



October 15, 2018

Mr. Brandon Dunn
Principal Planner
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

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COMMUNITY DEVELOPMENT

CPA 2018-10011

**Re: Small Brothers Commercial
CPA2018-10011
Sufficiency Submittal**

Mr. Dunn,

In response to the comment letter dated September 14, 2018, enclosed are the following items for your review:

1. Application Form
2. Table 1b
3. Revised Planning Narrative
4. Revised Area Map
5. Environmental Assessment
6. Revised Survey
7. Revised TIS

In addition to the above items, written responses to the comments are provided below:

General/Application Sufficiency Comments

- 1. The proposed FLUM provided in the application shows the entire property within the Commercial future land use category. This is inconsistent with other portions of the application where the applicant's stated 4.36 acres of wetlands. It should also be noted that the County's existing Future Land Use Map identifies 0.35 acres of uplands. Additionally, redesignating the entire site to Commercial will require the Expedited State Review Process, not the Small-Scale Review Process. Please correct the proposed FLUM and remedy these inconsistencies.**

The applicant has revised the application form to file for the State Expedited Review process. The applicant has no intention of impacting all of the wetlands, but if wetland areas are impacted, the former wetlands will be considered to be part of the "underlying" land use category, which would then be Commercial. It is possible for some wetland impacts to occur through the SFWMD environmental resource permit process, but unclear until permitting how much, if any and for what purpose. In assuming worst case, the Plan amendment is for 12 acres although it is highly unlikely that amount of wetland impact could occur on the property. The revised analysis is based on 10.5 acres post wetland impacts. At minimum we can anticipate 15% of the property in

preservation consistent with Lee County code. With 15% of the property in preservation 10.36 acres will remain for upland development. As a very conservative estimate, the analysis is therefore based on 10.5 acres of development at 10,000 square feet per acre. Please see the revised TIS.

2. **The application materials correctly identify that an amendment to Table 1(b) would be required as part of the proposed Lee Plan amendment, however the application packet did not include the proposed revisions to Table 1(b). Please provide the requested amendments to Table 1(b) and revise the application forms to update the "Project Summary" and "Requested Change" to indicate the amendments will include a text amendment to Table 1(b).**

Please see the attached text amendment to Table 1(b).

3. **Please note that the calculation of maximum allowable development may need to be revised depending on the amount of uplands and wetlands on the subject property.**

The wetland areas will be determined at the time of South Florida Water Management District permitting. Because wetland lines may change through permitting and development activities, the applicant is revising the submittal to be done as a large-scale comprehensive plan amendment and assume some minor changes to wetland lines.

4. **Please revise the Lee Plan narrative to include an analysis of the Southeast Lee County Vision Statement, Goal, Objectives, and Policies. The Lee Plan analysis should also address the Wetlands future land use category.**

Please see the attached revised Planning narrative.

CPA 2018-10011

5. **It appears that materials in application packet inaccurately depict the subject property within the EEPKO Overlay area. Please correct the maps by removing the "Lee Plan Overlay" boundary.**

The regional aerial that was submitted has been revised to remove the Overlay area.

Environmental Sufficiency Comments

1. **Applicant needs to provide the following required documents:**
 - a. **A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS);**
 - b. **A map and description of the soils found on the property (identify the source of the information);**
 - c. **A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA);**
 - d. **A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008;**

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OCT 29 2018

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- e. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands; and,
- f. 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.

Please see the attached Environmental Assessment conducted by Dex Bender and Associates.

- 2. The applicant made references to an environmental assessment performed by Dex Bender, but this assessment was not included with this application packet. The applicant's delineation of wetlands does not match the Future Land Use Map. If the applicant believes that the current FLUM incorrectly identifies the Wetlands future land use category on the subject property they may submit a JD or an ERP to remedy this through an administrative process.

Please see the attached environmental Assessment conducted by Dex Bender and Associates.

Legal Sufficiency Comments:

- 1. 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.

Please see the attached revised boundary survey. The request is for the entire property to change to Commercial. The wetland lines will be delineated through the SFWMD ERP process in accordance with the Lee Plan.

- 2. The applicant has not provided the required legal description for the proposed Commercial future land use category and Wetlands future land use category. The adopted FLUM depicts 0.35 acres of uplands within the perimeter boundary. The applicant has not provided a sketch of the property tied the state plane coordinates as required. The boundary survey provided by the applicant references an incorrect section township and range.

Please see the attached revised boundary survey. The request is for the entire property to change to Commercial. The wetland lines will be delineated through the SFWMD ERP process in accordance with the Lee Plan.

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CPA 2018-10011

Transportation Circulation Sufficiency Comments:

- 1. The maximum pass-by rate accepted by the county is 30%. The pass-by rate included in the application is 34%. The proposed amendment to the FLUM is to redesignate the subject property to the Commercial future land use category, which allows for a wide range of commercial uses. As an example, the medical office use could potentially be allowed in the property and will generate more traffic than general commercial uses and have less pass-by traffic. The general commercial uses with a high percent pass-by traffic in the traffic analysis is not a worst case analysis. Please discuss these concerns with county staff and revise the analysis.**
- 2. K & D factors shall be from the county's closest permanent count station, not from FDOT's portable traffic monitoring site.**
- 3. The background traffic is based a 2% annual increase, but does not include the approved projects in the area (Corkscrew Farms, Pepperland, WildBlue and Verdana) in the 5 year traffic analysis. It is requested that the applicant's consultant demonstrate that the growth rate adequately reflects a projected increase in the SF DU's for study area projects that are underway such as the Place at Corkscrew, WildBlue, Bella Terra, and Corkscrew Crossings along with a modest growth rate increase.**
- 4. The service volumes used for Corkscrew Rd from Grande Oak Way to Alico Rd in the 5-year analysis are uninterrupted flow highway service volumes. The interrupted facility service volumes should be used in the 5 year traffic analysis, consistent with the EEPCO study.**
- 5. For this CPA analysis, the assumption of buildout of WildBlue, The Place at Corkscrew, Pepperland Ranch, and Verdana in the 2040 analysis seems overly conservative and staff suggests that the consultant document assumptions about the assumed percentage of completion for these four projects in 2040. It is possible that buildout for adjacent projects would be considered in a separate proportionate share analysis, if necessary and subject to AC-13-16 separate from the CPA review process.**

Please see the attached revised TIS from TR Transportation.

Please feel free to contact me if you have any questions.

DeLisi, Inc.

CPA 2018-10011

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Daniel DeLisi, AICP

cc. Neale Montgomery, Pavese Law Firm

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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

PROJECT SUMMARY:

Change the subject property from DR/GR to commercial to allow for neighborhood convenience uses.

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

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

REQUESTED CHANGE:

TYPE: (Check appropriate type)

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

List Number(s) of Map(s) to be amended: Maps 1, 6 and 7

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

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.


Signature of Owner or Authorized Representative

10-15-18
Date

Daniel DeLisi
Printed Name of Owner or Authorized Representative

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

Applicant: Bud Balsom, Senior Vice President

Address: 12810 Tamiami Trail N., Suite 200

City, State, Zip: Naples, FL 34110

Phone Number: (239) 352-5151

Email: budb@smallbrothers.com

Agent*: Daniel DeLisi, AICP

Address: 15598 Bent Creek Road

City, State, Zip: Wellington, FL, 33414

Phone Number: 239-913-7159

Email: dan@delisi-inc.com

Owner(s) of Record: See Applicant

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

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

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

A. Property Location:

1. Site Address: 15230 Corkscrew Road, Estero, FL, 33928

2. STRAP(s): 22-46-26-00-00001.0010

B. Property Information:

Total Acreage of Property: 12.19

Total Acreage included in Request: 12.19 +/-

Total Uplands: 7.83

Total Wetlands: 4.36

Current Zoning: CC (Community Commercial)

Current Future Land Use Designation: DR/GR

DR/GR: 7.83 acres, Wetlands: 4.36

Area of each Existing Future Land Use Category: acres

Existing Land Use: vacant

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

Lehigh Acres Commercial Overlay: _____

Airport Noise Zone 2 or 3: _____

Acquisition Area: _____

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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

Commercial intensity 10.5 +/- Acres (105,000 square feet @ 10K sq. ft. per acre)

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

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

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

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

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

B. Public Facilities Impacts

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

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

Long Range – 20-year Horizon:

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

Short Range – 5-year CIP horizon:

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

CPA 2018-10011

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OCT 29 2018

- 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).

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OCT 29 2018

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

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

C. Environmental Impacts

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

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

D. Impacts on Historic Resources

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

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

E. Internal Consistency with the Lee Plan

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

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

F. Additional Requirements for Specific Future Land Use Amendments

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

G. Justify the proposed amendment based upon sound planning principles

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

H. Planning Communities/Community Plan Area Requirements

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

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

CYA 2018-10011

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OCT 28 2018
Page 7 of 9

- ☐ 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.

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CPA 2018-10011

TABLE 1(b) Year 2030 Allocation

Future Land Use Category		Iona/McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category	Intensive Development				660	3	42		365		9	
	Central Urban	375	17		3,140		8,179		2,600			
	Urban Community	850	1,000		860	500	11,359			110	450	
	Suburban	2,488	1,975		1,200	675			6,690		1,700	
	Outlying Suburban	377				600			382		454	
	Sub-Outlying Suburban		25						140	66		950
	Commercial											
	Industrial	5	5		10							
	Public Facilities											
	University Community		850									
	Destination Resort Mixed Use Water Dependent	8										
	Burnt Store Marina Village											
	Industrial Interchange											
	General Interchange							15	31		6	30
	General Commercial Interchange											
	Industrial Commercial Interchange											
	University Village Interchange											
	Mixed Use Interchange											
	New Community											
	Airport											
	Tradeport											
	Rural		90			190	14		500	50	635	1,350
	Rural Community Preserve									3,100		
	Coastal Rural					1,300						
	Outer Island	1				45						
	Open Lands								45			1,800
	Density Reduction/ Groundwater Resource							4,000				2,100
	Conservation Lands Upland											
	Wetlands											
	Conservation Lands Wetland											
	Unincorporated County Total Residential	4,104	3,962		5,870	3,313	19,594	4,015	10,753	3,326	3,254	6,230
Commercial		1,100	1,944		2,100	226	1,300	68,80	1,687	18	1,700	139
Industrial		320	450		900	64	300	7,246	554	5	87	5
Non Regulatory Allocations												
Public		3,550	3,059		3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active AG						2,400		7,171	200	411	125	900
Passive AG						815		17,521	1,532	3,619	200	4,000
Conservation		9,306	2,969		188	14,767	1,541	31,210	1,317	336	5,068	864
Vacant		975	594		309	3,781	9,880	470	2,060	1,000	800	530
Total		19,355	12,978		12,867	27,466	47,904	79,701	22,103	10,201	18,234	14,168
Population Distribution (unincorporated Lee County)		34,538	36,963		58,363	13,265	153,011	1,270	71,001	6,117	25,577	8,760

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CPA 2018-10011

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Planning Narrative and Lee Plan Consistency

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CPA 2018-10011

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. Internal Consistency with the Lee Plan

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.

