florida Master Site File

Eman. Vovsi@DOS. MyFlorida.com



BOARD OF COUNTY COMMISSIONERS

John E. Manning District One

Cecil L Pendergrass District Two

Larry Kiker District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins Hearing Examiner June 19, 2018

Daniel DeLisi, AICP DeLisi, Inc. 15598 Bent Creek Rd. Wellington, FL 33414

Re: Letter of Service Availability

Mr. DeLisi,

I am in receipt of your letter requesting a Letter of Service Availability for the development of a parcel located along Corkscrew Road, bearing STRAP 22-46-26-00-0001.0010.

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

The primary ambulance for this location is Medic 21, located 5.8 miles west; there is a second EMS station within eight miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

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

Sincerely,

Benjamin Abes

Chief

Division of Emergency Medical Services



Estero Fire Rescue

21500 Three Oaks Parkway Estero, Florida 33928 (239) 390.8000 (239) 390.8020 (Fax) www.esterofire.org

June 13, 2018

Daniel DeLisi, AICP DeLisi, Inc.

Re: Strap #22-46-26-00-00001.0010

Mr. DeLisi,

Please accept this letter as confirmation of Service Availability for Strap #22-46-26-00-00001.0010 located on Corkscrew Road in Lee County, Florida.

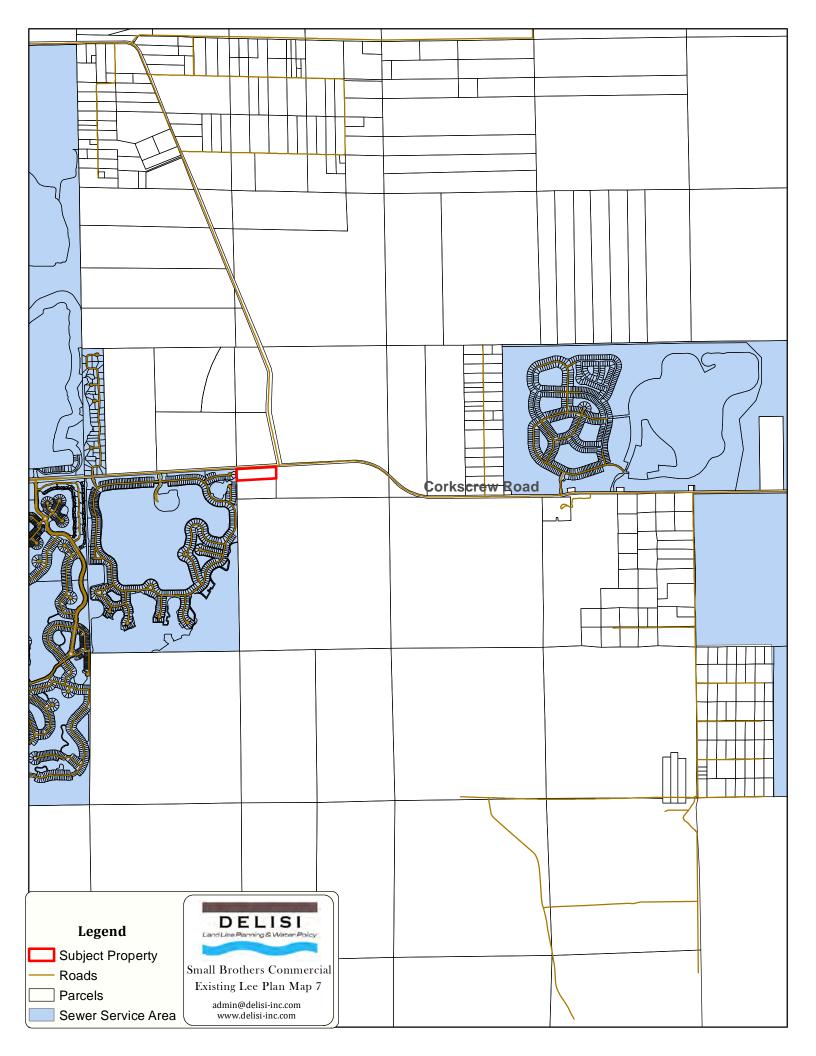
Estero Fire rescue provides fire protection and non-ALS emergency medical services for this parcel from Fire Station 44 located at 21300 Firehouse Lane Estero, Florida. Please note that the parcel in question is within 5 miles of Fire Station 44 and would receive an ISO Class 2 rating for property insurance.

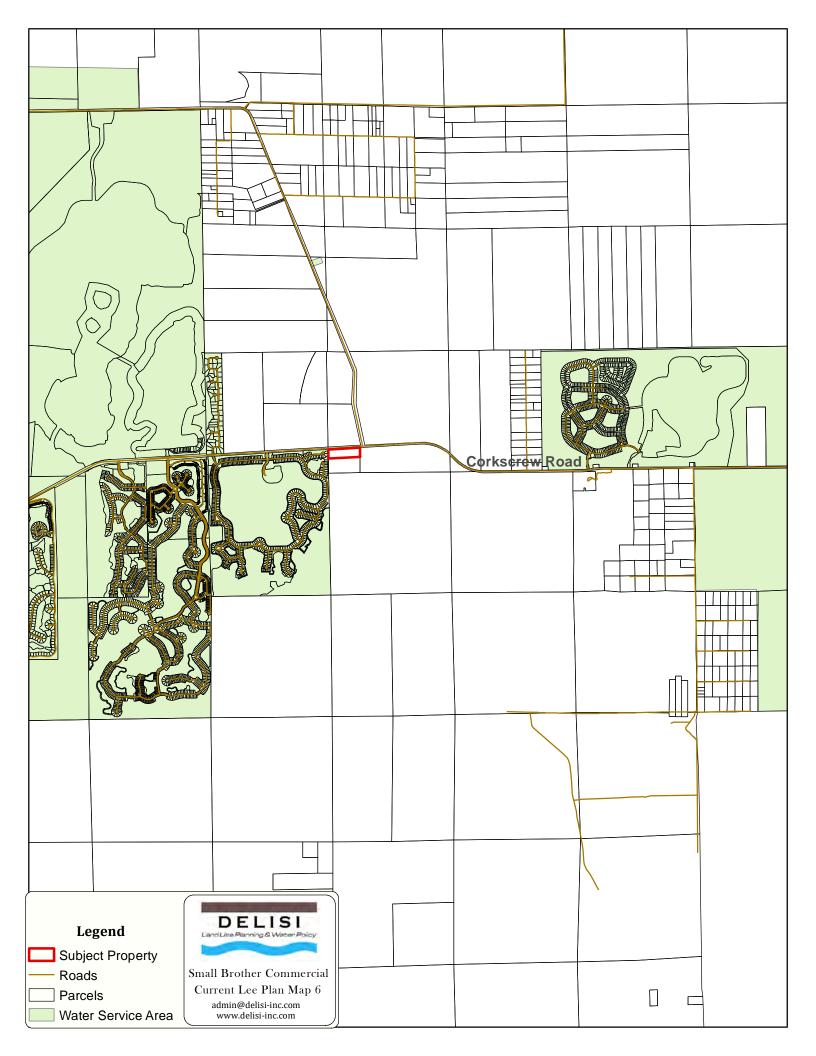
Should you require any additional information, please feel free to contact me at 239-390-8000.

Respectfully,

Phillip Green

Division Chief of Prevention





Water Resources Report 15230 Corkscrew Commercial Project Lee County, Florida

Cleveland Construction 8620 Tyler Boulevard Mentor, OH 44060



13620 Metropolis Avenue, Suite 110 Fort Myers, Florida 33912 O 239.204.5300 - F 866.398.2426 www.waterscienceassociates.com

JULY 2018

Water Resources Report 15230 Corkscrew Commercial Project Lee County, Florida

Cleveland Construction 8620 Tyler Boulevard Mentor, OH 44060



Water Science Associates

JULY 2018

W. Kirk Martin, P.G. 0079

Principal Scientist

Rahul John, P.G Senior Scientist

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INTRODUCTION

Project Overview

The Corkscrew Commercial development (Project) is located at 15230 Corkscrew Road, southwest of the intersection of Alico Road and Corkscrew Road, within Section 22, Township 46 South, Range 26 East in Lee County, Florida. The project is an approximately 12-acre proposed commercial development which will include community retail centers totaling approximately 80,000 square feet at build-out. The site is zoned as "Community Commercial" and located in the Lee County's Density Reduction Groundwater Recharge (DRGR) zone. Refer to Figure 1 for a regional location map of the project and Figure 2 for a conceptual site plan.



Figure 1. Location of the project site

The project site is bordered to the north by the Youngquist Brothers Rock quarry, and a nursery. The project is bordered to the west by the Corkscrew Shores residential community. The project is bordered to the east and south by undeveloped land owned by Lee County and SFWMD respectively. The Lee County Utilities Corkscrew Wellfield is near the property and a portion of the project falls within wellfield protection zones of that wellfield, established by Lee County Ordinance #07-35. A review of the SFWMD GIS database indicates that the project did not have an active water use or environmental resource permit prior to the current owner purchasing the property. The previous owner of the site, Estero Bay Baptist Church,

applied for water use permit for land use irrigation in 2009. However, the application was incomplete and was later withdrawn.

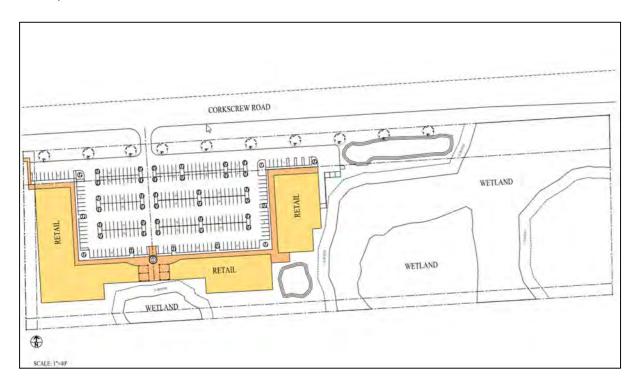


Figure 2. Conceptual Site Plan

Considering the project lies within the DRGR zone, the project will be required to satisfy the following policies and goals set forth by the County.

Policy 1.4.5 of the Lee Plan requires new land uses in the DRGR: "to demonstrate compatibility with maintaining surface and groundwater levels at their historic levels (except as provided in Policies 33.1.3 and 33.3.4) utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels may be submitted during the rezoning or development review processes."

Policy 2.4.3 requires in part, that applicants for land use changes within the DRGR: "1. analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and, 2. identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan ...; and, 3. present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources;....."

In addition to the above Policies, Goals 115 (Water Quality and Wastewater) and 117 (Water Resources) of the Lee Plan address requirements, policies, and objectives for new developments to achieve during Comprehensive Plan Amendments. Specific to water resource management and potential water use associated with the project, Goal 115 requires facilities "To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County." Objective 115.1 requires facilities under Comprehensive Plan Amendment to "Maintain high water quality, meeting or exceeding state

and federal water quality standards." Goal 117 requires developments "To conserve, manage, and protect the natural hydrologic system of Lee County to insure continued water resource availability. (Amended by Ordinance No. 94-30)." Objective 117.1 requires facilities to "Insure water supplies of sufficient quantity and quality to meet the present and projected demands of all consumers and the environment, based on the capacity of the natural systems."

The above goals, policies and objectives are relevant to this project as they require a developer to consider water resources, water use, water supply, and water quality issues that the development must address for approval. The applicant has carefully considered these requirements in their project design resulting in a project that meets the criteria of the Lee Plan for water supply, water management, water levels, and water quality. The sections below provide the analysis and assessment to address Lee Plan Goals, Policies, and Objectives.

GROUNDWATER RESOURCES

Introduction

The hydrostratigraphy underlying the Corkscrew Commercial project is typical for southern Lee County with a series of aquifers and confining beds occupying the Surficial, Intermediate, and Floridan Aquifer Systems. Figure 3 provides a schematic showing the groundwater sources in Lee County. In general, freshwater sources are the Water Table and the Lower Tamiami Aquifers of the Surficial Aquifer System. The underlying Sandstone and Mid-Hawthorn Aquifers of the Intermediate Aquifer System are fresh to moderately brackish. Highly brackish and saline water sources include the Lower Hawthorn Aquifer and underlying zones of the Upper Floridan Aquifer.

There are four primary aquifers of significance beneath the project site and are described below in order of increasing depth. These are the Water Table, the Sandstone, the Mid-Hawthorn, and the Lower Hawthorn Aquifers. The Lower Tamiami aquifer is unconfined at this location and therefore considered a part of the Water Table aquifer. The primary sources of information used to characterize the groundwater resources include information from Lee County, South Florida Water Management District, the U. S. Geological Society, and onsite borings.

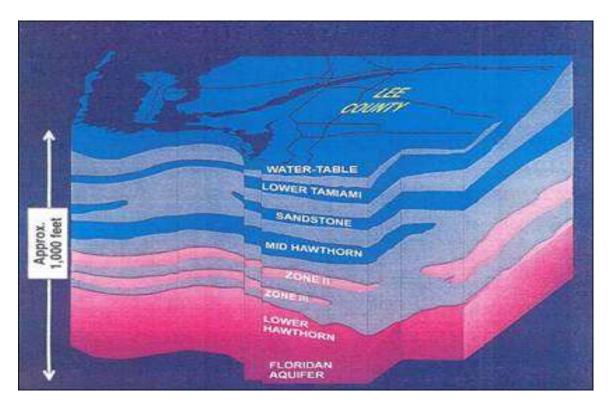


Figure 3. Aquifer System Underlying Lee County (Lee County Integrated Water Masterplan)

Water Table Aquifer

The Water Table Aquifer is an unconfined aquifer that covers all of Lee County. The aquifer is defined as occurring at or near land surface downward to the top of the first regional confining bed. Beneath the project site, the aquifer is anticipated to occur within an upper section of unconsolidated sand and shells and an underlying lower section of highly permeable limestone.

The upper unconsolidated portion of the Water Table Aquifer consists of a layer of fine sand with an average thickness of about 20 feet. The sand is described as fine silica sand with variable amounts of silt ranging from brown to gray in color. The sand unit is identified as being part of the Pleistocene age Fort Thompson Formation. The top of the underlying limestone occurs at an average depth of about 20 feet bls. The depth to the base of the limestone ranges from between 60 to over 100 feet bls near the project site and the unit has an average thickness of about 60 feet. The limestone has been described as ranging from white to brown to gray in color, very hard to soft, sandy and fossiliferous, with occasional beds of coralline limestone and frequent zones of high permeability where loss of drilling fluids commonly occurs. The limestone present within the lower portion of the Water Table Aquifer includes the Pinecrest and Ochopee Members of the Pliocene age Tamiami Formation. The Water Table Aquifer is underlain by low permeability marls and clays with an estimated thickness of about 70 feet at this site. The confining unit below the Water Table Aquifer consists of the Buckingham Marl Member of the Tamiami Formation underlain by the Cape Coral Clay Member of the Peace River Formation.