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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.

OBJECTIVE 1.5: WETLANDS. *Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with F.S. 373.019(17) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended in F.S. 373.4211.*

The subject property has areas that will likely be designated as wetlands in accordance with F.S. 373.019(17) through the use of the unified state delineation methodology. This will be done concurrent with the Environmental Resource Permit application process.

POLICY 1.5.1: *Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan.*

The proposed development will go through the environmental resource permit application process. To the extent that wetland areas are impacted by development, those areas will be mitigated for in accordance with State guidelines. Upland areas created through wetland impacts will revert to the underlying land use category as they will no longer be "wetlands". All wetland areas will be preserved in accordance with the environmental resource permit process and will contain uses consistent with Policy 1.5.1.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of*

services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

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.

GOAL 33: SOUTHEAST LEE COUNTY. *To protect natural resources in accordance with the County's 1990 designation of Southeast Lee County as a groundwater resource area, augmented through a comprehensive planning process that culminated in the 2008 report, Prospects for Southeast Lee County. To achieve this goal, it is necessary to address the inherent conflict between retaining shallow aquifers for long-term water storage and extracting the aquifer's limestone for processing into construction aggregate. The best overall balance between these demands will be achieved through a pair of complementary strategies: consolidating future mining in the traditional Alico Road industrial corridor while initiating a long-term restoration program to the east and south to benefit water resources and protect natural habitat. Residential and commercial development will not be significantly increased except where development rights are being explicitly concentrated by this plan. Agriculture uses may continue, and environmental restoration may begin. This goal and subsequent objectives and policies apply to Southeast Lee County as depicted on Map 1, Page 2.*

The proposed amendment fits within Goal 33. The amendment would allow for commercial uses to support the newly developed and permitted residential uses along the corridor. Goal 33 states that "Commercial development will not be significantly increased except where development rights are being explicitly concentrated by this plan." The amendment is being proposed as a map amendment specifically to concentrate the commercial uses at a specific strategic location so as to not lead to a potentially significant increase in commercial area.

OBJECTIVE 33.2: WATER, HABITAT, AND OTHER NATURAL RESOURCES. *Designate on a Future Land Use Map overlay the land in Southeast Lee County that is most critical toward restoring historic surface and groundwater levels and for improving the protection of other natural resources such as wetlands and wildlife habitat.*

The subject property is not designated in any Tier for Priority Restoration. In accordance with Lee Plan Map 1, Page 4, the subject property is not a priority.

OBJECTIVE 33.3: RESIDENTIAL AND MIXED-USE DEVELOPMENT. *Designate on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development rights on large tracts (Mixed-Use Communities), specific properties which provide opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections (Environmental Enhancement and Preservation*

Communities), and vacant properties with existing residential approvals that are inconsistent with the Density Reduction/Groundwater Resource future land use category (Improved Residential Communities).

The subject property does not fit the description of residential or mixed use. It is a small, strategically located property that can serve the commercial needs to the adjacent and nearby residential communities that have been permitted under this objective.

GOAL 114: WETLANDS. To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. (Ordinance No. 94-30)

The proposed development will go through the environmental resource permit application process. To the extent that wetland areas are impacted by development, those areas will be mitigated for in accordance with State guidelines.

OBJECTIVE 114.1: The natural functions of wetlands and wetland systems will be protected and conserved through the enforcement of the county's wetland protection regulations and the goals, objectives, and policies in this plan. "Wetlands" include all of those lands, whether shown on the Future Land Use Map or not, that are identified as wetlands in accordance with F.S. 373.019(17) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended by F.S. 373.4211.

The proposed development will go through the environmental resource permit application process. To the extent that wetland areas are impacted by development, those areas will be mitigated for in accordance with State guidelines.

POLICY 114.1.2: The county's wetlands protection regulations will be consistent with the following:

- 1. The county will not undertake an independent review at the Development Order stage of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.*
- 2. No development in wetlands regulated by the State of Florida will be permitted by Lee County without the appropriate state agency permit or authorization.*
- 3. Lee County will incorporate the terms and conditions of state permits into county permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.*

4. *Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.*
5. *Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.*

The proposed development will go through the environmental resource permit application process. As stated in the application above, the upland areas created through a dredge and fill permit will revert to the underlying land use category and will be mitigated for in accordance with State permits.

Reasonable efforts will be made to avoid and minimize impacts to wetlands. To the extent that impacts occur, mitigation will be required in accordance with State permits.

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.

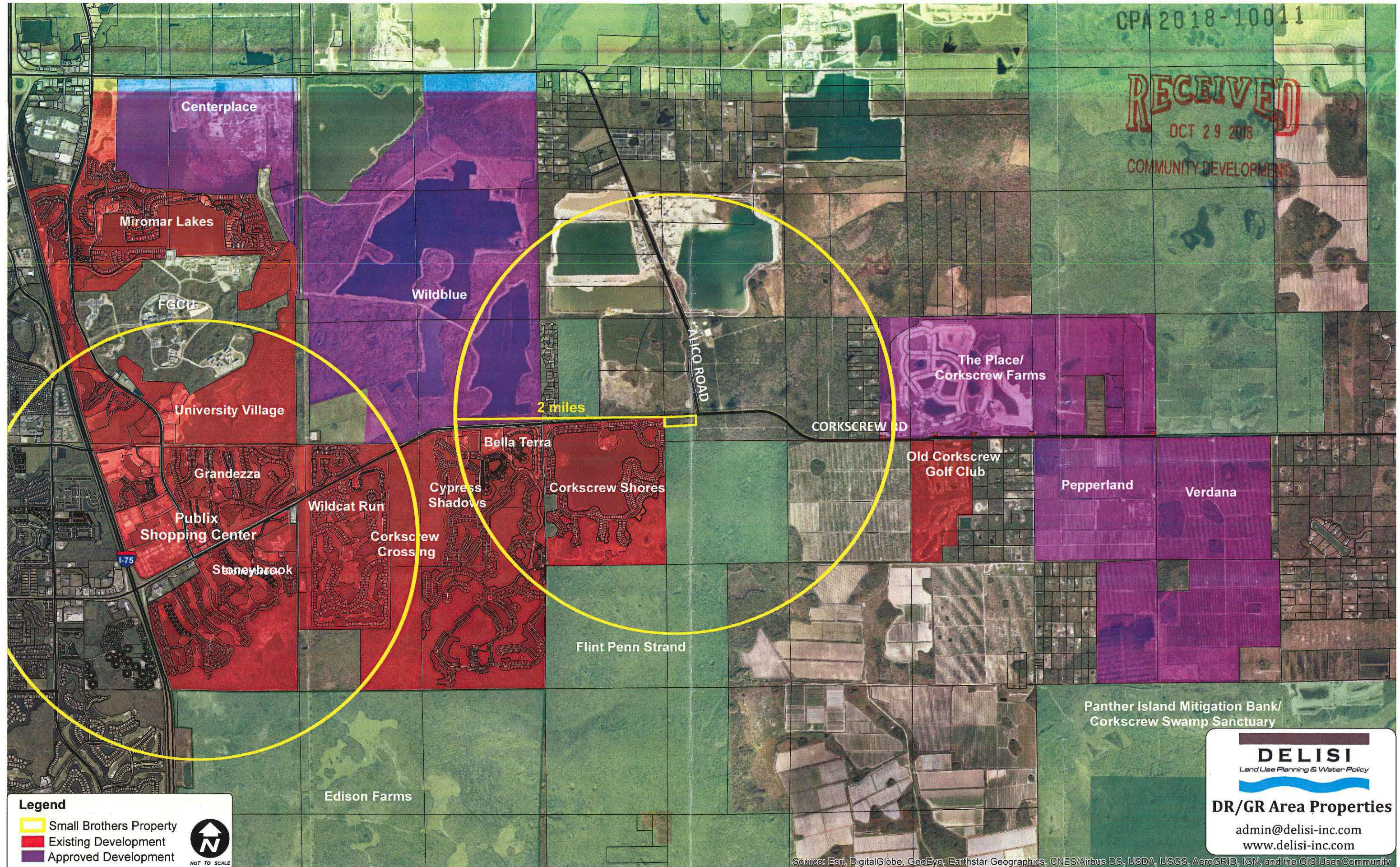
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Legend

- Small Brothers Property
- Existing Development
- Approved Development

NOT TO SCALE

DELISI
Land Use Planning & Water Policy

DR/GR Area Properties

admin@delisi-inc.com
www.delisi-inc.com

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

15230 Corkscrew Road Parcel

Protected Species Assessment

Section 22, Township 46 South, Range 26 East
Lee County, Florida

August 2017

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Prepared for:

**Small Brothers, LLC
12810 Tamiami Trail N., Suite 200
Naples, FL 34110**

CPA 2018-10011

Prepared by:

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

Introduction

The 12.19± acre project is located within a portion of Section 22, Township 46 South, Range 26 East, Lee County, Florida. The parcel is bordered to the north by Corkscrew Road, to the west by single family homes within the Corkscrew Shores community, and to the south and east by county owned land.

Site Conditions

The parcel consists of wetland and upland communities with varying densities of exotics. A herbaceous marsh is located along the southeast portion of the site.

Vegetation

The predominant upland and wetland vegetation associations were mapped in the field on Lee County 2016 digital color 1" = 100' scale aerial photography. Six vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations. The acreage is summarized by FLUCCS code on Table 1. A brief description of each FLUCCS code is provided below.

Table 1. Acreage summary by FLUCCS

FLUCCS CODE	DESCRIPTION	ACREAGE
411E	Pine Flatwoods invaded by Exotics (5-9%)	3.83
411E2	Pine Flatwoods invaded by Exotics (10-25%)	1.31
414E2	Pine - Mesic Oak invaded by Exotics (10-25%)	1.75
428HE3	Hydric Cabbage Palm invaded by Exotics (51-75%)	0.94
619	Exotic Wetland Hardwoods	2.76
641E4	Freshwater Marshes invaded by Exotics (76-90%)	1.60
TOTAL		12.19

FLUCCS 411E, Pine Flatwoods invaded by Exotics (5-9%)

This upland community consists of a canopy of slash pine (*Pinus elliottii*) with widely scattered melaleuca (*Melaleuca quinquenervia*) and laurel oak (*Quercus laurifolia*). The understory is comprised of cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), saltbush (*Baccharis halimifolia*), and scattered dahoon holly (*Ilex cassine*). Brazilian pepper (*Schinus terebinthifolius*) is present to varying extents within this community. Ground cover is dominated by saw palmetto (*Serenoa repens*). Additional ground cover species include grape vine (*Vitis* sp.),

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gallberry (*Ilex glabra*), Virginia creeper (*Parthenocissus quinquefolia*), and beauty berry (*Callicarpa americana*).