The limestone portion of the Water Table Aquifer typically has a moderate to high permeability making the aquifer suitable for medium to large capacity water production wells. The aquifer is used for municipal supply, domestic self-supply and irrigation of agricultural and landscaping foliage. Use of the aquifer is typically limited by the potential for impacts to natural wetland areas from drawdown in the aquifer water level. The aquifer is recharged directly by rainfall with discharges occurring by way of natural or man-made surface drainage features, evaporation and transpiration, and by withdrawal from wells. Groundwater flow and levels in the aquifer fluctuate seasonally in response to climatic conditions but are also impacted by local and regional drainage features. Water quality in the aquifer is generally very good and is sufficient for both potable water and irrigation water needs; however, high concentrations of naturally occurring iron and organic material are sometimes reported.

The Water Table Aquifer is used in the area of the project site for public water supply by Lee County Utilities, for agricultural irrigation, for livestock, and by private residences for domestic self-supply. The project site is located near a portion of the Lee County Corkscrew wellfield which includes several public water supply wells that tap into the limestone portion of the Surficial Aquifer System and the Sandstone Aquifer.

Sandstone Aquifer

The Sandstone Aquifer is the uppermost aquifer in the Intermediate Aquifer System and consists of unconsolidated sands and poorly consolidated sandstones within the Lehigh Acres Sandstone Member of the Peace River Formation. Based on the total depths of public water supply wells near the project site, the top of the Sandstone Aquifer occurs at about 150 feet bls and extends to a depth of about 200 feet bls. The Sandstone Aquifer is considered a

freshwater source although there are large areas, especially in the southwestern portions of Lee County and areas near and parallel to the Caloosahatchee River where there are elevated salinity levels which may limit the usefulness of the aquifer for public supply. Salinities however, are generally low enough for general irrigation supply. Productivity of the aquifer is moderate to low but it does provide large quantities of water for public water supply by Lee County Utilities, for domestic self-supply in eastern Lee County and for agricultural irrigation in eastern Lee and western Hendry Counties. The aquifer is recharged where overlying confining beds are thin or absent in Hendry and Glades County or where there is large use of the aquifer that induces increased recharge directly from the Water Table Aquifer through the overlying confining beds. Discharge from the aquifer generally occurs as pumpage from wells. Large fluctuations in seasonal water levels are common due to the heavy use of the aquifer with wet season levels near their historic highs but dry season water levels often at depths of 50 feet or more. For this reason, the aquifer is considered a source of limited availability although opportunities for seasonal use and storage may be considered.

Mid Hawthorn Aquifer

The Mid Hawthorn Aquifer is the lowermost aquifer in the Intermediate Aquifer System in Lee County. Where present, the aquifer consists of moderately permeable limestones of the Arcadia Formation and is separated from the overlying Sandstone Aquifer and underlying Lower Hawthorn Aquifer by thick clay confining beds of the Peace River Formation. Based upon reports by the USGS and Florida Geological Survey, there is little viable yield from the limestones of the upper part of the Arcadia Formation in this part of Lee County. However, Lee County Utilities uses a portion of the Mid Hawthorn Aquifer for seasonal storage of treated water along Alico Road north of the project site.

Where present, the Mid Hawthorn Aquifer is a generally a lower yield, discontinuous water bearing unit that has utility as a limited supply resource or for seasonal storage in an ASR system. The aquifer is recharged north of Lee County where the aquifer is much closer to land surface and upper confining layers are thin or absent. Much of the Mid-Hawthorn Aquifer is fresh in northwestern and central Lee County but salinities increase southward with chloride concentrations in excess of 1000 mg/l in southwest areas of the County. The unit is mostly absent in the easternmost portion of Lee County.

Lower Hawthorn Aquifer

The Lower Hawthorn Aquifer is the uppermost water bearing unit in the Upper Floridan Aquifer System. The aquifer has good yield potential but contains brackish water that is only useful for irrigation if blended with other freshwater resources and is only useful for public water supply using reverse osmosis or other desalination technologies. Dissolved chlorides in the Lower Hawthorn at the project site are estimated to be between 1000 and 1500 milligrams per liter. The top of this aquifer is anticipated to be encountered at depths between 500 and 600 feet below grade at the site. The aquifer is separated from the overlying Mid Hawthorn Aquifer by the Lower Hawthorn Confining Zone which consists of marine silts and clays of low permeability. The aquifer is recharged in the central Florida highlands area between Tampa and Orlando. In general, the South Florida Water Management District supports increased use of the Lower Hawthorn/Upper Floridan aquifer especially for public water supply use.

WATER DEMANDS

Projected water demands for the project will consist of inside potable water and outside irrigation uses. It is anticipated that Lee County Utilities will provide potable water and sanitary sewer service for the project. Irrigation demands will be met with onsite sources including harvesting stormwater from the onsite water management lake system. The lake withdrawals will provide an efficient and low impact method for tapping the Water Table Aquifer underlying the project site and effectively harvest available stormwater supplies. Lake volume storage will minimize potential impacts to surface and groundwater levels.

Potable Water and Wastewater

Lee County Utilities is expected provide potable water and wastewater services to the project. This will eliminate the need for a commercial self-supply well system and individual onsite sewage treatment and disposal systems (septic tanks) which are common for many rural areas of Lee County. Provision of central public utilities to the project will provide a number of desirable environmental and hydrological advantages. Supplying potable water to the project from the nearby Lee County Utilities Corkscrew Water Treatment Plant will remove a potentially competing water use from the freshwater aquifers and allow for improved control of area water resources. Similarly, provision of a central sewer system will eliminate septic tank discharges in the area providing a higher level of protection to the existing Lee County Utilities wellfields. The Lee County Utilities will be contacted for availability and provision of potable water supply and wastewater service.

Irrigation Water

The project has a total of 12 acres. Based on preliminary site plan, the project will consist of approximately 8 acres of developed land and approximately 4 acres of natural preserves. Of the 8 acres proposed for development, approximately 4 acres will be allotted to buildings and parking lots and approximately 1.5 acres will be designated for storm water lakes. The remaining open area that may need irrigation is estimated to be less than 2.5 acres.

Projected irrigation water demands were calculated using the modified Blaney-Criddle method, which is consistent with SFWMD permitting criteria. Assuming 2.5 acres of irrigation demand, resultant allocations from the modified Blaney-Criddle calculation are:

- 3.52 million gallons on an annual average basis (or 9,650 gallons per day)
- 0.43 million gallons on a maximum monthly basis (or 13,900 gallons per day)

The project will include stormwater management lakes that will intersect the upper portion of the Water Table Aquifer. The proposed irrigation system will maximize stormwater harvesting from the water management system. Actual demands for lake withdrawals will be determined during the water use permitting process with the South Florida Water Management District (SFWMD). Use of stormwater as a primary irrigation resource reduces use of potable water supplies, provides additional stormwater treatment, reduces offsite discharges of stormwater, reduces nutrient levels of the stormwater outfalls, and reduces reliance on groundwater systems being used to supply potable water to Lee County Utilities and home sites on individual wells.

IMPACT ASSESSMENT

Groundwater Modeling

Preliminary modeling of irrigation withdrawals was conducted to assess potential drawdown impacts in the Water Table Aquifer. The model simulated withdrawals from the onsite lakes via two well nodes placed at the center of the lakes, for a period of 90 days with no rainfall recharge, which is a common SFWMD modeling criteria for water use permitting. A transmissivity value of 200,000 gpd/ft and a specific yield of 0.15 were used in the model to represent the Water Table Aquifer. The transmissivity value used in the model is based on an Aquifer Performance Test (APT) conducted in the LCU Corkscrew wellfield. The specific yield value of 0.15 is generally accepted by the SFWMD as representative of the Water Table Aquifer. Starting heads were presumed to be zero (0) with no initial gradient represented. The simulation used Newman solution (1972) for unconfined aquifers.

Modeling results indicate that a withdrawal of 0.43 MGM during a maximum use period will cause a drawdown of about 0.05 feet near the simulated well nodes and about 0.03 feet at property boundaries. Note that this is a conservative estimate since the lakes withdrawals were simulated as point withdrawals (wells); in reality the lakes are surface water bodies that act as hydraulic buffers and only negligible drawdown is anticipated with the proposed pumping rates.

Water Levels

Water Science Associates reviewed a hydrograph of a nearby monitoring well, Well 49 GW6, which is located about 1.5 miles south of the project site and maintained by Lee County Division of Natural Resources (LCDNR). Long term water level data (1990 to present) for this well and precipitation from a nearby weather station (Station ID: CRKSWPS_R) are presented on Figure 4. It is noted that groundwater elevations in Well 49-GW6 range from a dry season low of about 11 feet NAVD to a wet season high of about 18 feet NAVD. Wet season high water levels average about 18 feet NAVD and dry season low water levels average between 12 and 13 feet NAVD. Wet season groundwater elevations in this well show a consistent rising trend from 2004 to 2018.

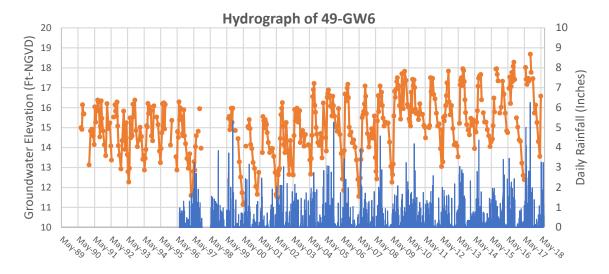


Figure 4. Hydrograph of LCDNR Well 49-GW6.

WELLHEAD PROTECTION

The Corkscrew Commercial project site falls within the Wellfield Protection Area (WPA) of the Lee County Utilities Corkscrew Wellfield. The presence of Lee County Utility public supply wells places portions of the project site within Zones 1 through 3 of the established protection zones of the Lee County Wellfield Protection Ordinance (Ordinance No. 07-35). Refer to Figure 5 for the locations of the wellfield protection zones relative to the project site. The developed portion of the project falls within WPA Zones 2 and 3 with the majority of the proposed development area in WPA Zone 3.

Wellfield protection zones are commonly created with the use of groundwater flow modeling to assess the time it may take for a potential contaminant to arrive at a public supply wellfield. The "protection zones" correspond to the modeled location were a potential contaminant could travel to a well location within the given "travel time." The closer a facility is to the wellfield (shorter travel distance) the more restrictions are typically applied to potential land uses. The protection zones defined by various lengths of travel time are as follows:



Figure 5. Lee County Wellhead Protection Zones in Relation to Project Site

Zone 1: Between the well and the 6-month travel time line Zone 2: Between the 6-month and 1-year travel time lines Zone 3: Between the 1-year and 5-year travel time lines

Zone 4: Between the 5-year and 10-year travel time lines.

Prohibitions within the Wellfield Protection Area include the following:

ZONES 1 to 4

The use, handling, production or storage of regulated substances associated with land uses or activities in quantities greater than those set forth in section 14-208, which is 110 gallons if substances are liquids and 1,110 pounds if substances are solids

ZONES 1 to 3

Liquid waste and wastewater effluent disposal, except for public access reuse of reclaimed water and land application under the conditions set forth and as-defined in F.A.C. chapter 62-610, part III. Where public access reuse is permitted, the chloride content must be no greater than 500 milligrams per liter.

ZONES 1 and 2

Solid waste disposal.

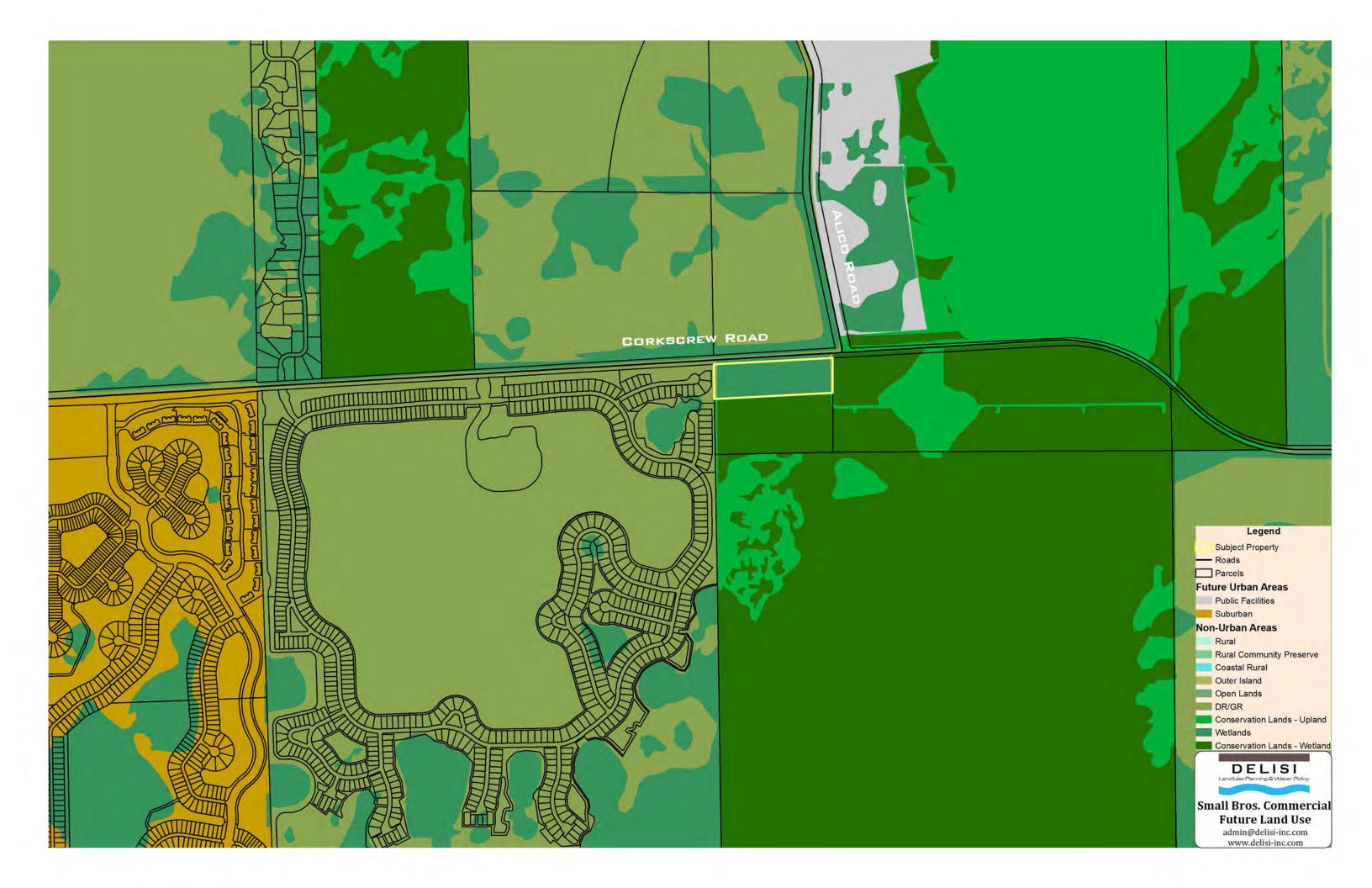
ZONE 1

Earth mining within a 500-foot radius of an existing wellhead.

The Corkscrew Commercial project will fully comply with the strictest protective measures for each of the wellfield protection zones. The retail facilities within the project will not include shops that are known to use regulated substances such as a gas station or dry cleaners. If regulated substances are present, it will meet applicable standards set forth in Section 14-214. The project will not discharge wastewater, liquid waste or solid waste. Irrigation water will maintain a chloride concentration below allowable limits. The stormwater management system will be designed to exceed the water quality requirements of the SFWMD. No earth mining is proposed within 500 feet of any Lee County Utilities wellheads.

SECTION F CONCLUSIONS

Analysis and review of the proposed site development, surface water and groundwater resources, water supply and demand needs, and potential impact assessments to water levels and natural resources suggest that the proposed development will have negligible impacts to natural resources and/or existing nearby users. Ground and surface water levels will be maintained or enhanced and water quality leaving the site will meet all applicable standards with a properly designed stormwater management system. It is relevant to note that the proposed commercial development is one of the better options for the project site with regards to minimizing impacts to water resources in the DRGR considering the other options of land use such as farming / agricultural or residential uses will have a higher water demand. Impact assessments provided in this study indicate that the drawdown in shallow groundwater at the project boundary due to the proposed project footprint will be negligible (less than 0.03 feet).



2. REQUESTS MOVING LANDS FROM A NON-URBAN AREA TO A FUTURE URBAN AREA

a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

Growth Management Analysis

The proposed designation of the subject property as Commercial is the antithesis of urban sprawl and is consistent with good planning practice. The commercial designation is a natural and needed addition to the urban residential development along the Corkscrew corridor to both the west and east of the subject property. The County has proposed the improvement of Corkscrew Road with an urban complete street cross section. The proposed amendment represents a timely and orderly introduction of a use in an area that has residential development contiguous to the property to the west and residential communities to the east and to the north. The introduction of commercial will help to avoid low density single use development (residential). The commercial development of the property is not leap-frog development, it is an infill development.

The proposed amendment will ensure that the area along Corkscrew Road does not develop as a single use area that lacks the daily services the residents need forcing residents to have extended travel times for the purchase of daily goods and services. The amendment will create an interactive community instead of creating a single use, residential area. The proposed plan amendment is contiguous to development on the west and as such does not constitute leap frog development, nor would a single cluster of commercial constitute strip development. Urban infrastructure is already available along Corkscrew Road in front of the property and can be accessed to serve the proposed development.

The Florida Statutes provide direction as to how development should occur and identifies the characteristics of development that discourages the proliferation of "urban sprawl". Chapter 163.3177 9.b. F.S. lists the development patterns and characteristics that are deemed to discourage the proliferation of urban sprawl. Below is a description of how the proposed amendment implements these development patterns. Below is an analysis of how the proposed development does <u>not</u> constitute urban sprawl as defined in Chapter 163.3177 9.a. F.S.

- 9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
- b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

The proposed plan amendment cannot be characterized as urban sprawl. Designating commercial along this developing corridor only serves to transition the area from single

use development to one where communities can meet their neighborhood shopping needs closer to home, decreasing congestion at the I-75/Ben Hill/Corkscrew intersections while creating a more diverse community. Specifically the proposed amendment does the following from Chapter 163.3177 9.a. F.S.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The subject property is contiguous to residential development on the west. The property on the south and east is in public ownership and cannot be developed. Commercial uses can be developed and limited so that they do not create a negative impact on adjacent environmental lands.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Urban infrastructure, such as roads, water sewer, is in existence in front of the subject property and was extended past the property to the Place residential development to the east of the subject property. Commercial development at this location will be required to rebate the cost of extending that utility infrastructure as well as pay impact fees, helping to create the critical mass of uses that make urban services in the area cost-effective. Fire, EMS and police service are all available to meet the needs of development of the subject property, as noted in the attached letters of availability.

(IV) Promotes conservation of water and energy.

The subject property will bring service and retail uses closer to the developing residential neighborhoods. The current developing land use pattern of single use residential development requires all residential to travel significant distances to meet their retail needs. Providing the daily service and shopping needs of the local community, within the community will lead to conservation of energy in decreased travel times, fuel expended and lessen the distance of vehicular travel.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The DR/GR land use category does not specifically state that stand alone commercial uses, not ancillary to a different use, are allowed. The commercial development that has been permitted as part of the newer residential developments along Corkscrew Road east of the subject property is ancillary. Without the critical mass of a larger customer base the permitted ancillary commercial is unable to properly address the daily retail needs that residential populations require. Over the last 3 years nearly 5,000 residential units have been approved or constructed adjacent to, or in close proximity to the subject property (from Corkscrew Shores to Verdana). However, with no commercial allowed in the DR/GR, all of these residential neighborhoods need to travel anywhere from 4 ½ to

8 miles each way to the closest grocery store, restaurant, drug store or other use that supplies daily needs. Many of these neighborhood retail uses typically draw from a 2-mile radius for their customer base, which is a reasonable travel distance for daily retail needs. The Small Brothers Commercial property is located adjacent to Corkscrew Shores and within 2-3 miles of the EEPO Communities.

As stated in the attached Planning Narrative, a very conservative commercial need generation rate for residential is 20 sq. ft. per capita or 40 sq. ft. per unit. The total need for commercial planning in the vicinity is somewhere between 200,000 to 300,000 square feet, depending on the market area (if Bella Terra and The Preserve are part of the market area). The proposed plan amendment creates a better balance of uses supplying the needs that residential properties demand, specifically implementing this section of Florida Statute.

- a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed plan amendment enhances the surrounding development by shifting it for being single use to adding commercial to serve the needs of the residential development. Without the proposed designation of this commercial site, the Southeast Lee County planning community and the Environmental Enhancement and Preservation Overlay (Consisting of the Place, Pepperland and Verdana) would otherwise be characterized as single use development – residential where all of the service needs would need to be met outside of the community 4-8 miles to the west of where those residential communities are located. The proposed amendment would change this by locating commercial development in close proximity to the residential neighborhoods.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed development is adjacent to residential uses that were required to be clustered and are distinctly suburban in form. Even though they are designated as DR/GR in the plan, the small lot residential character, the requirement for the use of central water and sewer and the requirement for all other urban infrastructure to be extended are clear indications that the land use form is suburban in character. As such, there is urban development with urban infrastructure contiguous to the subject property on the west and within close proximity to the north and east of the subject property.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed amendment is being done as a future land use map amendment to assure that strip development will not occur. By designating this single parcel as Commercial, the adjacent properties, and other properties in the DR/GR are not changed in any way, nor are there any other areas that could be developed creating a "strip" as a result of this amendment.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The proposed amendment has approximately 4 acres of wetlands on the property, which will be preserved or mitigated for in accordance with SFWMD and Army Corps requirements. The subject site itself does not contain any areas of significant environmental resources. To the extent that the property is in a wellfield protection zone, certain uses will be prohibited on site and through the planned development process.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property is not in current agricultural use and the proposed amendment will have no impact on any agricultural activities.

(VI) Fails to maximize use of existing public facilities and services.

The proposed amendment maximizes the use of the public facilities that have been extended for the residential development to the property's east. The impact fees that will be generated by the commercial development will make the cost to extend the public services required for the adjacent residential development more affordable while not over burdening those facilities.

(VII) Fails to maximize use of future public facilities and services.

Similar to the answer above, the proposed amendment maximizes the use of the public facilities that are needed as a result of the residential development to the property's east by creating a critical mass to make the development of those service more affordable. The impact fees that will be generated by the commercial development will make the cost to extend the public services required for the adjacent residential development more affordable while not over burdening those facilities.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed development is being timed to follow the residential uses that are under development to the west, north and east of the subject property. The commercial uses will add to the funding pool necessary to extend infrastructure to the residential uses creating greater efficiencies for the provision of those services.

(IX) Fails to provide a clear separation between rural and urban uses.

There is urban development contiguous to the west. Immediately adjacent to the east is Flint Penn Strand, with additional residential development to the east. Urban development is also in close proximity to the north. The proposed amendment has no impact on a separation between urban and rural uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed amendment has no impact on infill or redevelopment of existing neighborhoods. The proposed amendment will simply provide for the retail needs of the existing and planned residential development in the immediate vicinity of the subject property.

(XI) Fails to encourage a functional mix of uses.

The proposed plan amendment <u>promotes</u> a functional mix of uses. Currently development is occurring along the Corkscrew Road corridor as single use residential development. The proposed plan amendment will create more of a functional mix of uses that discourages urban sprawl.

(XII) Results in poor accessibility among linked or related land uses.

The proposed amendment has no impact on accessibility of linked or related uses.

(XIII) Results in the loss of significant amounts of functional open space.

There will be no loss of functional open space relating to the proposed amendment. The subject property is currently zoned for commercial use.

Conclusion

The proposed Lee Plan amendment is located in an area of existing and approved residential development that is currently occurring in a single use manner without

commercial uses to meet the daily needs of residents. The closest existing commercial area is anywhere from 4 to 8 miles from the residential uses along East Corkscrew Road (Corkscrew Shores on the west to Verdana on the east), causing all trips for groceries, restaurants and other neighborhood uses to travel outside of the immediate community. The proposed amendment provides for a diversification of uses allowing for more trips to be captured within proximity to the residential uses and creating a more sustainable form of development utilizing smaller travel times and creating greater efficiencies.

The proposed amendment is consistent with the Lee Plan and the criteria to limit the proliferation of urban sprawl found in Chapter 163 of the Florida Statutes. Approval of the proposed amendment will enhance the surrounding residential neighborhoods and provide for a more diverse community with a greater mix of uses.

Mike Scott Office of the Sheriff



State of Florida County of Lee

June 13, 2018

Daniel DeLisi DeLisi, Inc. 15598 Bent Creek Rd. Wellington, FL 33414

Mr. DeLisi,

The proposed comprehensive plan amendment to rezone eight acres for commercial development at STRAP 22-46-26-00-00001.0010 along Corkscrew Road does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

Law enforcement services will be provided from our substations in Lehigh Acres and Bonita Springs. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at (239) 258-3287 with any questions regarding the CPTED study.

Respectfully,

Stan Nelson

Director, Planning and Research

Sten Welson



INSTR # 2007000207225, Doc Type D, Pages 1, Recorded 06/29/2007 at 11:11 AM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D \$4025.00 Rec. Fee \$10.00 Deputy Clerk WMILLER

Return to: 11608-07-00796 North American Title Company 7051 Cypress Terrace, Suite 201 Ft. Myers, Florida 33907

This Instrument Prepared By:

North American Title Company 7051 Cypress Terrace, Suite 201

Ft. Myers, Florida 33907

Property Appraisers Parcel Identification (Folio) Number: 22-46-26-00-00001.0010

WARRANTY DEED

This Warranty Deed made this 27th day of June, 2007 by ESTERO BAY BAPTIST CHURCH INC hereinafter called the grantor(s), to Small Brothers, LLC, whose post office address is c/o Cleveland Construction Inc, 8620 Tyler Blvd., Mentor, Ohio, 44060, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

The Northerly 400 feet of that part of the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 46 South, Range 26 East, lying South of Corkscrew Road, Lee County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2006 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

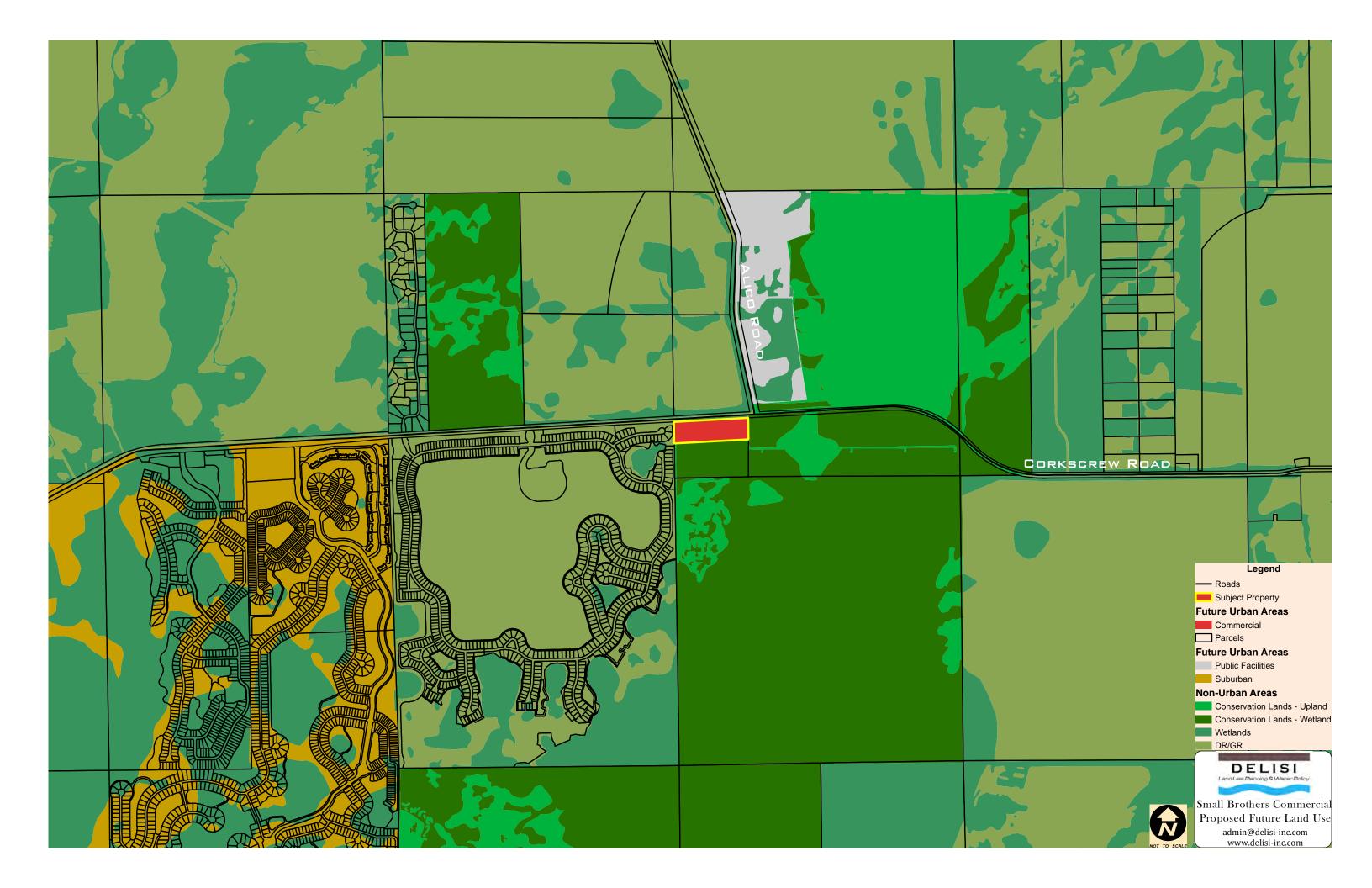
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