FLUCCS Code 414E2 Pine - Mesic Oak invaded by exotics (26-50%)

This upland community, located in the northwestern portion of the property, consists of a canopy of slash pine and laurel oak, with a understory comprised of cabbage palm, Brazilian pepper, wax myrtle (*Myrica cerifera*), and myrsine (*Rapanea punctata*). Ground cover species include saw palmetto, greenbrier (*Smilax* sp.), and scattered grape vine.

FLUCCS Code 428HE3 - Hydric Cabbage Palm invaded by Exotics (51-75%)

The southwestern portion of the property was likely cleared in the past and is comprised of a canopy of cabbage palm, laurel oak, and Brazilian pepper. The midstory is open and ground cover is comprised primarily of leaf duff.

FLUCCS Code 619 - Exotic Wetland Hardwoods

This FLUCCS code describes the areas along the edge of the freshwater marsh and extends into the northeast portion of the parcel. The canopy and subcanopy of this community is dominated by Brazilian pepper with scattered slash pine, melaleuca (*Melaleuca quinquenervia*), red maple (*Acer rubrum*), and cabbage palm. Other vegetative species present include saltbush, myrsine, and wax myrtle.

FLUCCS Code 641E4 - Freshwater Marshes invaded by Exotics (76-90%)

A 1.60± acre wetland is located on the southeast portion of the property. The canopy and subcanopy in this area consists of scattered willow (*Salix caroliniana*). Ground cover is dominated by a thick growth of primrose willow (*Ludwigia peruviana*), along with para grass (*Urochloa mutica*), fireflag (*Thalia geniculata*), arrowhead (*Sagittaria* sp.), and climbing cassia (*Senna pendula*). Other ground cover species present include foxtail grass (*Setaria* sp.), old world climbing fern (*Lygodium microphyllum*), water lily (*Nymphaea odorata*), and coinwort (*Centella asiatica*).

Survey Method

Each habitat type was surveyed for the occurrence of listed species likely to occur in the specific habitat types. The survey was conducted using meandering pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. Observations of the freshwater marsh were taken from areas surrounding the marsh. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 100' scale aerial Protected Species Assessment Map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the mid-morning hours of August 23, 2017. During the survey, the weather was warm and sunny.

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Species listed as endangered, threatened, or species of special concern by the Florida FWC or the FWS that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are listed in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions, and is provided for general informational purposes only.

Prior to conducting the protected species survey, a review of the FWC listed species occurrence database (Updated June 2017) was conducted to determine the known occurrence of listed species in the project area. The database does not indicate the presence of any known State or Federally listed species either on or immediately adjacent to the project area.

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

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
411E 411E2	80	Gopher Frog (<i>Rana areolata</i>) Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Gopher Tortoise (<i>Gopherus polyphemus</i>) Red-cockaded Woodpecker (<i>Picoides borealis</i>) Southeastern American Kestrel (<i>Falco sparverius paulus</i>) Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>) Florida Panther (<i>Felis concolor coryi</i>) Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>) Fakahatchee Burmannia (<i>Burmannia flava</i>) Florida Coontie (<i>Zamia floridana</i>) Satinleaf (<i>Chrysophyllum olivaeforme</i>)		√ √ √ √ √ √ √ √ √ √ √ √
414E2	80	Gopher Frog (<i>Rana areolata</i>) Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>) Florida Panther (<i>Felis concolor coryi</i>)		√ √ √ √
428HE3	80	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Audubon's Crested Caracara (<i>Polyborus plancus audubonii</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>) Florida Panther (<i>Felis concolor coryi</i>) Simpson's Stopper (<i>Myrcianthes frangrans</i> var. <i>simpsonii</i>)		√ √ √ √ √
619	80	None		

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641E4	80	American Alligator (<i>Alligator mississippiensis</i>)	✓
		Florida Sandhill Crane (<i>Grus canadensis pratensis</i>)	✓
		Limpkin (<i>Aramus guarauna</i>)	✓
		Little Blue Heron (<i>Egretta caerulea</i>)	✓
		Reddish Egret (<i>Egretta rufescens</i>)	✓
		Snail Kite (<i>Rostrhamus sociabilis</i>)	✓
		Snowy Egret (<i>Egretta thula</i>)	✓
		Tricolored Heron (<i>Egretta tricolor</i>)	✓
		Wood Stork (<i>Mycteria americana</i>)	✓
		Everglades Mink (<i>Mustela vison evergladensis</i>)	✓

Results

No species listed by the FWC and/or FWS as threatened, endangered, or species of special concern were observed during the protected species survey. Widely scattered pine tree snags with potential bonneted bat cavities were observed. There is potential for periodic opportunistic foraging by both listed and non-listed species of wading birds within the freshwater marsh on the property, but is unlikely due to the thick growth of undesirable vegetative species. In addition to the site inspection, a search of the FWC species database (updated in July 2017) revealed no known protected species within or immediately adjacent to the project limits.

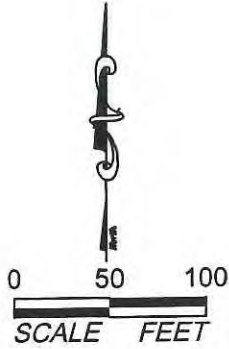
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SECTION: 22
TOWNSHIP: 46 S
RANGE: 26 E



- Notes:
1. Property boundary is approximate and was obtained from the Lee County Property Appraiser's Website.
 2. Mapping based on photointerpretation of 2016 aerial photography and ground truthing in August 2017.
 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
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414E2	Pine - Mesic Oak Invaded by Exotics (26-50%)	1.75 ac.
428HE3	Hydric Cabbage Palm Invaded by Exotics (51-75%)	0.94 ac.
619	Exotic Wetland Hardwoods	2.76 ac.
641E4	Freshwater Marshes Invaded by Exotics (76-90%)	1.60 ac.
Total		12.19 ac.

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PERMIT USE ONLY, NOT FOR CONSTRUCTION

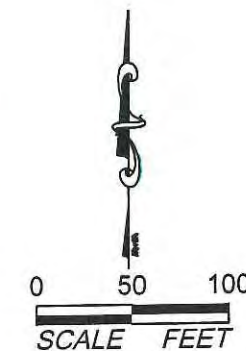
July 26, 2018 8:48:16 a.m.
Drawing: SMALLB1PLAN.DWG

Vegetation Map

15230 Corkscrew Road Parcel

DEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

SECTION: 22
TOWNSHIP: 46 S
RANGE: 26 E



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411E2	Pine Flatwoods Invaded by Exotics (26-50%)	1.31 ac.
414E2	Pine - Mesic Oak Invaded by Exotics (26-50%)	1.75 ac.
428HE3	Hydric Cabbage Palm Invaded by Exotics (51-75%)	0.94 ac.
619	Exotic Wetland Hardwoods	2.76 ac.
641E4	Freshwater Marshes Invaded by Exotics (76-90%)	1.60 ac.
Total		12.19 ac.

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PERMIT USE ONLY, NOT FOR CONSTRUCTION

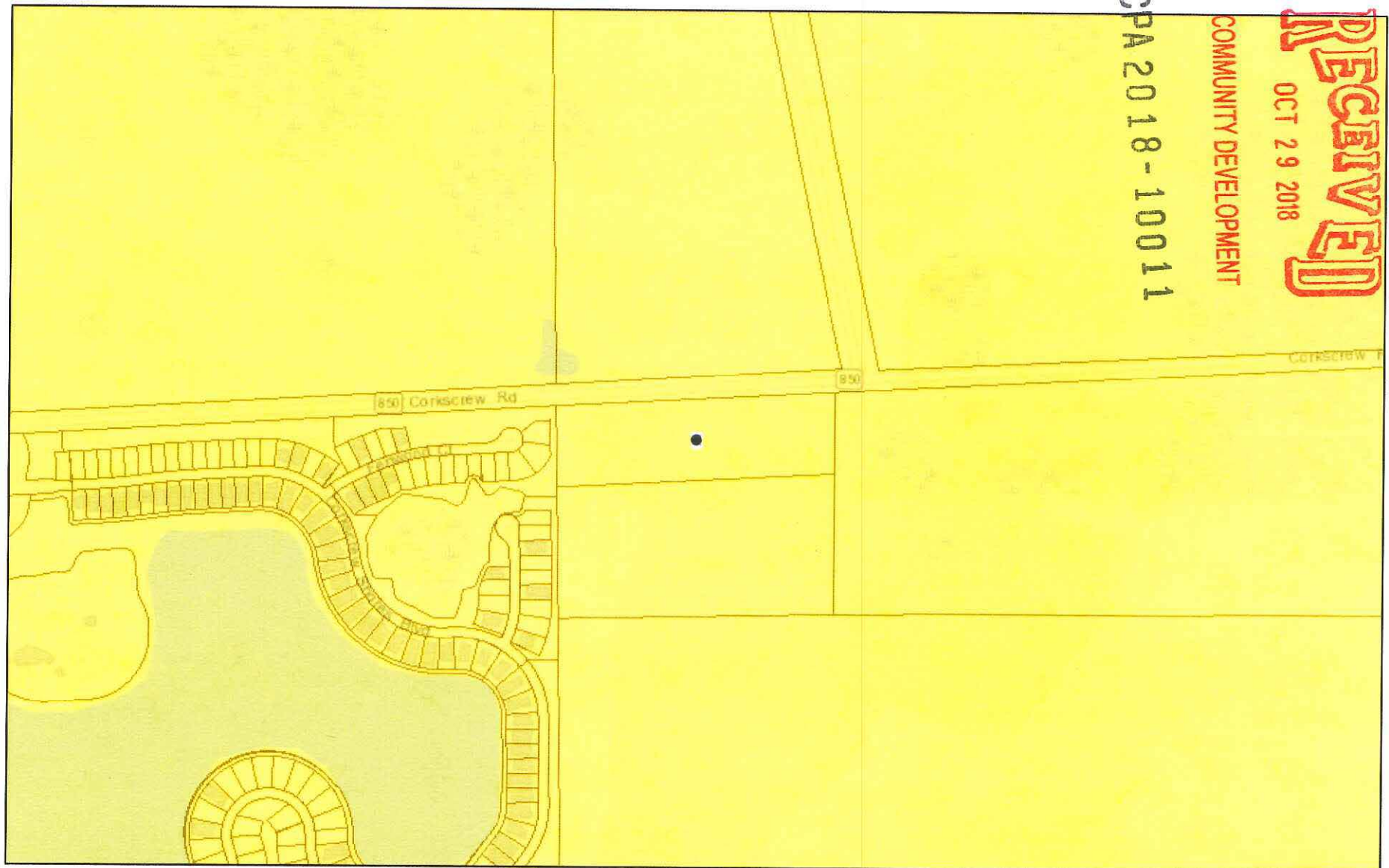
July 26, 2018 8:48:16 a.m.
Drawing: SMALLB1PLAN.DWG