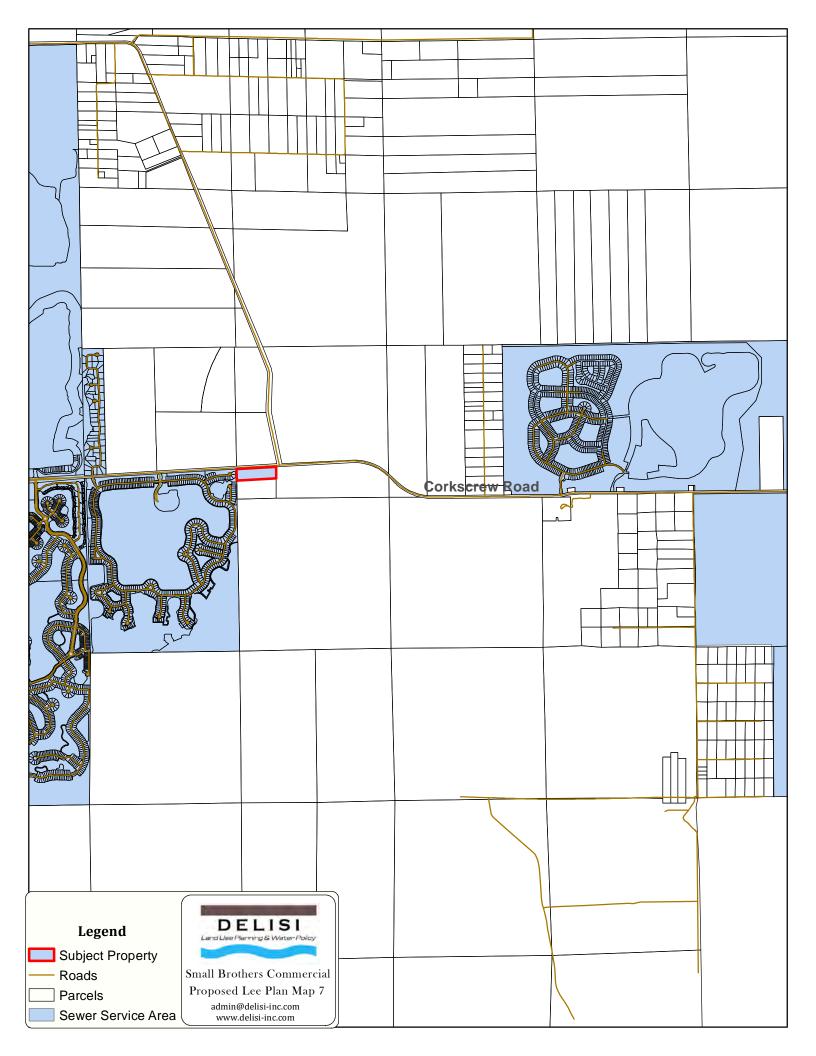
Signed, sealed and delivered in the presence of:	The Ro
First Witness Signature	Signature
Adam Falmer	ESTERO BAY BAPTIST CHURCH INC
Withess Printed Signature	Printed Signature
Mary Scharble	PO Box 947
Second Witness Signature	Street Address
Marie Scharble.	Estero, Fl 33928
Witness Printed Signature	City, State and Zip Code
Chia Mara	*
Third Witness Signature	Signature
Charlemann	
Witness Printed Signature	Printed Signature
Fourth Witness Signature	
Fourth Witness Signature Fourth Witness Signature KIATTALLEN A. O. HEHREN	Street Address
MATILLEN A U ITHER	
Witness Printed Signature	City, State and Zip Code
STATE OF: Florida	
COUNTY OF: Lee	
COUNTY OF: Lee	
The foregoing instrument was acknowledged before me this 27th CHURCH INC hereinafter called the grantor(s), who produced a identification.	
M. Commission Funiture	Sullar J. O. Hear

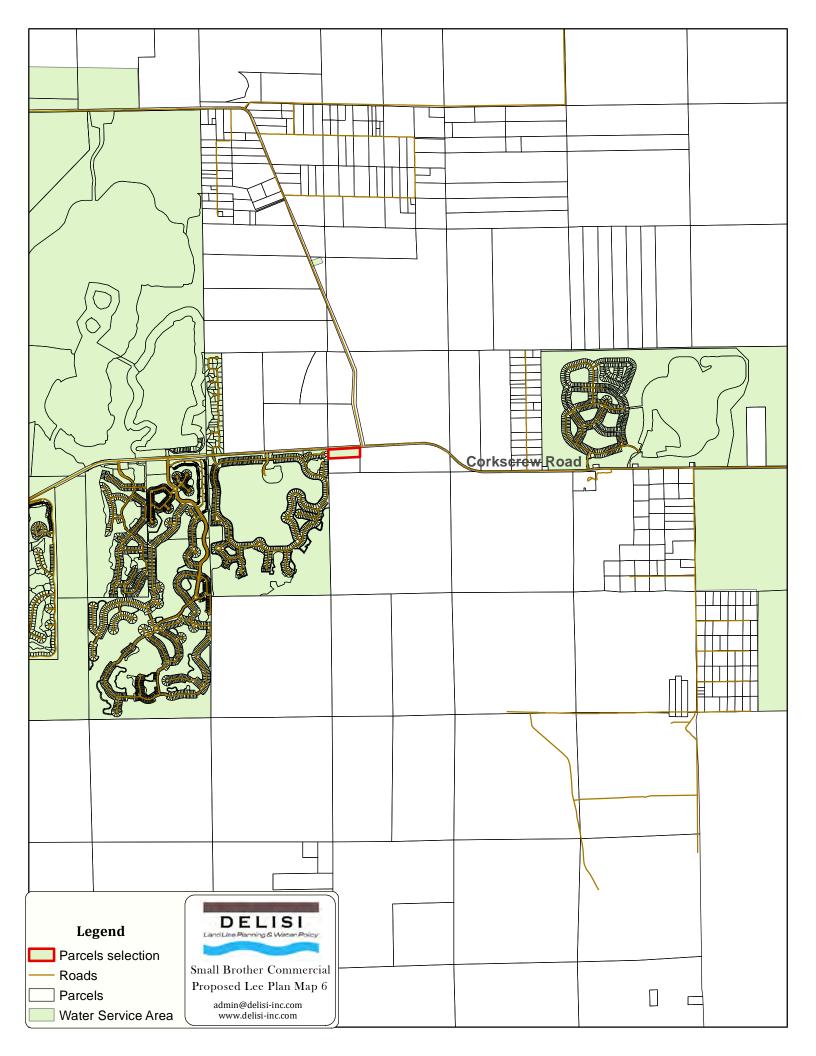
My Commission Expires

KATHLEEN A. O'HEARN MY COMMISSION # DD 319139 EXPIRES: June 19, 2008 Bonded Thru Budget Notary Services Notary Signature Notary Public, State and County Aforesaid

Printed Notary Signature









BOARD OF COUNTY COMMISSIONERS

John E. Manning District One June 15, 2018

Cecil L Pendergrass District Two

Larry Kiker

Daniel DeLisi, Inc.

District Three
Brian Hamman
District Four

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins Hearing Examiner SUBJECT: Corkscrew Road - STRAP 22-46-26-00-00001.0010

Lee County Solid Waste Division - Letter of Service Availability

Dear Mr. DeLisi:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the proposed commercial project through Lee County's franchised hauling contractor. Disposal of the solid waste generated will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please ensure compliance with Solid Waste Ordinance No. 11-27 and LCLDC 10-261 for space requirements of garbage and recycling containers and accessibility of the collection vehicle top the dumpster enclosures. Garbage and recycling collections for commercial establishments require the owner/or the Management Company to secure a service agreement for the garbage collection and an agreement for the lease of waste containers from the franchised garbage collection company. Solid Waste Ordinance No. 11-27 further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

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

Sincerely,

Brigitte Kantor

Brigitte Kantor Public Utilities Manager Solid Waste Division

DELISI FITZGERALD, INC.Planning - Engineering - Project Management

SMALL BROTHERS COMMERCIAL SURFACE WATER LEVEL OF SERVICE ANALYSIS:

I. Existing Facilities

The development consists of approximately 8 acres located in the southwest quadrant of the Alico Road and Corkscrew Road intersection. According to Lee County LIDAR data, the general drainage pattern for the property is from the north to south with existing topography ranging from approximately 19.0' NAVD in the northern portions of the property to 18.0' NAVD in the southern portions of the property with the exception of existing wetlands located in the easterly portion of the property. Within the wetlands, existing elevations range between approximately 15.5' NAVD and 17.0' NAVD.

II. Proposed Facilities

Stormwater run-off from the proposed commercial development will be directed to dry pre-treatment areas that provide 0.5" of water quality treatment prior to discharging into an on-site master stormwater pond designed to provide additional water quality treatment in accordance with SFWMD design criteria. The pond will also be designed to limit discharge rates from the development to a 25-Year, 3-day storm peak discharge rate of 25 cubic-feet-per-square-mile (CSM), which is the required Level of Service standard for Lee County and SFWMD. The control elevation for the water management facilities will be established to be consistent with the seasonal water table elevations of existing wetlands contained on the property.

Discharge from the development will occur from the master stormwater pond through a control structure to the south where it will discharge to Flint Pen Strand which drains to the Imperial River.





TRAFFIC ENGINEERING TRANSPORTATION PLANNING SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Mr. Daniel DeLisi, AICP

DeLisi, Inc.

FROM: Yury Bykau

Transportation Consultant

Ted B. Treesh President

DATE: July 13, 2018

RE: 15230 Corkscrew Road

Small Scale Comprehensive Plan Amendment

Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Small Scale Comprehensive Plan Amendment for a property located on the south side of Corkscrew Road just west of its intersection with Alico Road in Lee County, Florida. Attached **Figure 1** illustrates the approximate location of the subject site. Approximately 4.4 acres of the 12.2 acre subject site is designated as Wetlands. This analysis will determine the impacts of the change in land use from Density Reduction/Groundwater Resource (DR/GR) to Commercial to allow approximately 8.0 acres of the subject site to be developed with retail uses. The existing zoning of the property, designated the subject site as Community Commercial (CC) and allows for the requested retail use. Zoning Resolution ZAB-82-337 is attached for reference.

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

The proposed Map Amendment would change the future land use designation on the approximately 8.0 acre portion of the subject site from Density Reduction/Groundwater Resource (DR/GR) to Commercial to allow the site to be developed with retail uses. The remaining portion of the subject site will remain as Wetlands. Based on the Lee Plan, the existing future land use category allows for a maximum development of 1 dwelling unit per 10 acres of property. This would allow the subject site to be developed with just 1





Mr. Daniel DeLisi, AICP 15230 Corkscrew Road July 13, 2018 Page 2

dwelling unit which is negligible in terms of trip generation. Therefore, no comparison in terms of trip generation was completed between the approved future land use category and the proposed land use change. As previously mentioned the existing zoning of the property is CC and allows for the requested retail use.

Table 1 summarizes the use that is requested as part of the proposed land use change. For the proposed future land use change, the 8.0 acre portion of the subject site was assumed to be developed with retail uses at a density of approximately 10,000 square feet per acre. As previously mentioned, under the existing future land use category only 1 dwelling unit is allowed to be developed on the subject site, which is negligible in terms of trip generation.

Table 1 Land Use 15230 Corkscrew Road

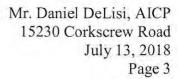
Land Use Category	Intensity
Proposed Land Use	80,000 sq. ft. of Retail (10,000 sq.ft. / acre)

The trip generation for the proposed land use was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 10th Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the proposed retail uses. **Table 2** indicates the trip generation of the subject site based on the proposed land use category. The trip generation equations utilized are attached to this Memorandum for reference.

Table 2
Trip Generation of Proposed Land Use
15230 Corkscrew Road

	A.I	A.M. Peak Hour P.M. Peak Hour			Daily		
Land Use	In	Out	Total	In	Out	Total	(2-way)
Shopping Center (80,000 sq. ft.)	119	73	192	221	240	461	5,166

The trips shown for the proposed uses on the subject site in Table 2 will not all be new trips added to the adjacent roadway system. ITE estimates that a shopping center 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. The current version of the ITE *Trip Generation Handbook*, 3rd Edition, indicates that the weekday P.M. peak hour pass-by rate for Land Use Code 820 is thirty-four percent (34%). It is likely that the pass-by percentage of this site will be much greater than 34% simply due to the location of this site. This retail parcel will serve as a neighborhood retail center to the large number of residential units that currently exist





or have been approved recently in the DR/GR. This site is approximately 4 miles from the intersection of Corkscrew Road and Ben Hill Griffin Parkway. Trips generated from uses closer to Corkscrew Road and Ben Hill Griffin will not travel east on Corkscrew Road to access this site. This site will be served by over 7,000 residential units that are located from The Preserve at Corkscrew to Verdana. This would conclude that the "passby" trip rate for this retail center would be much greater than the 34% estimate by the ITE and much greater than the 30% permitted by Lee County. However, consistent with the ITE Trip Generation Handbook, thirty-four percent (34%) of the project traffic being generated by the retail uses was assumed to be pass-by traffic.

It is important to note that the proposed retail development will capture trips from the approved and existing surrounding residential developments. In other words, this interaction will ultimately decrease the overall impact or the number of new trips the project will add to the external roadways. The proposed development will provide a commercial center closer to the residential projects, thus shortening the trip lengths that would otherwise be made to these uses farther to the west. However, in order to analyze the worst case scenario in terms of impact to the surrounding roadways, a trip reduction was not taken into consideration beyond the ITE pass-by trip reduction rate as part of the analyses contained within this Memorandum. Attached is the "Regional Aerial" map that illustrates the surrounding approved and existing developments. **Table 3** indicates the total external trips that will be generated by the site should the land use category be changed.

Table 3
Net New Trip Generation of Proposed Land Use
15230 Corkscrew Road

7 177	Weekda	y A.M. Pe	ak Hour	Weekda	Weekday P.M. Peak Hour					
Land Use	In	Out	Total	In	Out	Total	(2-way)			
Total Trips	119	73	192	221	240	461	5,166			
Less 34% Pass-By Trips	-33	-32	-65	-78	-79	-157	-1,756			
Net New Trips	86	41	127	143	161	304	3,410			

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2040 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only roadway improvement within the vicinity of the subject site shown on the 2040 Financially Feasible Plan is the widening of Corkscrew Road to a four lane facility from Grande Oak Way to Alico Road. This roadway was also recommended to be widened by the year 2026 to a four lane facility based on the map titled "Road Segments Projected to need added capacity by 2026" from the *Environmental Enhancement & Preservation Communities Overlay (EEPCO)* Study completed in 2018. There are no other programmed improvements within the vicinity of the subject site. The Lee County 2040 Highway Cost Feasible Plan map is attached to this Memorandum for reference. The



Mr. Daniel DeLisi, AICP 15230 Corkscrew Road July 13, 2018 Page 4

"Road Segments Projected to need added capacity by 2026" map from the EEPCO study is also attached.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2040 loaded network volumes were determined for the roadways within the study area. The projected peak hour trips from the surrounding approved residential developments were then determined. These residential developments include the WildBlue, The Place (Corkscrew Farms), Pepperland Ranch and Verdana. The trips from WildBlue, The Place (Corkscrew Farms) and Pepperland Ranch developments that are projected to be added to the surrounding roadway links were obtained from Table E-2 of the EEPCO study. Due to the recently modified development intensity of the Verdana project, the peak hour trips for Verdana were obtained from the revised trip generation, as shown in the attached Exhibit 1, and trip distribution as part of the District One Regional Planning Model (D1RPM) completed for the EEPCO study. The PM peak hour trips to be generated from the project as shown in Table 3 were then added to the projected 2040 volumes as shown in the model in addition to the projected trips from the WildBlue, The Place (Corkscrew Farms), Pepperland Ranch and Verdana developments. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the attached Lee County Generalized Peak Hour Directional Service Volumes table. Table E-2 and the D1RPM obtained from the EEPCO study are also attached for reference.