Figure 1. Protected Species Assessment Map

15230 Corkscrew Road Parcel

BDEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

Flood Zone Web Map



10/29/2018, 9:40:28 AM

- | | | |
|-----------------|---|-----------------|
| FIRM Panel | AE | X |
| FIRM Flood Zone | A | FIRM Floodway |
| VE | X (shaded) (0.2 PCT ANNUAL CHANCE FLOOD HAZARD) | Flooding Source |

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,



10/27/2018

current owner:

SMALL BROTHERS LLC
8620 TYLER BLVD
MENTOR, OH
44060

This is in response to your request for Flood Insurance Rate Map information for the following property.
STRAP Number: 22-46-26-00-00001.0010
15230 CORKSCREW RD
ESTERO, FL 33928

Current FIRM information for this parcel:

Community-125124
Panel-0625
Suffix-F
Effective Date-8-28-2008
Revised Date-No Revision
Graphically determined as Flood Zone: X-100.00%
Floodway -- NO

Construction FIRM information for this parcel:

Vacant property

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Additional current information regarding FIRM maps, flooding or others hazards for this parcel:

Coastal High Hazard Area -- NO
Coastal Building Zone -- NO
Evacuation Zone -- C
Coastal Barrier Resources / OPA:NO
Coastal Barrier Resources System (COBRA)-old -- NO
Watershed -- Estero River-98.67%, Imperial River-1.33%
WindSpeed Building Risk Category I -- 150 mph, FBC figure 1609C
WindSpeed Building Risk Category II -- 160 mph, FBC figure 1609A
WindSpeed Building Risk Category III and IV -- 170 mph, FBC figure 1609B

This determination is based on the Flood Insurance Rate Map (FIRM), which is published by FEMA and adopted by Lee County. Purchasing flood insurance is necessary to obtain a federal grant, FHWA, VA, and most conventional loans to buy, build, or rebuild a structure in a Special Flood Hazard Area.

This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area (SFHA) may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the County or any officer or employee thereof, for any damage that results from reliance on this determination.

To discuss this letter, please contact Lee County Community Development, (239) 533-8585.

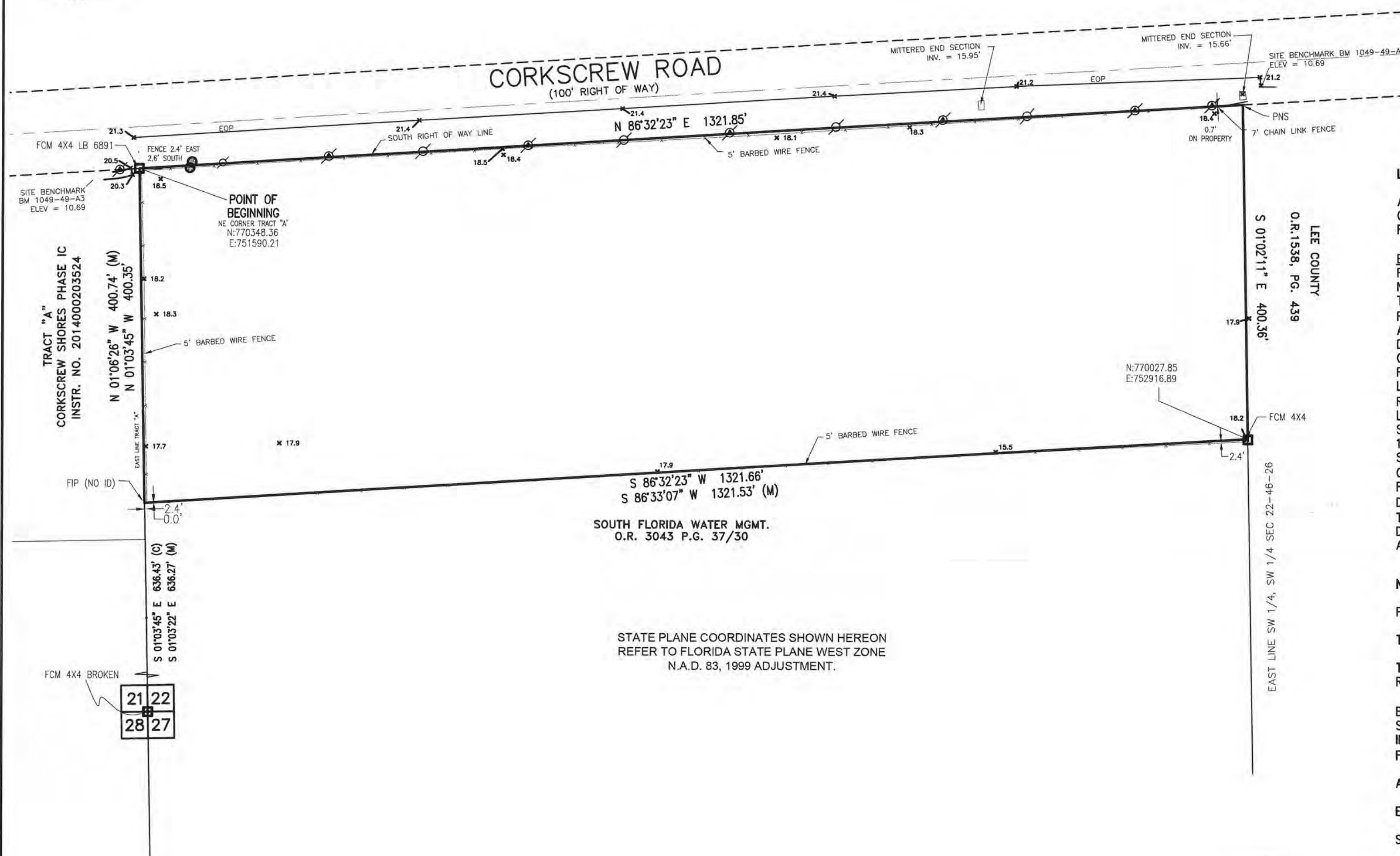
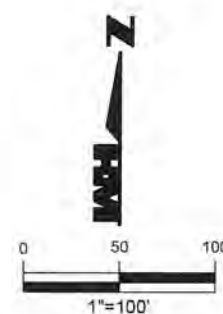
Sincerely,

Shawn McNulty
Interim Building Official and
Floodplain Administrator

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CPA 2018-10011



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 TOWNSHIP 26 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A", CORKSCREW SHORES PHASE IC, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2014000203524 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, THE SAME BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY. THENCE RUN N86°32'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 1321.85 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1538, PG. 439 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S01°02'11"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE EAST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1538, PG. 439, FOR A DISTANCE OF 400.36 FEET TO A POINT LYING 400 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN S86°32'23"W PARALLEL WITH AND 400 FEET SOUTH OF SAID SOUTH RIGHT-OF-WAY OF CORKSCREW ROAD, FOR A DISTANCE OF 1321.66 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE RUN N01°03'45"W ALONG THE EAST LINE OF SAID TRACT "A" FOR A DISTANCE OF 400.35 FEET, TO THE POINT OF BEGINNING, CONTAINING 12.1 ACRES, MORE OR LESS.

NOTES:

PROPERTY AREA: 12.1 ACRES, MORE OR LESS.

THIS PROPERTY WAS VACANT AT THE TIME OF SURVEY.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF TRACT "A", CORKSCREW SHORES PHASE IC, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2014000203524 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AS BEING N 01°03'45" W.

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

SITE BENCHMARKS: BM 1097-49-A2, SET MAGNETIC NAIL AND DISC, LB 1772 IN DRIVEWAY, OUTSIDE OF NORTHEAST OF PROPERTY, EL = 20.69
BM 1097-49-A3, SET MAGNETIC NAIL AND DISC, LB 1772 IN SIDEWALK OUTSIDE OF NORTHWEST PROPERTY CORNER, EL = 20.55.

THIS PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 4/17/18.

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

CERTIFIED TO: SMALL BROTHERS, LLC

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY *Thomas M. Murphy* LS5628
THOMAS M. MURPHY STATE OF FLORIDA



Digitally signed by Thomas M Murphy
DN: cn=Thomas M Murphy, o=Hole Montes Inc, ou,
email=tommurphy@hmeng.com, c=US
Date: 2018.10.25 15:45:26 -04'00'

LEGEND

These standard symbols will be found in the drawing.

- FOUND CONCRETE MONUMENT
- FOUND IRON PIN
- CONCRETE POLE
- WOOD POLE
- WATER SAMPLE POINT
- SPOT ELEVATION (FEET)

- (C) = CALCULATED
- CONC. = CONCRETE
- FCM = FOUND CONCRETE MONUMENT
- FIP = FOUND IRON PIN UNLESS OTHERWISE STATED
- " = INCH
- (M) = MEASURED
- (P) = PLAT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- EOP = EDGE OF PAVEMENT
- PNS = PIN NOT SET

H:\2018\201801\BOUNDARIES\20180118\1.dwg 10/25/2018 3:06:19 PM Plotted by: BenNash

LETTER	REVISIONS	DATE	REV BY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

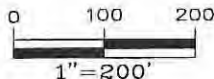
PARTY CHIEF: AT 1047/79	DATE: 4/17/18
DRAWN BY: BEN/AMR	DATE: 10/18
SHEET 1	OF SHEET 1
SEC-TWN-RGE 22-46-26	

H.M.
HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS

6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SMALL BROS.
CORKSCREW ROAD
BOUNDARY SURVEY

DRAWING NO. H-825
PROJECT NO. 18.551
REFERENCE NO. 2018551-1.dwg



POINT OF BEGINNING
TRACT "A"
CORKSCREW SHORES PHASE IC
INSTR. NO. 2014000203524

EAST LINE TRACT "A"

N 01°03'45" W 400.35'

N:770348.36
E:751590.21

STATE PLANE COORDINATES SHOWN HEREON
REFER TO FLORIDA STATE PLANE WEST ZONE
N.A.D. 83, 1999 ADJUSTMENT.