The results of the analysis indicate that the addition of the project trips to the projected 2040 volumes (including projected trips from approved surrounding residential developments) will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2040 conditions.

Short Range Impacts (5-year horizon)

The 2017/2018-2021/2022 Lee County Transportation Capital Improvement Plan and the 2019-2023 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there are no programmed improvements to the roadway network identified in either work program within the vicinity of the subject site.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on surrounding roadways based on the uses that would be permitted under the proposed land use designation. Note, Table 4A did not include the projected traffic to be added by the future surrounding residential developments as the WildBlue, The Place (Corkscrew Farms), Pepperland Ranch and Verdana are not expected to be constructed by the year 2023. From Table 4A, all roadways are shown to operate at an



Mr. Daniel DeLisi, AICP 15230 Corkscrew Road July 13, 2018 Page 5

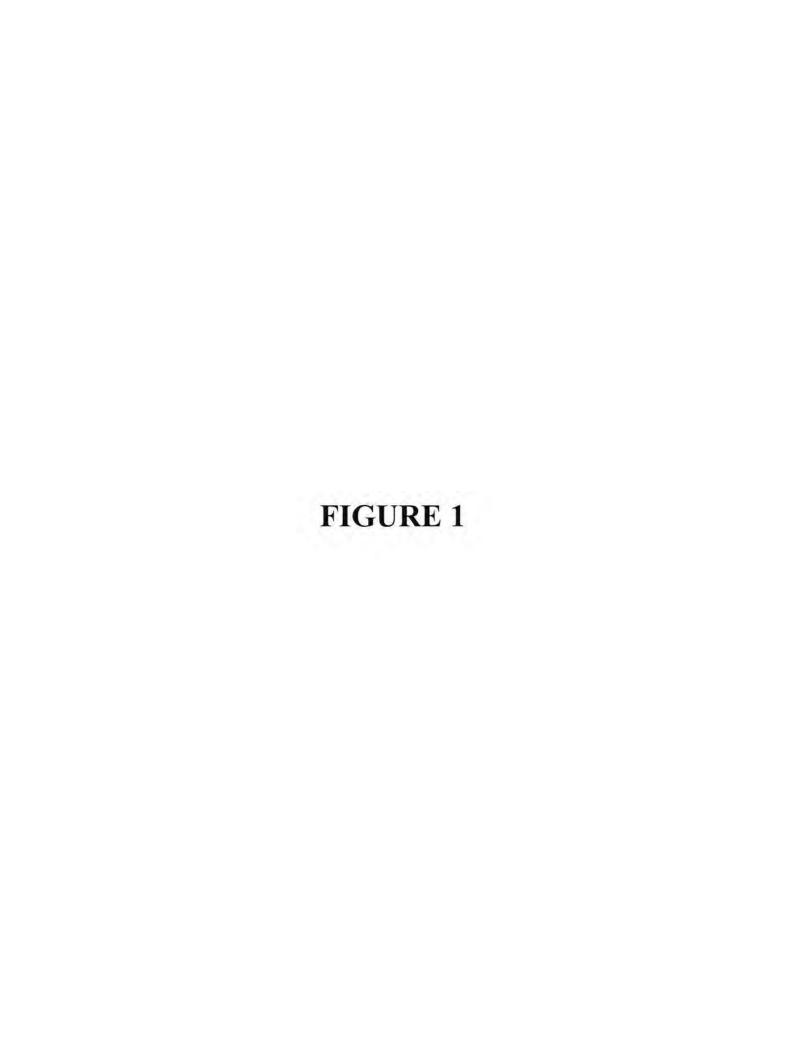
acceptable Level of Service in 2023 both with and without the trips from the proposed development. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program.

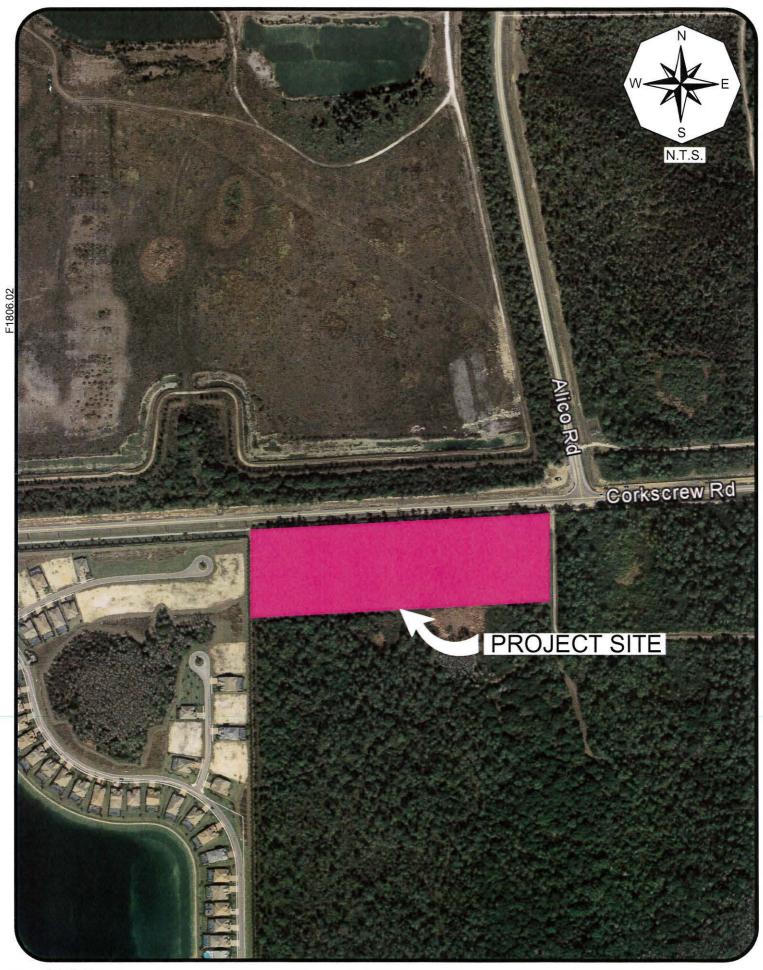
Conclusion

The proposed Small Scale Comprehensive Plan Amendment would allow the future land use change on the approximate 8.0 acre portion of the subject site from Density Reduction/Groundwater Resource (DR/GR) to allow the site to be developed with retail uses. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum for Small Scale Comprehensive Plan amendment, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development.

No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Small Scale Comprehensive Plan Amendment. In addition, the change to the land use will not significantly alter the socioeconomic data forecasts that were utilized in the development of the Long Range Transportation Plan.

Attachments







PROJECT LOCATION MAP 15230 CORKSCREW ROAD

TABLES 1A & 2A 2040 LOS ANALYSIS

TABLE 1A LEVEL OF SERVICE THRESHOLDS 2040 LONG RANGE TRANSPORTATION ANALYSIS - 15230 CORKSCREW ROAD

GENERALIZED SERVICE VOLUMES

	ROADWAY	SEGMENT	2040 E	+ C NETWORK LANES	LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	FROM	<u>TO</u>	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Corkscrew Rd	Grande Oak Way	Wildcat Run Dr	4LD	Uninterrupted Flow Highway	1,060	1,810	2,560	3,240	3,590
	Wildcat Run Dr	WildBlue West Entr	4LD	Uninterrupted Flow Highway	1,060	1,810	2,560	3,240	3,590
	WildBlue West Entr	Cypress Shadows Blvd	4LD	Uninterrupted Flow Highway	1,060	1,810	2,560	3,240	3,590
	Cypress Shadows Blvd	Bella Terra Blvd	4LD	Uninterrupted Flow Highway	1,060	1,810	2,560	3,240	3,590
	Bella Terra Blvd	Alico Rd	4LD	Uninterrupted Flow Highway	1,060	1,810	2,560	3,240	3,590
	Alico Rd	Corkscrew Farms Entr	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	Corkscrew Farms Entr	6 L's Farm Rd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	6 L's Farm Rd	Pepperland Entr	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Alico Rd	Green Meadows Rd	Corkscrew Rd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640

- Denotes the LOS Standard for each roadway segment

Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

TABLE 2A 2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS 15230 CORKSCREW ROAD

TOTAL PM PEAK HOUR PROJECT TRAFFIC OUT=

	ROADWA	Y SEGMENT	2040 FSUTMS			AADT BACKGROUND	K-100	100TH HIGHEST HOUR PK DIR	D	PM PK HR PEAK	PEAK D	KGROUND RECTION LUMES & LOS	4. 12 moral or p. 100 m.	PM PK HR PK DIR TRAFFIC FROM	The second secon	UND + OTHER + AK DIRECTION LUMES & LOS	PROJECT		VERDANA +	OUND + OTHER + PROJECT PEAK FIC VOLUMES & LOS
ROADWAY	FROM	<u>10</u>	PSWDT	FDOT SITE #	MOCF 1	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	PROJECTS ²	VERDANA ³	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS
Corkscrew Rd	Grande Oak Way	Wildcat Run Dr	23,859	124250	0.91	21,712	0.095	2,063	0.532	EAST	1098	В	634	222	1,954	C	20%	29	1,982	C
	Wildcat Run Dr	WildBlue West Entr	20,872	124250	0.91	18,994	0.095	1,804	0.532	EAST	960	A	653	226	1,839	C	25%	36	1,875	C
	WildBlue West Entr	Cypress Shadows Blvd	20,872	124250	0.91	18,994	0.095	1,804	0.532	EAST	960	A	567	231	1.758	В	35%	50	1,808	В
	Cypress Shadows Blvd	Bella Terra Blvd	20,872	124250	0.91	18,994	0.095	1,804	0.532	EAST	960	A	567	231	1.758	В	40%	57	1,815	C
	Bella Ferra Blvd	Alico Rd	14,579	124250	0.91	13,267	0.095	1,260	0.532	EAST	670	A	547	254	1,471	В	55%	79	1,549	В
	Alico Rd	Corkscrew Farms Entr	8,074	124250	0.91	7,347	0.095	698	0.532	EAST	371	В	806	403	1,580	E	40%	57	1,637	E
	Corkscrew Farms Entr	6 L's Farm Rd	7,692	124250	0.91	7,000	0.095	665	0.532	EAST	354	В	447	470	1,271	E	30%	43	1,314	E
	6 L's Farm Rd	Pepperland Entr	7,444	124250	0.91	6,774	0.095	644	0.532	EAST	343	В	447	479	1,269	E	30%	43	1,312	E
Alico Rd	Green Meadows Rd	Corkscrew Rd	7,953	124250	0.91	8,740	0.095	830	0.532	SOUTH	388	В	308	136	832	С	5%	7	839	C

¹ Model Output Conversion Factor was obtained from FDOT Florida Traffic Online.

'The K & D factors were obtained from the 2017 FDOT Florida Traffic webpage. FDOT Count Station 124250 was utilized as it was the closest count station.

The PM peak hour peak direction traffic for Other projects (Wildblue, The Place, Papperland Ranch) was obtained from the Lee County's Environmental Enhancement & Preservation Communities Overlay (EEPCO) Study.

³ The PM peak hour peak direction traffic for Verdana was obtained from the updated trip generation and trip distribution utilized in the proportionate share calculation for Verdana project.

TABLES 3A & 4A 5-YEAR LOS ANALYSIS

TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
15230 CORKSCREW ROAD

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 127 VPH IN= 86 OUT= 41 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 304 VPH IN= 143 OUT= 161

								PERCENT		
		ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E	PROJECT	PROJECT	PROJ/
ROADWAY	SEGMENT	CLASS	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	TRAFFIC	TRAFFIC	LOS C
Corkscrew Rd	W. of Wildcat Run Dr	2LU	130	420	850	1,210	1,640	20%	32	3.8%
	W. of WildBlue Entr	2LU	130	420	850	1,210	1,640	25%	40	4.7%
	W. of Cypress Shadows Blvd	2LU	130	420	850	1,210	1,640	35%	56	6.6%
	W. of Bella Terra Blvd	2LU	130	420	850	1,210	1,640	40%	64	7.6%
	W. of Alico Rd	2LU	130	420	850	1,210	1,640	55%	89	10.4%
	W. of Corkscrew Farms Entr	2LU	130	420	850	1,210	1,640	40%	64	7.6%
	W. of 6 L's Farm Rd	2LU	130	420	850	1,210	1,640	30%	48	5.7%
	W. of Pepperland Entr	2LU	130	420	850	1,210	1,640	30%	48	5.7%
Alico Rd	N. of Corkscrew Rd	2LU	130	420	850	1,210	1,640	5%	8	0.9%

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

^{*} The widening of Corkscrew Road to a four lane facility W. of Alico Rd is not on the Lee County 5-year Capital Imporvement Program.

TABLE 4A LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS 15230 CORKSCREW ROAD

 TOTAL PROJECT TRAFFIC AM =
 127
 VPH
 IN =
 86
 OUT =
 41

 TOTAL PROJECT TRAFFIC PM =
 304
 VPH
 IN =
 143
 OUT =
 161

							2016	2023	3					2023			2023	1	
							PK HR	PK HR PK S	SEASON		PERCENT			BCKGR	ND		BCKGR	RND	
		SITE/	BASE YR	LATEST	YRS OF	ANNUAL	PK SEASON	PEAK DIRE	CTION	VIC	PROJECT	AM PROJ	PM PROJ	+ AM PR	OJ	V/C	+ PM PF	ROJ	V/C
ROADWAY	SEGMENT	STATION	ADT	ADT	GROWTH.	RATE	PEAK DIR.2	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
Corkscrew Rd	W. of Wildcat Run Dr	124250	3,400	3,600	9	2.00%	839	964	D	0.59	20%	17	32	981	D	0.60	996	D	0.61
	W. of WildBlue Entr	124250	3,400	3,600	9	2.00%	696	799	С	0.49	25%	22	40	821	С	0.50	840	C	0.51
	W. of Cypress Shadows Blvd	124250	3,400	3,600	9	2.00%	696	799	C	0.49	35%	30	56	830	C	0.51	856	D	0.52
	W. of Bella Terra Blvd	124250	3,400	3,600	9	2.00%	696	799	С	0.49	40%	34	64	834	С	0.51	864	D	0.53
	W. of Alico Rd	124250	3,400	3,600	9	2.00%	235	270	В	0.16	55%	47	89	317	В	0.19	358	В	0.22
	W. of Corkscrew Farms Entr	124250	3,400	3,600	9	2.00%	246	283	В	0.17	40%	34	64	317	В	0.19	347	В	0.21
	W. of 6 L's Farm Rd	124250	3,400	3,600	9	2.00%	246	283	В	0.17	30%	26	48	308	В	0.19	331	В	0.20
	W. of Pepperland Entr	124250	3,400	3,600	9	2.00%	189	217	В	0.13	30%	26	48	243	В	0.15	265	В	0.16
Alico Rd	N. of Corkscrew Rd	16		1.0	-	2.00%	131	150	В	0.09	5%	4	8	155	В	0.09	159	В	0.10

¹ Annual Growth Rate was calculated utilizing AADT data from the FDOT Florida Traffic Online (2017).

^{2 2016} peak hour peak season peak direction traffic volumes were obtained from the 2017 Lee County Public Facilities Level of Service and Concurrency Report.