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CPA 2018-10011

S 86°32'23" W 1321.66'
SOUTH FLORIDA WATER MGMT.
O.R. 3043 P.G. 37/30

400.0'

N:770027.85
E:752916.89

EAST LINE SW 1/4, SW 1/4 SEC 22-46-26 S 01°02'11" E 400.36'

LEE COUNTY
O.R.1538, PG. 439

Digitally signed by
Thomas M Murphy
DN: cn=Thomas M
Murphy, o=Hole
Montes Inc, ou,
email=tommurphy
@hmeng.com, c=US
Date: 2018.10.25
15:47:32 -04'00'



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
THE SOUTHWEST QUARTER OF SECTION 22 TOWNSHIP 26 SOUTH,
RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A",
CORKSCREW SHORES PHASE IC, ACCORDING TO THE PLAT
THEREOF AS RECORDED AS INSTRUMENT NUMBER
2014000203524 OF THE PUBLIC RECORDS OF LEE COUNTY
FLORIDA, THE SAME BEING A POINT ON THE SOUTH
RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT WIDE
PUBLIC RIGHT-OF-WAY. THENCE RUN N86°32'23"E ALONG THE
SOUTH RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A
DISTANCE OF 1321.85 FEET TO A POINT ON THE EAST LINE OF
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 22, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE
COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WEST LINE
OF THOSE LANDS DESCRIBED IN O.R. BOOK 1538, PG. 439 OF
THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN
S01°02'11"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE
EAST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1538, PG.
439, FOR A DISTANCE OF 400.36 FEET TO A POINT LYING 400
FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH
RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN
S86°32'23"W PARALLEL WITH AND 400 FEET SOUTH OF SAID
SOUTH RIGHT-OF-WAY OF CORKSCREW ROAD, FOR A DISTANCE
OF 1321.66 FEET TO A POINT ON THE EAST LINE OF SAID
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SAID TRACT "A" FOR A DISTANCE OF 400.35 FEET, TO THE POINT
OF BEGINNING. CONTAINING 12.1 ACRES, MORE OR LESS.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY Thomas M. Murphy LS5628
THOMAS M. MURPHY STATE OF FLORIDA

DRAWN BY: BEN	DATE: 10/18
SHEET # 1	OF SHEET 1
SEC-TWN-RGE: 22-46-26	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
SMALL BROS. CORKSCREW

DRAWING NO. H-824
PROJECT NO. 18.551
FILE NAME 18551 metes bnd.dwg

October 15, 2018

Mr. Daniel Delisi, AICP
15598 Bent Creek Road
Wellington FL 33414

RE: CPA2018-10011, Small Brothers Commercial

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CPA 2018-10011

Dear Mr. Delisi:

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

LC T.I.S. Application Sufficiency Checklist:

- The maximum pass-by rate accepted by the county is 30%. The pass-by rate included in the application is 34%. The proposed amendment to FLUM is to redesignate the subject property to the Commercial future lane use category, which allows for a wide range of commercial uses. As an example, the medical office use could potentially be allowed in the property and will generate more traffic than general commercial uses and have less pass-by traffic. The general commercial uses with a high percent pass-by traffic in the traffic analysis is not a worst case analysis. Please discuss these concerns with county staff and revise the analysis.*

Attached to this response is the updated TIS which has been revised based on the 30% pass-by capture. Note, the TIS has also been revised based on the proposed 105,000 square feet of retail uses.

Additionally, a general commercial use (LUC 820) generates significantly more PM peak hour trips than a medical office use (LUC 720) of a similar size when comparing the PM peak hour trip generation for both uses. Therefore, utilizing LUC 820 (Shopping Center) is the worst case scenario in terms of trip generation potential.

- K & D factors shall be from the county's closest permanent count station, not from FDOT's portable traffic monitoring site.*

Attached to this response is the updated TIS which has been revised to utilize the K and D factors from the nearest County Permanent count station.

3. *The background traffic is based on a 2% annual increase, but does not include the approved projects in the area (Corkscrew Farms, Pepperland, WildBlue and Verdana) in the 5 year traffic analysis. It is requested that applicant's consultant demonstrate that the growth rate adequately reflects a projected increase in the SF DU's for study area projects that are underway such as the Place at Corkscrew, WildBlue, Bella Terra, and Corkscrew Crossings along with a modest growth rate increase.*

Both the 2023 and 2040 Level of Service Analysis has been revised to include a reasonable portion of construction activity for the surrounding residential developments. See page 2 for detailed calculations in the Appendix, titled "Table E-2 From EEPKO Study" of the attached revised TIS.

4. *The service volumes used for Corkscrew Rd from Grande Oak Way to Alico Rd in the 5 year analysis are uninterrupted flow highway service volumes. The interrupted facility service volumes should be used in the 5 year traffic analysis, consistent with the EEPKO study.*

The 5-year traffic analysis has been updated to be consistent with the service volumes as utilized in the EEPKO study. However, according to FDOT's Quality/Level of Service Handbook "Uninterrupted flow highways are roadways with a combination of roadway segments, which have average signalized intersection spacing greater than 2 miles and are not freeways." Alico Road, north of Corkscrew Road and Corkscrew Road between Ben Hill Griffin Parkway and Alico Road, have an average intersection spacing greater than 2 miles. There are only 2 signals on Corkscrew Road between Ben Hill Griffin Parkway and Alico Road.

5. *For this CPA analysis, the assumption of buildout of WildBlue, The Place at Corkscrew, Pepperland Ranch, and Verdana in the 2040 analysis seems overly conservative and staff suggests that the consultant document assumptions about the assumed percentage of completion for these four projects in 2040. It is possible that buildout for adjacent projects would be considered in a separate proportionate share analysis, if necessary and subject to AC-13-16 separate from the CPA review process.*

2040 Level of Service Analysis has been revised to include a reasonable portion of construction activity for the surrounding residential developments. See page 2 for detailed calculations in the Appendix, titled "Table E-2 From EEPKO Study" of the attached revised TIS.

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CPA 2018-10011

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

Sincerely,



Ted B. Treesh, PTP
President



Yury Bykau, E.I.
Transportation Consultant

Attachments

CPA 2018-10011

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MEMORANDUM

TO: Mr. Daniel DeLisi, AICP
DeLisi, Inc.

FROM: Yury Bykau
Transportation Consultant

Ted B. Treesh
President

DATE: Revised October 15, 2018

RE: 15230 Corkscrew Road
Large Scale Comprehensive Plan Amendment
Lee County, Florida

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CPA 2018-10011

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Large Scale Comprehensive Plan Amendment for a property located on the south side of Corkscrew Road just west of its intersection with Allico 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 Large 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

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 13,125 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	105,000 sq. ft. of Retail (13,125 sq.ft. / acre)

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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

CPA 2018-10011

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (105,000 sq. ft.)	126	78	204	270	293	563	6,215

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. However, Lee County only permits a maximum reduction in trips due to "pass-by" traffic for shopping centers of

thirty percent (30%). Therefore, thirty percent (30%) pass-by reduction was utilized for the proposed shopping center uses.

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 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

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	126	78	204	270	293	563	6,215
Less 30% Pass-By Trips	-31	-30	-61	-84	-85	-169	-1,865
Net New Trips	95	48	143	186	208	394	4,350

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 "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 PM peak hour trips from the

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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 EEPKO 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 (DIRPM) completed for the EEPKO study.

However, the Lee County Infrastructure Planning Staff indicated that assuming the full build-out of all four residential developments by 2040 would be overly conservative. Therefore, approximately two-thirds (2/3) or approximately 67% of the total PM peak hour trips as a result of the surrounding residential developments was deemed reasonable to utilize in the 2040 Level of Service analysis. For detailed calculations regarding the traffic generated as a result of the surrounding residential developments, refer to the attached second page under the section titled "Table E-2 From EEPKO 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 DIRPM obtained from the EEPKO 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. Table 4A also included the projected traffic to be added by the future surrounding residential developments of the WildBlue, The Place

(Corkscrew Farms), Pepperland Ranch and Verdana. The traffic regarding these developments was obtained from the same sources as described in the previous section of this Memorandum. However, approximately one-half (1/2) or 50% of the total PM peak hour trips as a result of the surrounding residential developments was utilized in the 2023 Level of Service analysis whereas approximately 67% was utilized in the 2040 Level of Service. For detailed calculations regarding the traffic generated as a result of the surrounding residential developments, refer to the attached second page under the section titled "Table E-2 From EEPKO Study".

From Table 4A, all roadway links except for Corkscrew Road between Palermo Lake Court and Bella Terra Boulevard are shown to operate at an acceptable Level of Service in 2023 both with and without the trips from the proposed development. Corkscrew Road between Palermo Lake Court and Bella Terra Boulevard are shown to operate at a LOS "F" both with and without the project in the year 2023. Therefore, these segments of Corkscrew Road are considered as future existing transportation deficiencies that this project should not be responsible for mitigating. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program.

Conclusion

The proposed Large 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 Large Scale Comprehensive Plan amendment, all roadway links except for Corkscrew Road between Palermo Lake Court and Bella Terra Boulevard are shown to operate at an acceptable Level of Service in 2023 both with and without the trips from the proposed development. Corkscrew Road between Palermo Lake Court and Bella Terra Boulevard are shown to operate at a LOS "F" in the background conditions in the year 2023. Therefore, these segments of Corkscrew Road are considered as future existing transportation deficiencies that this project should not be responsible for mitigating. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to 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 Large Scale Comprehensive Plan Amendment. In addition, the change to the land use will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

Attachments

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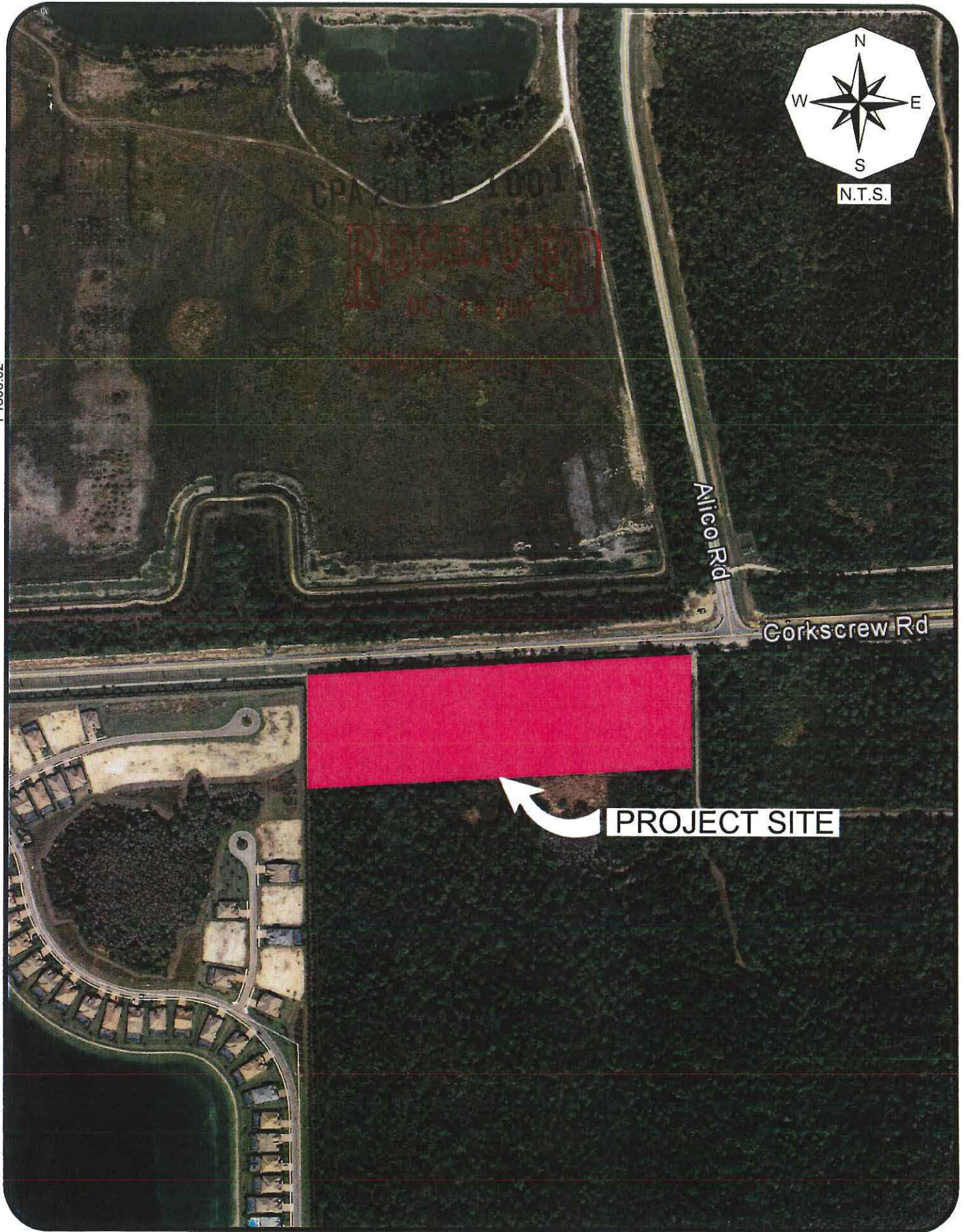
FIGURE 1

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TABLES 1A & 2A
2040 LOS ANALYSIS

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

ROADWAY	ROADWAY SEGMENT		2040 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
	FROM	TO	# Lanes	Roadway Designation	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E 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	Corkscrew Rd	S. Mallard Ln	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)

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

TOTAL PM PEAK HOUR PROJECT TRAFFIC				394	VPH	IN=	186	OUT=	208														
ROADWAY SEGMENT				2040 FSUTMS				AADT BACKGROUND	K-100	100TH HIGHEST HOUR PK DIR	D	PM PK HR PEAK	2040 BACKGROUND PEAK DIRECTION TRAFFIC VOLUMES & LOS	PM PK HR PK DIR TRAFFIC FROM OTHER	PM PK HR PK DIR TRAFFIC FROM	2040 BACKGROUND + OTHER + VERDANA PEAK DIRECTION TRAFFIC VOLUMES & LOS	PROJECT TRAFFIC	PK DIR PM PROJ	2040 BACKGROUND + OTHER + VERDANA + PROJECT PEAK DIRECTION TRAFFIC VOLUMES & LOS				
ROADWAY	FROM	TO	PSWD ¹	PCS #	MOCF	TRAFFIC	FACTOR ¹	2-WAY VOLUME	FACTOR ¹	DIRECTION	VOLUME	LOS	PROJECTS ²	VERDANA ³	VOLUME	LOS	DIST	TRAFFIC	VOLUME	LOS			
Corkscrew Rd	Grande Oak Way	Wildcat Run Dr	23,859	15	0.91	21,712	0.094	2,041	0.54	EAST	1102	B	414	148	1,664	B	20%	42	1,706	B			
	Wildcat Run Dr	WildBlue West Entr	20,872	15	0.91	18,994	0.094	1,785	0.54	EAST	964	A	435	151	1,550	B	25%	52	1,602	B			
	WildBlue West Entr	Cypress Shadows Blvd	20,872	15	0.91	18,994	0.094	1,785	0.54	EAST	964	A	378	154	1,496	B	35%	73	1,569	B			
	Cypress Shadows Blvd	Bella Terra Blvd	20,872	15	0.91	18,994	0.094	1,785	0.54	EAST	964	A	378	154	1,496	B	40%	63	1,579	B			
	Bella Terra Blvd	Allico Rd	14,579	15	0.91	13,267	0.094	1,247	0.54	EAST	673	A	365	169	1,207	B	55%	114	1,321	B			
	Allico Rd	Corkscrew Farms Entr	8,074	15	0.91	7,347	0.094	691	0.54	EAST	373	B	537	268	1,178	D	40%	63	1,261	E			
	Corkscrew Farms Entr	6 L's Farm Rd	7,692	15	0.91	7,000	0.094	658	0.54	EAST	355	B	298	313	966	D	30%	62	1,026	D			
	6 L's Farm Rd	Pepperland Entr	7,444	15	0.91	6,774	0.094	637	0.54	EAST	344	B	298	319	961	D	30%	62	1,023	D			
Allico Rd	Corkscrew Rd	S. Mallard Ln	7,953	53	0.91	7,237	0.092	666	0.51	SOUTH	326	B	205	99	630	C	5%	9	630	C			

1 K & D factors were obtained from the 2017 Lee County Traffic Count Report.

2 Approximately 67% (or 2/3rd) of the PM peak hour peak direction traffic for Other projects (Wildblue, The Place, Pepperland Ranch) was obtained from the Lee County's Environmental Enhancement & Preservation Communities Overlay (EEPCO) Study. See Appendix titled "Table E-2 From EEPCO Study" for detailed calculations (page 2).

3 Approximately 67% (or 2/3rd) of 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. See Appendix titled "Table E-2 From EEPCO Study" for detailed calculations (page 2).

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

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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 = 143 VPH IN= 95 OUT= 48
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 394 VPH IN= 186 OUT= 208

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT		
								PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Corkscrew Rd	W. of Wildcat Run Dr	2LD	0	140	800	860	860	20%	42	5.2%
	W. of WildBlue Entr	2LU	0	140	800	860	860	25%	52	6.5%
	W. of Cypress Shadows Blvd	2LU	0	140	800	860	860	35%	73	9.1%
	W. of Bella Terra Blvd	2LU	0	140	800	860	860	40%	83	10.4%
	W. of Alico Rd	2LU	0	140	800	860	860	55%	114	14.3%
	W. of Corkscrew Farms Entr	2LU	130	420	850	1,210	1,640	40%	83	9.8%
	W. of 6 L's Farm Rd	2LU	130	420	850	1,210	1,640	30%	62	7.3%
	W. of Pepperland Entr	2LU	130	420	850	1,210	1,640	30%	62	7.3%
Alico Rd	N. of Corkscrew Rd	2LU	0	140	800	860	860	5%	10	1.3%

* 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 Improvement Program.

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

TOTAL PROJECT TRAFFIC AM =	143	VPH	IN =	95	OUT =	48
TOTAL PROJECT TRAFFIC PM =	394	VPH	IN =	186	OUT =	208

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ROADWAY	SEGMENT	2016	PM PK HR	PM PK HR	2023		PERCENT					2023			2023		
		PK HR	PK DIR TRAFFIC	PK DIR TRAFFIC	PK HR	PK SEASON	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C			
		PK SEASON	FROM OTHER	FROM	PEAK DIRECTION	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio	
		PEAK DIR. ¹	PROJECTS ²	VERDANA ³	VOLUME												
Corkscrew Rd	W. of Wildcat Run Dr	839	311	111	1,261	F	1.47	20%	19	42	1,280	F	1.49	1,303	F	1.51	
	W. of WildBlue Entr	696	327	113	1,136	F	1.32	25%	24	52	1,160	F	1.35	1,188	F	1.38	
	W. of Cypress Shadows Blvd	696	284	116	1,096	F	1.27	35%	33	73	1,129	F	1.31	1,169	F	1.36	
	W. of Bella Terra Blvd	696	284	116	1,096	F	1.27	40%	38	83	1,134	F	1.32	1,179	F	1.37	
	W. of Alico Rd	235	274	127	636	C	0.74	55%	52	114	688	C	0.80	750	C	0.87	
	W. of Corkscrew Farms Entr	246	403	201	850	C	0.52	40%	38	83	888	D	0.54	933	D	0.57	
	W. of 6 L's Farm Rd	246	224	235	705	C	0.43	30%	29	62	734	C	0.45	767	C	0.47	
	W. of Pepperland Entr	189	224	239	652	C	0.40	30%	29	62	681	C	0.41	714	C	0.44	
Alico Rd	N. of Corkscrew Rd	131	154	75	360	C	0.42	5%	5	10	365	C	0.42	370	C	0.43	

¹ 2016 peak hour peak season peak direction traffic volumes were obtained from the 2017 Lee County Public Facilities Level of Service and Concurrence Report.

² To be conservative, approximately 50% (or 1/2) of the PM peak hour peak direction traffic for Other projects (Wildblue, The Place, Pepperland Ranch) was obtained from the Lee County's Environmental Enhancement

& Preservation Communities Overlay (EEPCO) Study. See Appendix titled "Table E-2 From EEPCO Study" for detailed calculations (page 2)

³ To be conservative, approximately 50% (or 1/2) of 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. See Appendix titled "Table E-2 From EEPCO Study" for detailed calculations (page 2)

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**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES TABLE**

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Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016

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Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600
Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.						

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TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

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

WEEK	DATES	SF	MOCF: 0.91 PSCF
1	01/01/2017 - 01/07/2017	1.05	1.15
2	01/08/2017 - 01/14/2017	1.01	1.11
3	01/15/2017 - 01/21/2017	0.96	1.05
* 4	01/22/2017 - 01/28/2017	0.95	1.04
* 5	01/29/2017 - 02/04/2017	0.93	1.02
* 6	02/05/2017 - 02/11/2017	0.91	1.00
* 7	02/12/2017 - 02/18/2017	0.90	0.99
* 8	02/19/2017 - 02/25/2017	0.89	0.98
* 9	02/26/2017 - 03/04/2017	0.89	0.98
* 10	03/05/2017 - 03/11/2017	0.88	0.97
* 11	03/12/2017 - 03/18/2017	0.87	0.96
* 12	03/19/2017 - 03/25/2017	0.89	0.98
* 13	03/26/2017 - 04/01/2017	0.90	0.99
* 14	04/02/2017 - 04/08/2017	0.91	1.00
* 15	04/09/2017 - 04/15/2017	0.93	1.02
* 16	04/16/2017 - 04/22/2017	0.94	1.03
17	04/23/2017 - 04/29/2017	0.96	1.05
18	04/30/2017 - 05/06/2017	0.97	1.07
19	05/07/2017 - 05/13/2017	0.99	1.09
20	05/14/2017 - 05/20/2017	1.00	1.10
21	05/21/2017 - 05/27/2017	1.02	1.12
22	05/28/2017 - 06/03/2017	1.04	1.14
23	06/04/2017 - 06/10/2017	1.07	1.18
24	06/11/2017 - 06/17/2017	1.09	1.20
25	06/18/2017 - 06/24/2017	1.08	1.19
26	06/25/2017 - 07/01/2017	1.08	1.19
27	07/02/2017 - 07/08/2017	1.08	1.19
28	07/09/2017 - 07/15/2017	1.08	1.19
29	07/16/2017 - 07/22/2017	1.08	1.19
30	07/23/2017 - 07/29/2017	1.08	1.19
31	07/30/2017 - 08/05/2017	1.08	1.19
32	08/06/2017 - 08/12/2017	1.08	1.19
33	08/13/2017 - 08/19/2017	1.08	1.19
34	08/20/2017 - 08/26/2017	1.13	1.24
35	08/27/2017 - 09/02/2017	1.19	1.31
36	09/03/2017 - 09/09/2017	1.24	1.36
37	09/10/2017 - 09/16/2017	1.29	1.42
38	09/17/2017 - 09/23/2017	1.25	1.37
39	09/24/2017 - 09/30/2017	1.22	1.34
40	10/01/2017 - 10/07/2017	1.18	1.30
41	10/08/2017 - 10/14/2017	1.15	1.26
42	10/15/2017 - 10/21/2017	1.11	1.22
43	10/22/2017 - 10/28/2017	1.10	1.21
44	10/29/2017 - 11/04/2017	1.09	1.20
45	11/05/2017 - 11/11/2017	1.07	1.18
46	11/12/2017 - 11/18/2017	1.06	1.16
47	11/19/2017 - 11/25/2017	1.06	1.16
48	11/26/2017 - 12/02/2017	1.06	1.16
49	12/03/2017 - 12/09/2017	1.05	1.15
50	12/10/2017 - 12/16/2017	1.05	1.15
51	12/17/2017 - 12/23/2017	1.02	1.12
52	12/24/2017 - 12/30/2017	0.99	1.09
53	12/31/2017 - 12/31/2017	0.96	1.05