[•] Due to insufficient historical traffic data for Alico Road north of Corkscrew Road, 2% minimum annual growth rate was assumed.

[·] The approved future surrounding residential developments (WildBlue, The Place, Pepperland Ranch and Verdana) are not projected to be completed by 2023.

LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES TABLE

Lee County Generalized Peak Hour Directional Service Volumes Urbanized Areas

April 201	3	177		eas	c:\input5	
		Uninterr	upted Flow		200 mm (p. 200 m)	
			Level of Se			
Lane	Divided	Α	В	С	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
Class I (4) mph or highe	er posted s	Arterials peed limit) Level of Se	rvice		
Lane	Divided	Α	В	С	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	0.040	3,940
	5 mph or slow Divided Undivided		A		3,940 D 710	E 780
			A	3,030	3,940	5,940
Class II (3 Lane	5 mph or slow	ver posted	speed limit) Level of Se B	rvice C	D	E
Class II (3 Lane 1	5 mph or slow Divided Undivided	ver posted	speed limit) Level of Se B	rvice C 330	D 710	E 780
Class II (3 Lane 1 2	5 mph or slow Divided Undivided Divided	ver posted	speed limit) Level of Se B	rvice C 330 710	D 710 1,590	E 780 1,660
Class II (3 Lane 1	5 mph or slow Divided Undivided	ver posted A *	speed limit) Level of Se B *	rvice C 330	D 710	E 780 1,660 2,500
Lane 1 2 3	5 mph or slow Divided Undivided Divided Divided	er posted A * * Control	speed limit) Level of Se B * *	rvice C 330 710 1,150 1,580 Facilities	D 710 1,590 2,450	E 780 1,660 2,500
Lane 1 2 3 4 Lane 1	5 mph or slow Divided Undivided Divided Divided Divided Divided	er posted A * * Control A *	speed limit) Level of Se B * * * led Access Level of Se B 160	rvice C 330 710 1,150 1,580 Facilities rvice	D 710 1,590 2,450 3,310	E 780 1,660 2,500 3,340 E 940
Lane 1 2 3 4 Lane 1 2 2 3 4	5 mph or slow Divided Undivided Divided Divided Divided Divided Divided	er posted A * * Control	speed limit) Level of Se B * * * * led Access Level of Se	rvice C 330 710 1,150 1,580 Facilities rvice C	D 710 1,590 2,450 3,310	E 780 1,660 2,500 3,340 E 940
Lane 1 2 3 4 Lane 1	Divided Undivided Divided Divided Divided Divided Divided Undivided	er posted A * * Control A *	speed limit) Level of Se B * * * led Access Level of Se B 160	7/ice C 330 710 1,150 1,580 Facilities rvice C 880	D 710 1,590 2,450 3,310 D 940	E 780 1,660 2,500 3,340 E 940 2,100
Lane 1 2 3 4 Lane 1 2 2 3 4	Divided Undivided Divided Divided Divided Divided Divided Divided Divided Undivided Divided Divided	ver posted A * * * Control A *	speed limit) Level of Se B * * * led Access Level of Se B 160 270	rvice C 330 710 1,150 1,580 Facilities rvice C 880 1,970 3,050 rvice	D 710 1,590 2,450 3,310 D 940 2,100	E 780 1,660 2,500 3,340 E 940 2,100 3,180
Lane 1 2 3 4 Lane 1 2 2 3 4	Divided Undivided Divided Divided Divided Divided Divided Divided Divided	ver posted A * * * Control A *	speed limit) Level of Se B * * * * led Access Level of Se B 160 270 430 Collectors	rvice C 330 710 1,150 1,580 Facilities rvice C 880 1,970 3,050	D 710 1,590 2,450 3,310 D 940 2,100	E 780 1,660 2,500 3,340 E 940 2,100
Lane 1 2 3 4 Lane 1 2 3 4	Divided Undivided Divided Divided Divided Divided Divided Divided Divided Undivided Divided Divided	rer posted A * * Control A * * *	speed limit) Level of Se B * * * led Access Level of Se B 160 270 430 Collectors Level of Se	rvice C 330 710 1,150 1,580 Facilities rvice C 880 1,970 3,050 rvice	D 710 1,590 2,450 3,310 D 940 2,100 3,180	E 780 1,660 2,500 3,340 E 940 2,100 3,180
Lane 1 2 3 4 Lane 1 2 3 4	Divided Undivided Divided Divided Divided Divided Divided Divided Divided Undivided Undivided Divided Divided Divided	ver posted A * * * * * * * * * * Control A * * *	speed limit) Level of Se B * * * led Access Level of Se B 160 270 430 Collectors Level of Se B	rvice C 330 710 1,150 1,580 Facilities rvice C 880 1,970 3,050 rvice C	D 710 1,590 2,450 3,310 D 940 2,100 3,180	E 780 1,660 2,500 3,340 E 940 2,100 3,180
Lane 1 2 3 4 Lane 1 2 3 4 Lane 1 2 1	Divided Divided Divided Divided Divided Divided Divided Divided Divided Undivided Divided Divided Divided Divided Divided Divided Divided Divided	er posted A * * * Control A * * A *	speed limit) Level of Se B * * * * led Access Level of Se B 160 270 430 Collectors Level of Se B *	rvice C 330 710 1,150 1,580 Facilities rvice C 880 1,970 3,050 rvice C 310	D 710 1,590 2,450 3,310 D 940 2,100 3,180 D 660	E 780 1,660 2,500 3,340 E 940 2,100 3,180 E 740

TRAFFIC DATA FDOT FLORIDA TRAFFIC ONLINE

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL CATEGORY: 1200 LEE COUNTYWIDE

WEEK	DAT		SF	MOCF: 0.91 PSCF	
= 123456789012345678901234567890123345678901234567890123345678901234567890123	01/01/2017 01/08/2017 01/15/2017 01/29/2017 02/05/2017 02/12/2017 02/12/2017 02/12/2017 03/05/2017 03/12/2017 03/12/2017 03/12/2017 03/12/2017 03/12/2017 04/109/2017 04/16/2017 04/16/2017 05/21/2017 05/21/2017 05/28/2017 06/11/2017 06/11/2017 06/11/2017 06/11/2017 07/16/2017 07/16/2017 07/16/2017 07/16/2017 07/16/2017 07/16/2017 07/16/2017 07/16/2017 07/16/2017 07/16/2017 07/16/2017 07/16/2017 07/16/2017 08/13/2017 08/2017 09/10/2017 09/10/2017 10/01/2017 10/01/2017 10/01/2017 10/01/2017 10/01/2017 10/01/2017 10/01/2017 10/15/2017 11/12/2017 11/12/2017 11/12/2017 11/12/2017 11/12/2017 11/12/2017 11/12/2017 11/12/2017 11/12/2017 11/12/2017 11/12/2017 11/12/2017 11/12/2017 12/10/2017 12/10/2017	- 01/07/2017 - 01/14/2017 - 01/21/2017 - 01/28/2017 - 02/04/2017 - 02/18/2017 - 02/18/2017 - 02/18/2017 - 02/18/2017 - 03/04/2017 - 03/11/2017 - 03/18/2017 - 04/01/2017 - 04/08/2017 - 04/08/2017 - 04/22/2017 - 04/29/2017 - 05/06/2017 - 05/13/2017 - 05/20/2017 - 05/20/2017 - 05/20/2017 - 06/03/2017 - 06/03/2017 - 06/10/2017 - 06/10/2017 - 07/01/2017 - 07/29/2017 - 08/15/2017 - 08/15/2017 - 08/16/2017 - 08/16/2017 - 09/02/2017 - 09/09/2017 - 10/07/2017 - 10/01/2017	1.05 1.096 0.995 0.996 0.995 0.996 0.889 0.991 0.889 0.991 0.996 0.996 0.996 1.008 1.008 1.008 1.0096 1.00996 1.0096 1.0096 1.0096 1.0096 1.0096 1.0096 1.0096 1.0096 1.00996 1.0096 1.0096 1.0096 1.0096 1.0096 1.0096 1.0096 1.0096 1.00996 1.0096 1.0096 1.0096 1.0096 1.0096 1.0096 1.0096 1.0096 1.00996 1.0096 1	1.15 1.11 1.05 1.04 1.02 1.00 0.99 0.98 0.98 0.99 1.00 1.02 1.03 1.05 1.07 1.09 1.10 1.12 1.14 1.18 1.20 1.19 1.19 1.19 1.19 1.19 1.19 1.19 1.1	
TRUIT	SEASON				

FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 2017 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4250 - CORKSCREW RD, E OF ALICO RD LC 250

YEAR	AADT	DI	DIRECTION 1		RECTION 2	*K FACTOR	D FACTOR	T FACTOR
2017 2016 2015 2014 2013 2012 2011 2010 2009 2008	3600 T 3800 S 4000 F 3800 C 3100 S 2900 C 3200 C 3200 S 3200 C	неминемине	1900 2000 1900 1600 1500 1500 1600 1600 1700	W W W W W W W W W W W W W W W W W W W	1900 2000 1900 1500 1400 1400 1600 1700	9.50 9.50 9.50 9.50 9.50 9.50 9.50 10.28 10.77	53.20 54.50 53.40 52.00 54.60 52.80 53.20 55.64 53.61	4.00 20.00 20.00 20.00 11.60 11.60 14.40 14.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC DATA FROM THE 2017 LEE COUNTY CONCURRENCY REPORT

Existing conditions on the state highway system in unincorporated Lee County are reported in Table 21 for informational purposes. The MPO and FDOT evaluate future state highway system needs in the LRTP. ¹⁹ Modifications and capacity improvements to the state highway system are under the jurisdiction of FDOT.

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

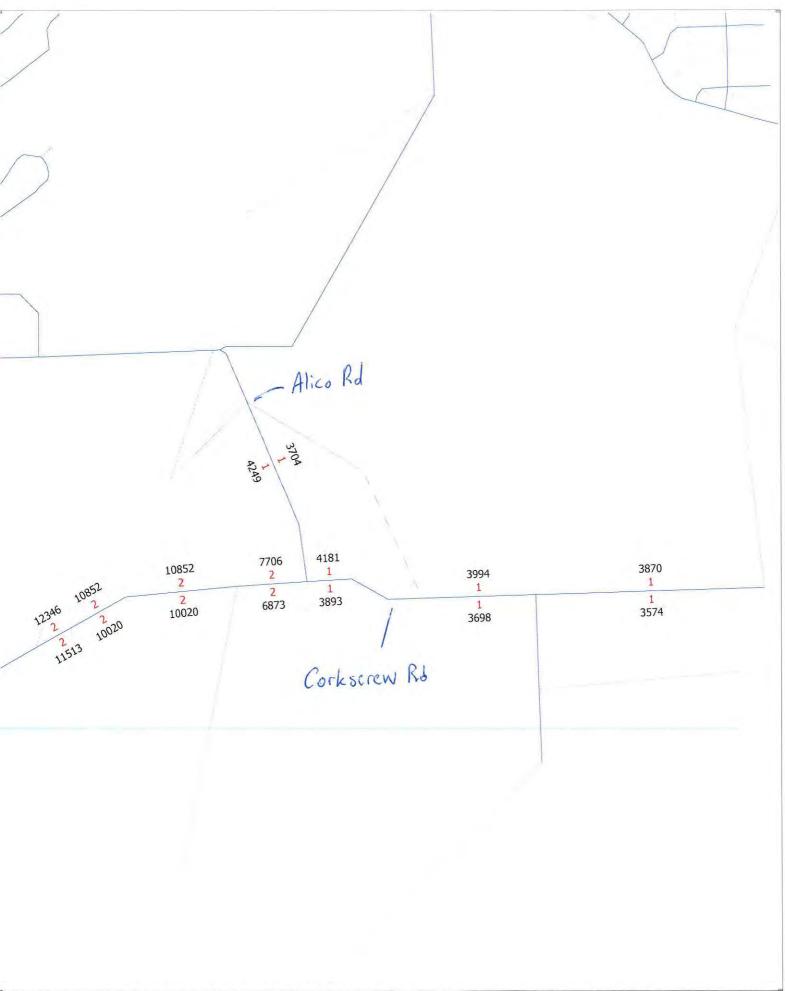
	2272	air.com			0.5 17 2 - 17				CTIONAL V	CLOWIEG
-	ROADWA	LINK		STAI	NDARD	2	016 EXIST		2021	
NAME	FROM	то	TYPE	LOS	MAX	LOS	ING	LOS	FUTURE	NOTES
ALABAMA	SR 82	MILWAUKEE BLVD	2LN	Е	990	С	434	D	456	
RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	Е	990	D	472	D	496	
ALEXANDER	SR 82	MILWAUKEE BLVD	2LN	E	990	С	424	С	446	
BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	Е	990	С	424	D	557	Shadow Lakes
	US 41	DUSTY RD	4LD	Е	1,980	В	1,159	В	1,218	
	DUSTY RD	LEE RD	6LD	E	2,960	В	1,159	В	1,445	Alico Business Park
	LEE RD	THREE OAKS PKWY	6LD	Е	2,960	В	1,159	В	1,353	Three Oaks Regional Center
	THREE OAKS PKWY	1-75	6LD	E	2,960	В	2,245	В	2,360	EEPCO Study
ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	Е	2,960	В	1,175	В	1,345	EEPCO Study
	BEN HILL GRIFFIN BLVD	AIRPORT HAUL RD	2LN/ 4LD	E	1,100/ 1,840	С	384	С	873	4 Ln constr 2018, EEPCO Study
	AIRPORT HAUL RD	GREEN MEADOW DR	2LN	Е	1,100	С	384	Е	477	EEPCO Study
	GREEN MEADOW	CORKSCREW RD	2LN	Е	1,100	В	131	В	224	EEPCO Study
	ESTERO PKWY	FGCU ENTRANCE	4LD	Е	2,000	В	1,158	В	1,158	EEPCO Study
BEN HILL GRIFFIN	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	Е	2,000	В	1,158	В	1,230	EEPCO Study
PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	В	1,582	В	1,713	EEPCO Study
	ALICO RD	TERMINAL ACCESS RD	4LD	Е	1,980	А	1,003	А	1,054	EEPCO Study
	SR 82	GUNNERY RD	2LN	E	990	С	421	D	442	
BUCKING- HAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	Е	990	D	479	D	503	
117011115	ORANGE RIVER BLVD	SR 80	2LN	Е	990	D	513	F	1,064	Buckingham 345 & Portico
	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	
COLLEGE	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,041	D	2,145	
PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,041	D	2,145	
	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,866	D	1,961	
	BELLA TERRA BLVD	ALICO RD	2LN	E	1,140	D	235	E	677	EEPCO Study, Corkscrew Shores
SCREW RD	ALICO RD	6 L's FARMS RD	2LN	E	1,140	D	246	E	552	EEPCO Study, The Place
	6 L's FARMS RD	COUNTY LINE	2LN	E	1,140	D	189	D	205	EEPCO Study