* PEAK SEASON

02-MAR-2018 15:35:04

830UPD

1_1200_PKSEASON.TXT

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**TRAFFIC DATA FROM THE 2017 LEE
COUNTY CONCURRENCY REPORT**

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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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	434	D	456	
	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	472	D	496	
ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	C	424	C	446	
	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	C	424	D	557	Shadow Lakes
ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,159	B	1,218	
	DUSTY RD	LEE RD	6LD	E	2,960	B	1,159	B	1,445	Alico Business Park
	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,159	B	1,353	Three Oaks Regional Center
	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,245	B	2,360	EEPCO Study
	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,175	B	1,345	EEPCO Study
	BEN HILL GRIFFIN BLVD	AIRPORT HAUL RD	2LN/ 4LD	E	1,100/ 1,840	C	384	C	873	4 Ln constr 2018, EEPCO Study
	AIRPORT HAUL RD	GREEN MEADOW DR	2LN	E	1,100	C	384	E	477	EEPCO Study
	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO Study
	ESTERO PKWY	FGCU ENTRANCE	4LD	E	2,000	B	1,158	B	1,158	EEPCO Study
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	2,000	B	1,158	B	1,230	EEPCO Study
	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,582	B	1,713	EEPCO Study
	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,003	A	1,054	EEPCO Study
	SR 82	GUNNERY RD	2LN	E	990	C	421	D	442	
BUCKING- HAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	D	479	D	503	
	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	513	F	1,064	Buckingham 345 & Portico
COLLEGE PKWY	MCGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	
	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,041	D	2,145	
	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	
CORK- SCREW RD	BELLA TERRA BLVD	ALICO RD	2LN	E	1,140	D	235	E	677	EEPCO Study, Corkscrew Shores
	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

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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
BEN HILL GRIFFIN PKWY	CORKSCREW RD	ESTERO PKWY	4LD	E	2,000	B	1,024	B	1,228	EEPCO Study
BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	690	C	725	Constrained In City Plan
	VANDERBILT DR	US 41	4LD	E	1,900	C	1,594	C	1,675	Constrained In City Plan
	US 41	OLD 41	4LD	E	1,860	C	1,167	C	1,318	Constrained, old count projection
	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,884	C	1,980	Constrained In City Plan
	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	1,466	C	1,540	Constrained In City Plan
	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	508	B	534	Constrained In City Plan
	BONITA GRANDE DR	BELLO BLVD	4LD	E	2,020	B	508	B	534	Constrained In City Plan
BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	E	692	E	782	old count projection
BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,801	E	1,893	
BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	746	A	784	
	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	415	C	512	
CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	C	2,643	D	2,778	
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	2,628	F	2,968	old count projection, programmed alt. analysis
	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,788	F	2,930	
	DYNASTY DR	SR 82	6LD	D	3,040	C	2,375	C	2,496	
CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic
CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	955	C	1,220	Galleria at Corkscrew
	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	1,768	F	2,025	Estero Crossing
	E OF I-75	BEN HILL GRIFFIN PKWY	4LD	E	1,900	C	1,136	C	1,194	
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	2LD	E	1,200	C	839	F	1,281	EEPCO Study
	WILDCAT RUN DR	BELLA TERRA BLVD	2LD	E	1,200	B	696	C	1,138	EEPCO Study
DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	C	1,404	C	1,586	old count projection
	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	C	1,404	C	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	C	2,102	C	2,209	
	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,882	C	1,978	
ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	493	A	518	Constrained
	PESCADORA AVE	VOORHIS ST	2LN	E	726	A	538	A	565	Constrained
	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	538	B	565	Constrained
	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	809	Constrained, old count
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	589	B	876	East & West Cypress View
	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	589	B	619	
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	966	D	1,015	
	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,570	D	1,650	

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**TRAFFIC DATA FROM THE 2017 LEE
COUNTY CONCURRENCY REPORT**

PCS 15 - Corkscrew Rd west of I-75

2017 AADT = 34,200 VPD

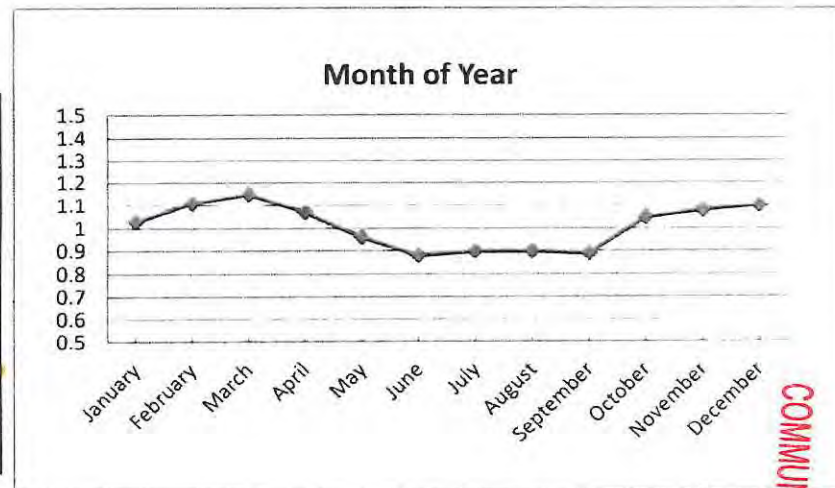
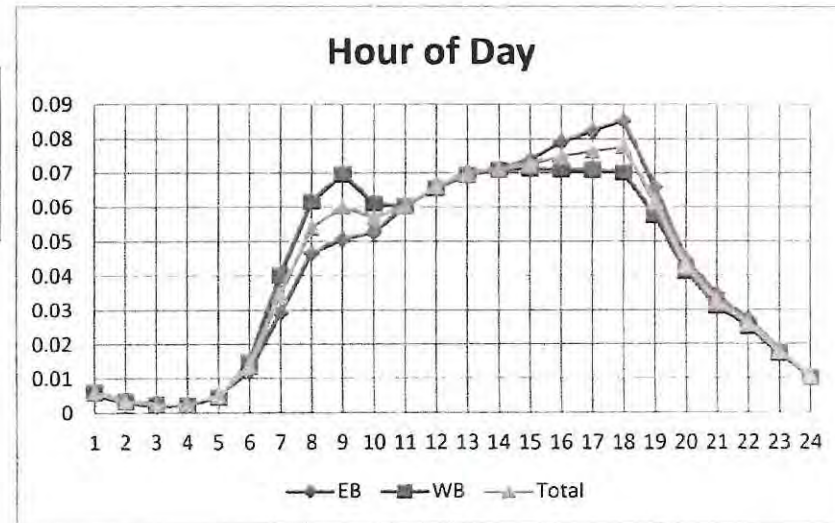
Hour	EB	WB	Total
0	0.55%	0.63%	0.59%
1	0.30%	0.37%	0.33%
2	0.21%	0.26%	0.24%
3	0.23%	0.23%	0.23%
4	0.54%	0.46%	0.50%
5	1.23%	1.49%	1.36%
6	2.91%	4.04%	3.48%
7	4.67%	6.16%	5.41%
8	5.07%	6.97%	6.02%
9	5.27%	6.11%	5.69%
10	6.00%	6.04%	6.02%
11	6.63%	6.56%	6.60%
12	7.01%	6.95%	6.98%
13	7.14%	7.10%	7.12%
14	7.40%	7.13%	7.27%
15	7.93%	7.11%	7.51%
16	8.25%	7.09%	7.66%
17	8.55%	7.03%	7.79%
18	6.59%	5.76%	6.17%
19	4.47%	4.14%	4.30%
20	3.46%	3.11%	3.28%
21	2.73%	2.51%	2.62%
22	1.83%	1.73%	1.78%
23	1.04%	1.03%	1.04%

Month of Year	Fraction
January	1.03
February	1.11
March	1.15
April	1.07
May	0.96
June	0.88
July	0.9
August	0.9
September	0.89
October	1.05
November	1.08
December	1.1

Directional Factor		
AM	0.58	WB
PM	0.54	EB

Day of Week	Fraction
Sunday	0.75
Monday	1
Tuesday	1.06
Wednesday	1.08
Thursday	1.08
Friday	1.12
Saturday	0.91

Design Hour Volume		
#	Volume	Factor
5	3512	0.103
10	3455	0.101
20	3387	0.099
30	3343	0.098
50	3294	0.096
100	3212	0.094
150	3144	0.092
200	3098	0.091



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PCS 53 - Alico Rd east of I-75