¹⁹ Op. Cit. MPO 2040 Long Range Transportation Plan

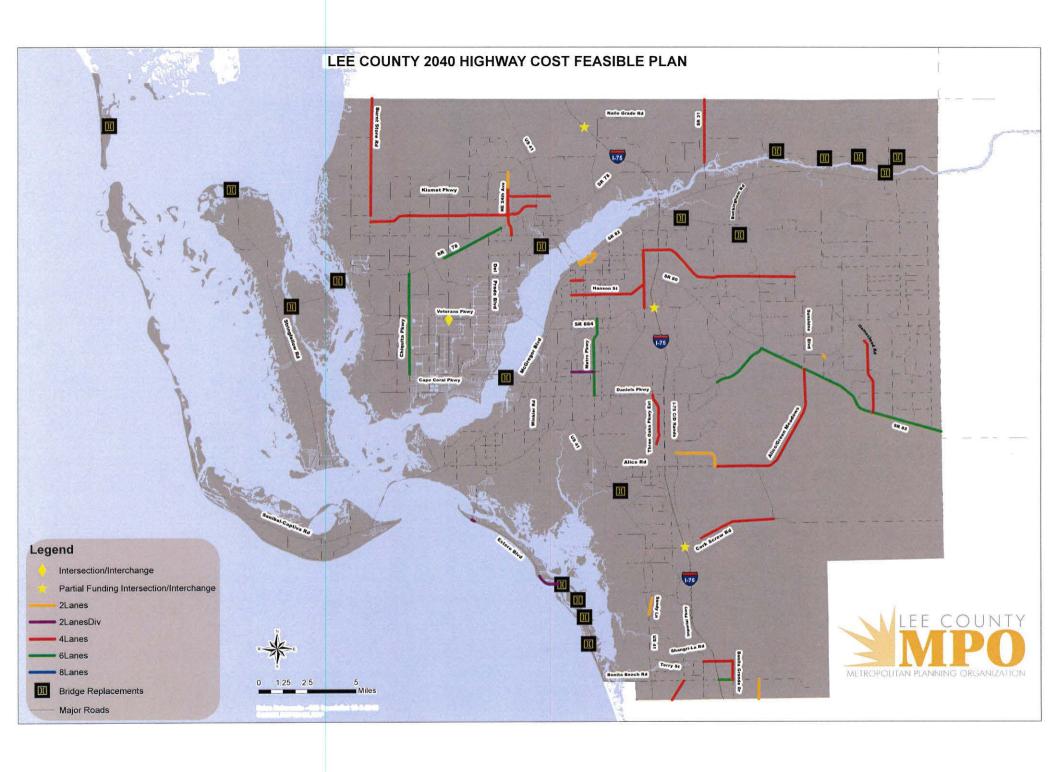
Table 20: County-Maintained Roadways in Incorporated Areas. Existing and Future LOS

					100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
ROADWAY LINK				STANDARD		2016		2021			
NAME	FROM	то	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	NOTES	
BEN HILL GRIFFIN PKWY	CORKSCREW RD	ESTERO PKWY	4LD	Е	2,000	В	1,024	В	1,228	EEPCO Study	
BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	Е	1,900	С	690	С	725	Constrained In City Plan	
	VANDERBILT DR	US 41	4LD	Е	1,900	С	1,594	С	1,675	Constrained In City Plan	
		OLD 41	4LD	Е	1,860	С	1,167	С	1,318	Constrained, old count projection	
	US 41					C		С		Constrained In City	
	OLD 41	IMPERIAL ST	6LD	E	2,800		1,884		1,980	Plan Constrained In City	
	IMPERIAL ST	W OF I-75	6LD	E	2,800	С	1,466	С	1,540	Plan Constrained In City	
	E OF I-75	BONITA GRAND DR	4LD	E	2,020	В	508	В	534	Plan Constrained In City	
	BONITA GRANDE DR	BELLO BLVD	4LD	E	2,020	В	508	В	534	Plan	
BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	Ε	692	Ε	782	old count projection	
BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	Е	2,520	E	1,801	Е	1,893		
BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	Α	746	Α	784		
	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	С	415	С	512		
CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	С	2,643	D	2,778		
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	Е	2,840	D	2,628	F	2,968	old count projection	
	SUMMERLIN RD	US 41	6LD	Ε	2,840	D	2,788	F	2,930	programmed alt. analysis	
	DYNASTY DR	SR 82	6LD	D	3,040	С	2,375	С	2,496		
CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	Е	860	С	22	С	226	old count, added Va	
CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	Ē	1,900	С	955	С	1,220	Galleria at Corkscrew	
	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	С	1,768	F	2,025	Estero Crossing	
	E OF I-75	BEN HILL GRIFFIN PKWY	4LD	Е	1,900	С	1,136	С	1,194		
	BEN HILL GRIFFIN	WILDCAT RUN DR	2LD	E	1,200	C	839	F	1,281	EEPCO Study	
	WILDCAT RUN DR	BELLA TERRA BLVD	2LD	E	1,200	В	696	С	1,138	EEPCO Study	
DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	С	1,404	С	1,586	old count projection	
	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	С	1,404	С	1,586	old count projection	
	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	1,783	D	1,874		
	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	1,923	D	2,021		
	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	С	2,102	С	2,209		
	HANCOCK B. PKWY	SR 78	6LD	Е	2,800	С	1,882	С	1,978		
ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	Α	493	А	518	Constrained	
	PESCADORA AVE	VOORHIS ST	2LN	E	726	Α	538	Α	565	Constrained	
	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	В	538	В	565	Constrained	
	TROPICAL SHORES			-						Constrained, old	
ESTERO PKWY	US 41	THREE OAKS PKWY	2LN 4LD	E	2,000	F	716 589	F B	809 876	East & West Cypress View	
	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	В	589	В	619	Оургеза утем	
FOWLER ST	US 41	N AIRPORT RD	6LD	Е	2,300	D	966	D	1,015		
	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,570	D	1,650		

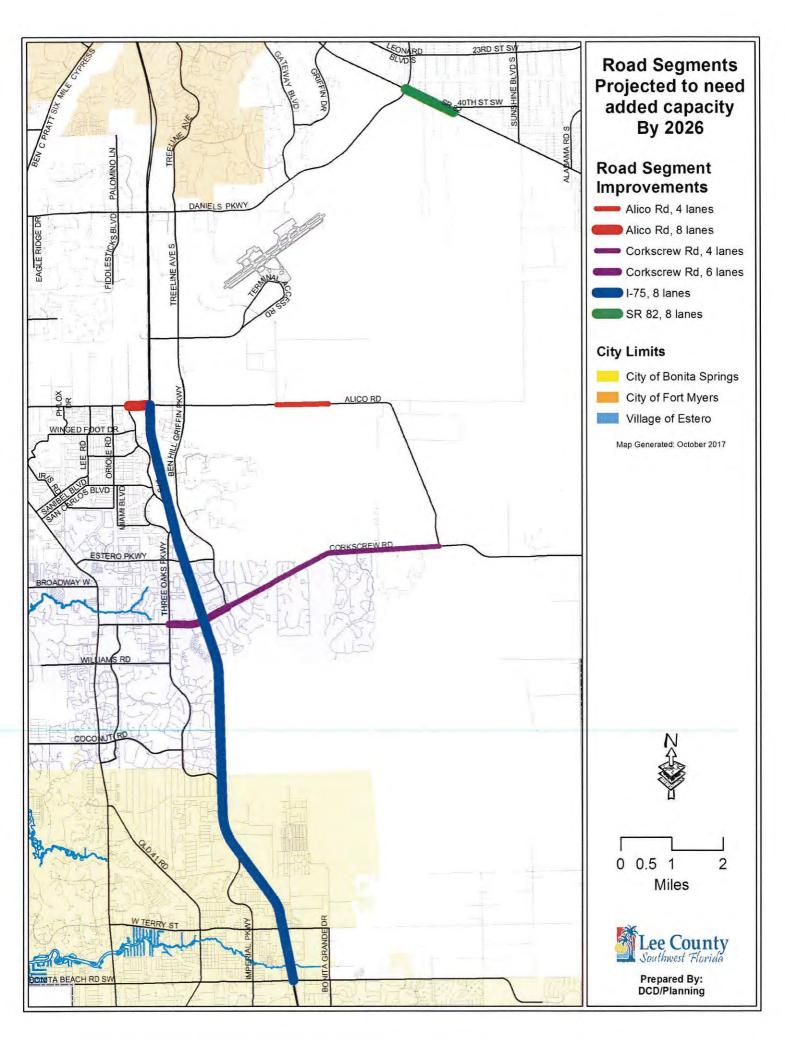




LEE COUNTY MPO 2040 COST FEASIBLE HIGHWAY PLAN



ROAD SEGMENTS PROJECTED TO NEED ADDED CAPACITY BY 2026 WITH EEPCO STUDY



EHIBIT 1 VERDANA REVISED TRIP GENERATION SUMMARY

EXHIBIT I

<u>VERDANA</u> REVISED TRIP GENERATION SUMMARY (1) RETAIL ADJUSTMENT

					AM PEA	K HOUR			PM PEA	K HOUR			D	AILY	
	LUC	SIZE	UNITS	<u>ln</u>	Out	Total	%	In	Out	Total	%	ln	Out	Total	%
Retail															
Shopping Center (General Urban/Suburban)	820	30.000	1000 Sq. Ft. GLA	18	1.1	29		53	58	111		641	640	1.281	
Trips				18	11	29		53	58	111		641	640	1,281	
Internal Capture ⁽²⁾				14	9	23	79%	42	46	88	79%	513	512	1.025	80%
Pass-by				0	0	0	0%	0	0	0	0%	0	0	0	0%
Not New External				4	2	6		11	12	23		128	128	256	
Residential															
Single-Family Detached Housing (General Urban/Suburban)	210	1460	Dwelling Units	258	774	1,032		739	434	1,173		6.187	6,186	12,373	
Trips				258	774	1.032		739	434	1,173		6.187	6.186	12,373	
Internal Capture(2)				9	14	23	2%	46	42	88	8%	513	512	1.025	8%
Net New External				233	736	969		663	359	1,022		5.299	5,297	10.596	
Amenities															
Health/Fitness Club (General Urban/Suburban)	492	10,000	1000 Sq. Ft. GFA	7	7	14		20	15	35		165	164	329	(3)
Recreational Community Center (General Urban/Suburban)	495	15,000	1000 Sq. Ft. GFA	20	11	31		17	18	35		254	253	507	
Trips				27	18	45		37	33	70		419	417	836	
Internal Capture ⁽²⁾				24	16	40	89%	33	30	63	90%	377	375	752	90%
Net New External				3	2	5		4	3	7		42	42	84	
				to.	Out	Total	<u>%</u>	<u>lo</u>	Out	Total	<u>%</u>	<u>ln</u>	Out	Total	%
TOTAL				<u>In</u> 303	803	1,106	<u></u>	829	525	1,354	10	7,247	7,243	14.490	
INTERNAL CAPTURE				63	63	126	11%	151	151	302	22%	1.778	1,776	3.554	25%
ACT AND ACT AN					740			678	374	1,052	24.40	5.469	5,467	10,936	
EXTERNAL				240	0	980	0%	-0-	0	0	0%	0	0	0	0%
PASS-BY - AUTOMOBILE TRIPS				240	740	980	17 AC	678	374	1,052		5,469	5,467	10,936	17.70
NET NEW EXTERNAL AUTOMOBILE TRIPS				240	740	300		WATER TO	3114	1,002		27702	1,401	10,2,10	

Footnotes:

⁽¹⁾ Trip generation estimate based on ITE Trip Generation (9th Edition) to be consistent with the original study.

⁽²⁾ Internal capture rates based on professional judgement.

TABLE E-2 FROM EEPCO STUDY (WILDBLUE, THE PLACE AND PEPPERLAND RANCH DEVELOPMENTS)

ct Traffic Volumes - All Four Developments Pepperland All Four Projects Verdana AM Peak Hour PM Peak Hour AM Peak Hour PM Peak Hour AM Peak Hour PM Peak Hour Off-Peak Off-Peak Off-Peak Off-Peak Off-Peal Off-Peal Peak Dir Dir Off-Peak Di Dir Off-% of Peak Di Offeak Di Off-Peak Di Off-AADT AADT Peak Peak Hourly Houris Peak Hourly Hourh Peak Hourly Hourly Peak Hourly Hourly Peak Hourly Hourly Peak Hourly Hourly Peak Volume Volum Volum Volume Volume Volum Volum 8.1% 30 W 10 E 31 E 18 W 8.0% 60 W 21 E 61 E 37 W 239 W 85 E 248 145 W 8.8% 33 W 11 E 34 E 20 W 8.7% 66 W 23 E 66 F 40 w 282 w 107 E 295 F 174 W 16.6% 62 W 21 E 63 E 37 W 16.8% 127 W 44 E 127 E 77 W 524 W 191 E 546 E 322 W 16.6% 62 W 21 E 63 E 37 W 16.8% 127 W 44 E 127 E 77 W 524 w 191 E 546 E 322 W 16.9% 63 N 21 5 64 S 38 N 17.1% 129 N 44 5 130 5 78 N 368 N 148 5 372 5 241 N 22.5% 84 N 28 5 86 5 50 N 22.0% 166 N 57 S 167 5 101 N 483 N 167 5 475 5 286 N 3.7% 14 N 5 5 14 5 8 N 3.9% 29 N 10 5 30 5 18 N 101 N 35 S 97 S 57 N 0.9% 3 N 1 S 3 5 2 N 1.0% 8 N 3 5 8 9 5 N 29 N 10 5 26 5 15 N 0.8% 3 N 1 S 3 5 2 N 0.9% 7 N 2 5 7 5 4 N 23 N 13 5 24 5 19 N 2.9% 11 S 4 N 11 N 6 5 3.2% 24 5 8 N 24 N 15 5 97 5 35 N 100 N 59 5 4.4% 17 N 6 5 17 5 10 N 4.3% 32 N 11 S 33 S 20 N 140 N 50 5 146 S 86 N 11.1% 42 W 14 E 42 E 25 W 11.5% 87 W 30 E 87 E 53 W 294 W 102 E 291 E 174 W 27.8% 0 W 35 E 106 E 0 W 26.5% 0 w 69 Ε 201 E 0 W 0 W 243 E 703 F 0 W 27.8% 83 W 0 E 0 E 50 W 26.5% 160 W 0 E 0 E 97 W 567 w 0 E 0 E 333 W 32.4% 122 W 41 E 123 E 73 W 31.3% 236 w 81 E 237 E 143 W 850 W 291 E 839 E 496 W 33.9% 129 127 W 42 E E 76 W 32.7% 246 w 85 E 248 E 150 W 892 W 303 E 882 E 522 W 34.7% 130 W 43 E 132 E 78 W 33.4% 252 W 87 E 253 E 153 W 917 W 314 E 906 E 536 W 35.5% w 848 133 44 E 135 E 80 W 34.1% 257 W 89 E 258 E 156 W W 310 E 825 E 515 W 35.5% 848 133 W 44 E 135 E 80 W 34.1% 257 W 89 E 258 E 156 W W 310 E 825 F 515 w 38.7% 145 w 48 E 147 E 87 w 37.4% 282 w 97 E 283 E 171 W 799 W 332 E 804 F 520 W 61.2% 230 W 77 233 137 59.4% 447 w 154 1,242 1,238 E E W E 450 E 272 W W 461 E E 764 W 69.3% 71.2% 267 W 89 E 271 E 159 W 522 W 180 E 525 E 317 W 850 W 452 E 900 E 652 W 72.6% 272 W 91 E 277 E 163 W 70.6% 532 W 184 E 535 E 323 W 862 W 449 E 911 E 656 W 27.4% 739 E 34 W W E 80.0% 602 606 679 438 E 592 W 103 104 61 W 208 E E 366 W W E 9.1% E W 35 W 19.5% 147 34 11 20 E E 51 W 148 W 89 E 217 E 74 W 217 W 129 E 5.8% 22 E 7 W 22 W 13 E 12.7% 96 E 33 W 96 W 58 E 144 E 49 W 143 W 85 Ε 2.2% E E 2.4% 18 8 W 3 8 5 W W 6 E 18 E 11 W 58 W 19 E 57 E 33 W 12.2% 5 11.2% 84 46 S 15 N 46 N 27 5 29 N. 85 N 51 S 308 5 105 N 305 N 181 5 2.0% 5 S N 1.9% 14 S 5 8 N 3 8 4 N 5 5 14 9 N 54 N 19 52 S 29 N 0.0% W E E W 0.0% W w 0 0 0 0 0 0 E 0 E 0 W 0 W 0 E 1 E 1 0.0% 0 W 0 E 0 E 0 W 0.3% 2 w 1 E 2 E 1 W 3 W 1 E 3 E 3 w 0.2% W E E W 0.4% w E W w 1 0 1 0 3 1 3 E 2 4 W 2 E 5 E 4 0.2% w E W 0.6% w 1 0 1 E 0 5 2 E 5 E 3 W 6 W 2 E 6 E 4 W 0.3% W W 0.7% w E w 1 0 e 1 9 1 5 2 5 E 3 W 8 W 3 E 8 E 5 0.6% 2 W 1 E 2 E 1 W 1.4% 11 W 4 E 11 E 6 W 15 W 5 E 15 E 9 W 1.2% W W 3.0% 23 W W 5 2 E 5 E 3 8 E 23 Ė 14 W 33 W 11 E 32 E 19 1.8% 7 W 2 E 7 E 4 W 4.8% 36 W 12 Ε 36 E 22 W 52 W 17 Ε 52 E 30 W 1.8% 12 22 52 52 W 7 W 2 E 7 E 4 W 4.8% 36 W E 36 E W W 17 E E 30

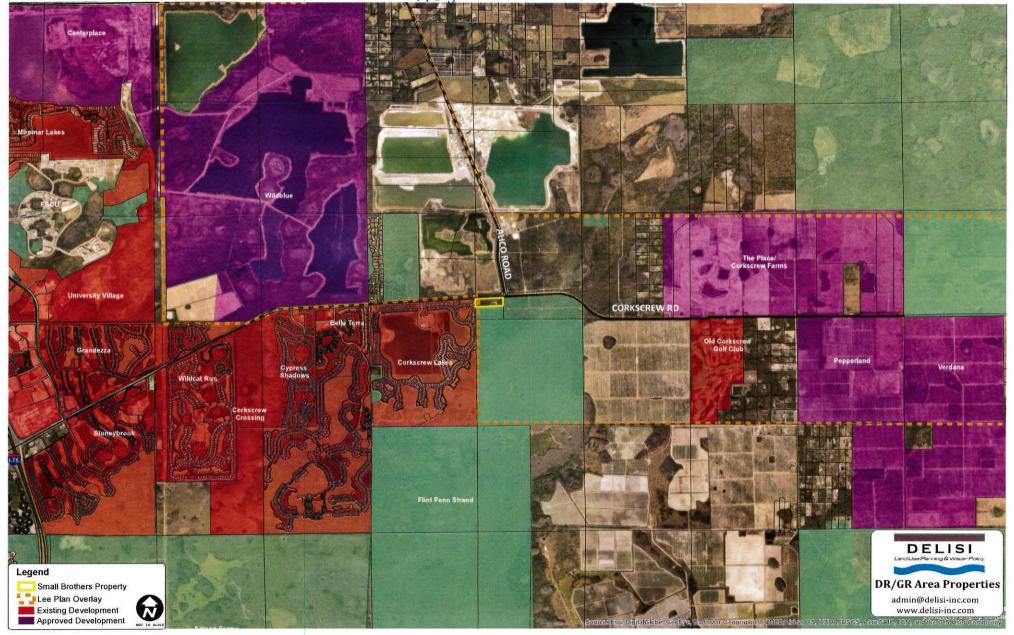
	ITE Trip Generation			ITE Trip Generation							
Project Daily Volume	Project AM	Project AM Peak Hour Volume		Project PM Peak Hour Volume		sk Hour Volume Project PM Peak Hour Volume		Project AM Peak Hour Volume		Project PM	l Peak Hour Volume
	Enter	125	Enter	381		Enter	260	Enter	758		
6,292	Exit	375	Exit	224	12,923	Exit	- 753	Exit	458		
100	Total	500	Total	ens.		Total	1.012	Total	1 216		

D1RPM 2026 REFINED MODEL PROJECT TRAFFIC PERCENT DISTRIBUTION FROM EEPCO STUDY

DIRPM 2026-Refined Model Project Traffic Percent Distribution 17.1 7.9 8.7 ~ 16.2 16.8 16.8 Alico Rd 33.4 69.3 59.4 70.6 8.3 10.2 5

REGIONAL AERIAL MAP EXISTING AND APPROVED SURROUNDING DEVELOPMENTS

Regional Aerial





RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF -

OF LEE COUNTY, FLORIDA

WHEREAS, Highlands Trust, has properly filed an application for a) a change in zoning from AG to CC and MH-1 Districts; b) special exception in the MH-1 District for on site signs (Sec. 607.E); and c) variance to permit sewage—treatment plant within the front 50% of lot (Sec. 500.1.B. 1.c) on a piece of property located at NW quadrant of Alico Road and Corkscrew Road intersection, described more particularly as;

Sec. 22, 27, Twp. 465, Rge. 26E, Lee County Florida.

Description - MH-1

Commencing at the Northwest corner of Section 27,

Township 46 South, Range 26 East, said point being the
point of beginning, and proceeding easterly 1,500 feet
along the Northern boundary of said section; thence run
southerly 90° 0' a distance of 600 feet; thence run
westerly 90° 0' a distance of 900 feet; thence run
Southerly 90° 0' a distance of 900 feet; thence run
westerly 90° 0' a distance of 900 feet to the western
boundary of said section; thence run northerly along
the western boundary of said section a distance of
1,500 feet to the point of beginning.

AND that part of the southwest 1/4 of the southwest 1/4 of section 22, Township 46 South, Range 26 East, lying south of Corkscrew Road.

LESS: the northerly 400 feet thereof.

Subject to easements, restrictions & reservations of record.

Description - CC
The northerly 400 feet of the following described parcel:
That part of the southwest 1/4 of the southwest 1/4 of Section 22, Township 46 South, Range 26 East, lying south of Corkscrew Road.
Subject to easements, restrictions, & reservations of record.
Size of Property: CC District 12.1 acres and MH-1 District 59.9 acres for a total of 72 acres.

WHEREAS, Kenneth A. Jones, Trustee, the owner of the subject parcel has given proper authorization to Kenneth A.

Jones to act as his agent, and has given him/her the authority to pursue this zoning action; and,

WHEREAS, a public hearing was legally and properly held before the Lee County Zoning Board, with full consideration of all the evidence available to the Zoning Board; and,

WHEREAS, the Lee County Zoning Board fully reviewed the matter and recommended denial of the change in zoning from AG to CC and MH-1 Districts; denial of the Special Exception for on site signs; denial of the variance to permit sewage treatment plant within front 50% of lot based on the fact proposed zoning is not consistent with local plans, policies and regulations; not consistent with surrounding development and land use patterns; and because of concerns regarding fire protection, water, drainage, package treatment plants.

WHEREAS, an appeal was timely filed by an aggrieved person/the Division of Community Development; and,

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and,

WHEREAS, the Board of County Commissioners considered the recommendations of the Staff, the Local Planning Authority, the Zoning Board, the documents on file with the County, and the testimony of all interested persons,

The Board of County Commissioners after full and complete consideration of the matter does hereby make the following findings of fact:

The project is to be for single family manufactured housing with a density of 2.9 units per acre; services do not have to be brought in; roads are there; property is adjacent to, but not in Corkscrew Swamp; permitting procedures involved have nothing to do with land use; land use is proper, standards are met.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS AS THE ZONING APPEALS BOARD, that the Zoning Appeals Board does hereby grant a) a change in zoning from AG to CC and MH-1 Districts; b) Special Exception in the

MH-1 District for on site signs; and c) variance to permit sewage treatment plant within the front 50% of lot pursuant to site plan SP-82-337 incorporated herein by reference and attached hereto.

The foregoing Resolution was adopted by the Lee County
Board of County Commissioners upon motion by Commissioner
Averill, and seconded by Commissioner Scaffe, and upon being
put to a vote, was as follows:

Ernest Averill	Aye		
Roland Q. Roberts	Nay		
Harry Rodda	Aye		
Mike Roeder	Này		
Wade H. Scaffe	Aye		

DULY PASSED AND ADOPTED this 20th day of September, A.D., 1982.

ATTEST: SAL GERACI, CLERK BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

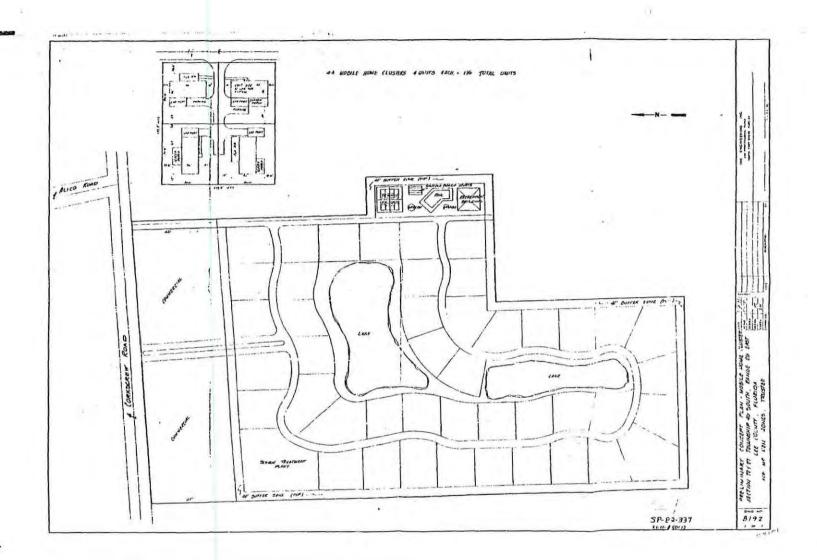
BY: Jack Kurt

T. OTTER WOOD

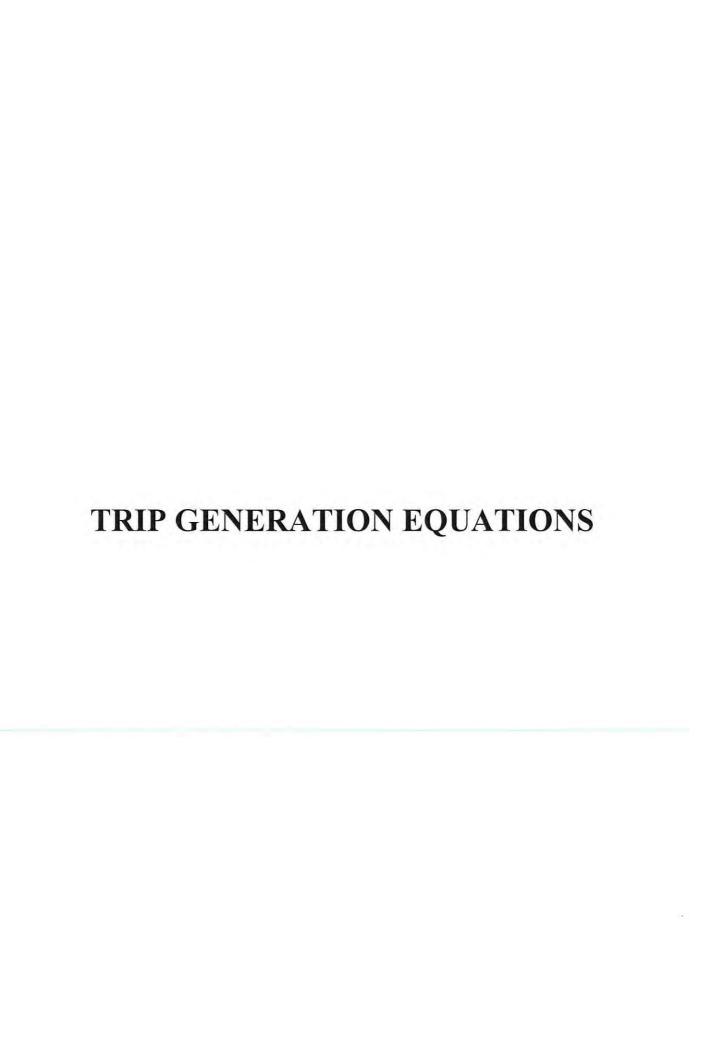
RESOLUTION NUMBER ZAB-82-337

HEARING NUMBER 81-11-1(DCI)

as to form by:



+1--



Shopping Center (820)

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

Setting/Location: General Urban/Suburban

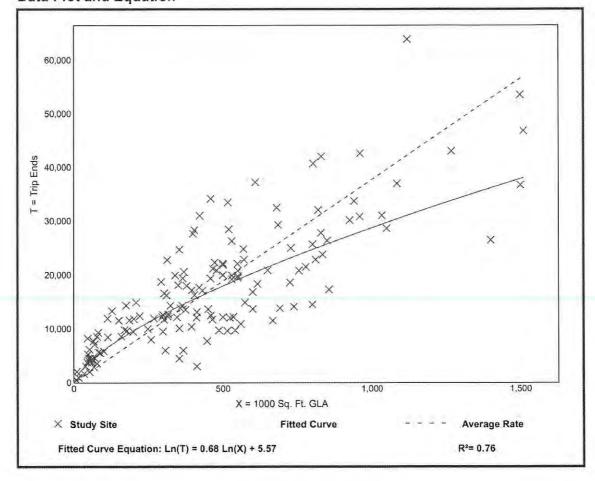
Number of Studies: 147 1000 Sq. Ft. GLA: 453

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



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

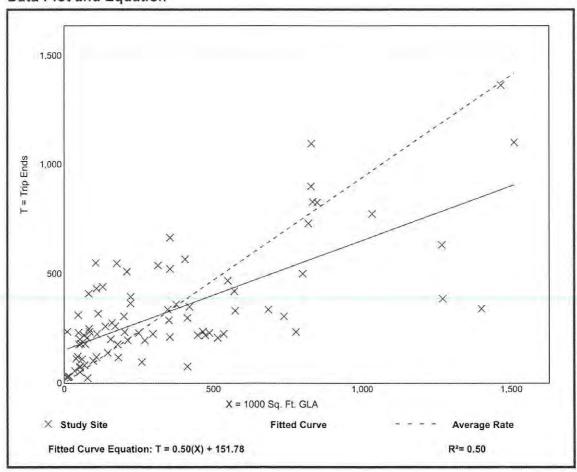
Number of Studies: 84 1000 Sq. Ft. GLA: 351

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation





Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 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 2.04 3.81 0.74 - 18.69

Data Plot and Equation