2017 AADT = 24,600 VPD

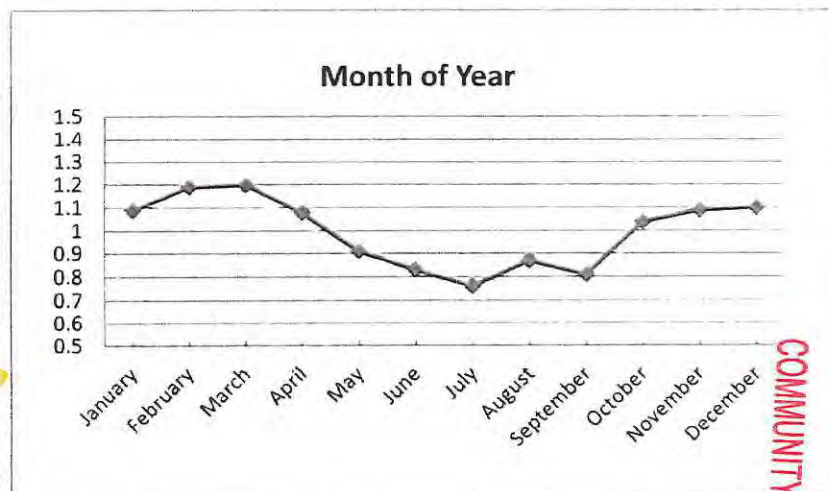
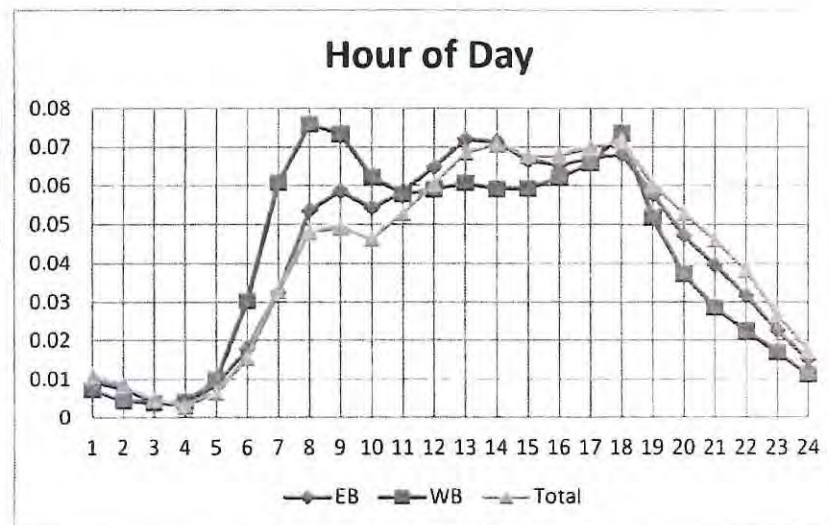
Hour	EB	WB	Total
0	0.95%	0.74%	1.11%
1	0.77%	0.44%	0.85%
2	0.41%	0.39%	0.49%
3	0.32%	0.43%	0.30%
4	0.88%	1.01%	0.66%
5	1.80%	3.04%	1.56%
6	3.26%	6.08%	3.29%
7	5.37%	7.60%	4.82%
8	5.86%	7.35%	4.94%
9	5.43%	6.24%	4.66%
10	5.86%	5.79%	5.30%
11	6.50%	5.91%	6.06%
12	7.22%	6.08%	6.88%
13	7.15%	5.92%	7.07%
14	6.66%	5.93%	6.77%
15	6.55%	6.22%	6.80%
16	6.73%	6.59%	7.00%
17	6.83%	7.37%	7.18%
18	5.78%	5.19%	6.05%
19	4.73%	3.73%	5.30%
20	3.96%	2.86%	4.63%
21	3.18%	2.25%	3.84%
22	2.26%	1.70%	2.68%
23	1.53%	1.13%	1.76%

Month of Year	Fraction
January	1.09
February	1.19
March	1.2
April	1.08
May	0.91
June	0.83
July	0.76
August	0.87
September	0.81
October	1.04
November	1.09
December	1.1

Day of Week	Fraction
Sunday	0.73
Monday	0.99
Tuesday	1.07
Wednesday	1.07
Thursday	1.1
Friday	1.14
Saturday	0.89

Directional Factor		
AM	0.65	WB
PM	0.51	EB

Design Hour Volume		
#	Volume	Factor
5	2630	0.107
10	2554	0.104
20	2463	0.100
30	2415	0.098
50	2367	0.096
100	2267	0.092
150	2220	0.090
200	2187	0.089



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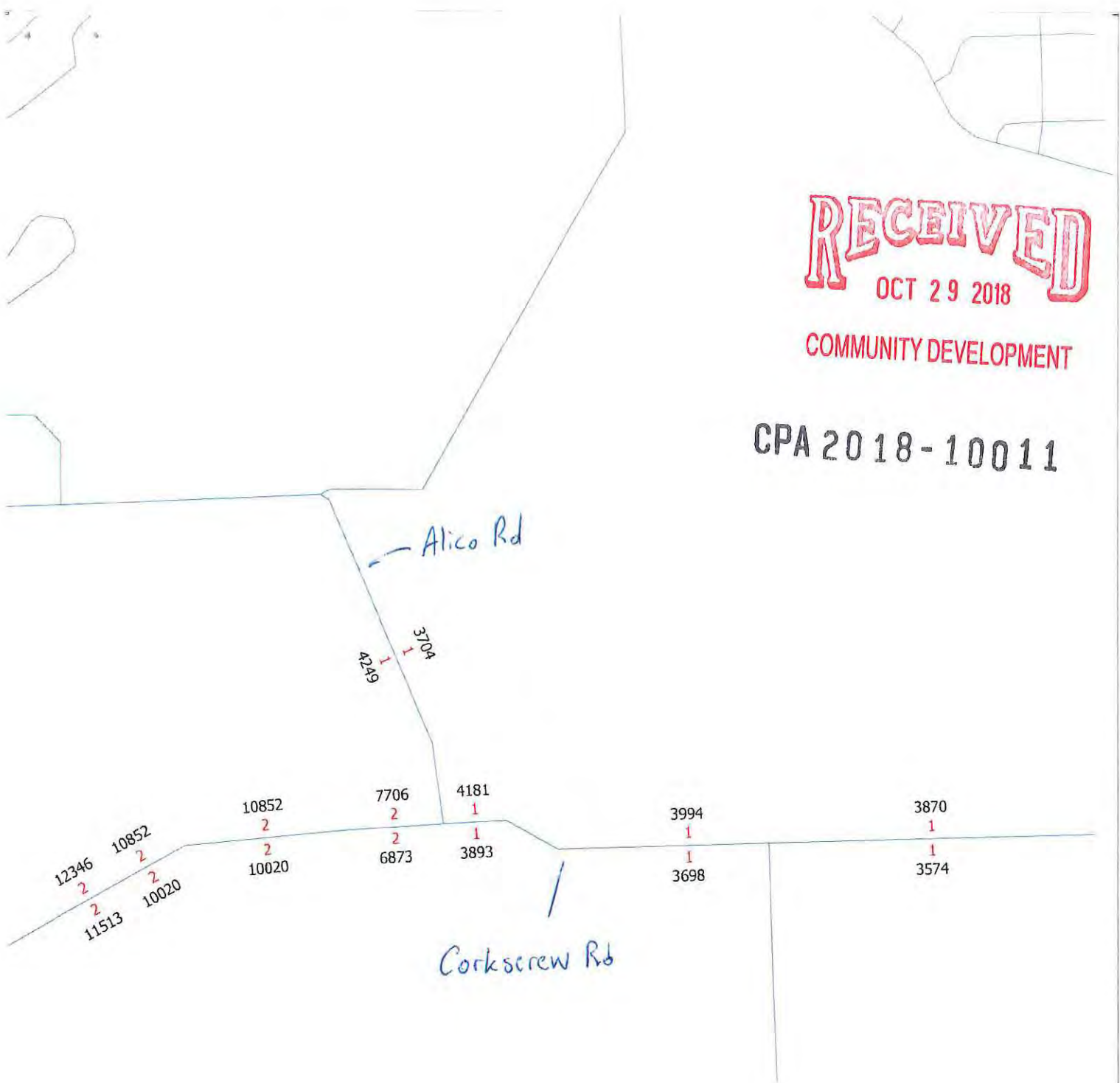
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2040 E+C NETWORK VOLUMES

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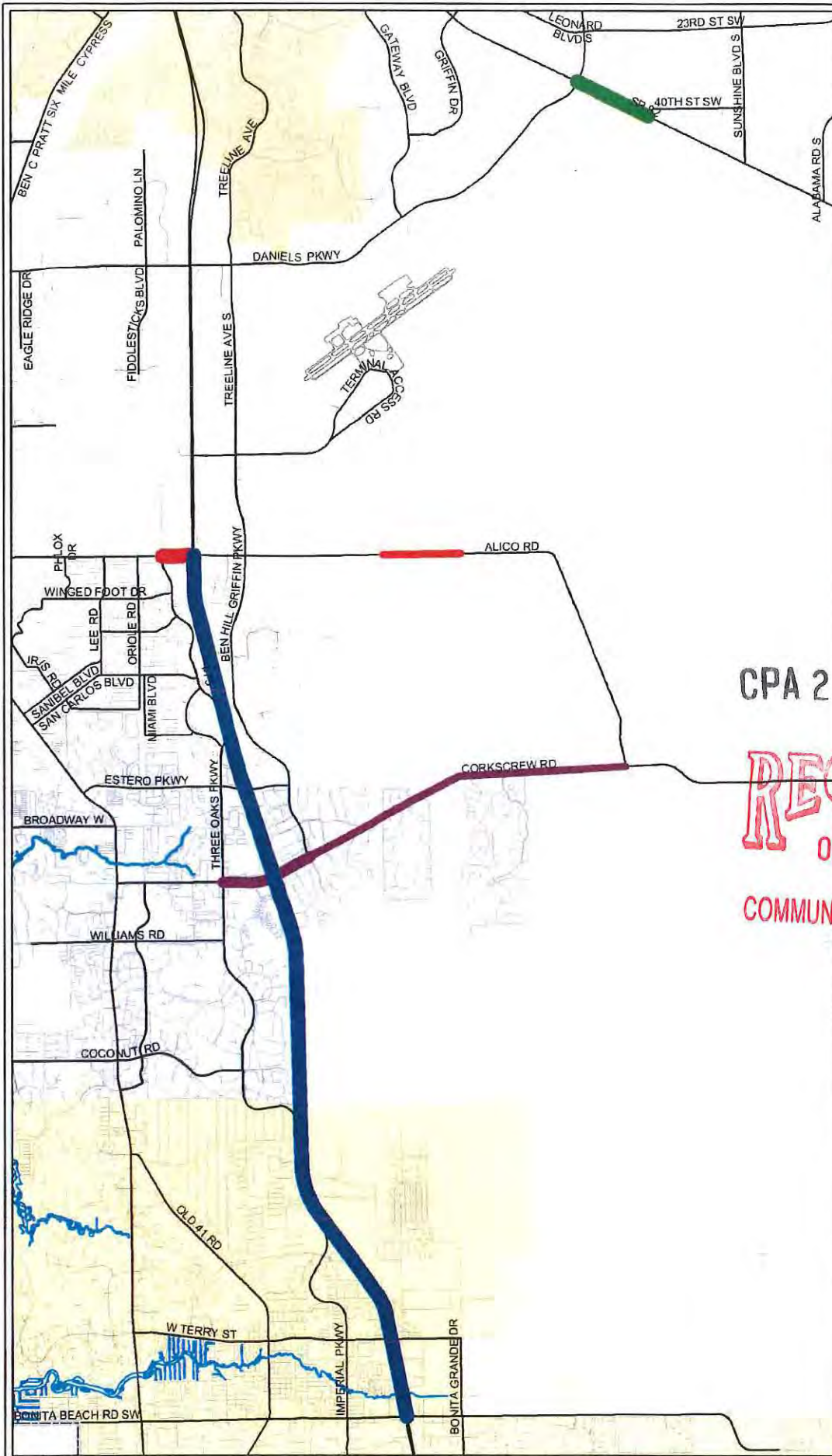
**LEE COUNTY MPO 2040 COST
FEASIBLE HIGHWAY PLAN**

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**ROAD SEGMENTS PROJECTED TO
NEED ADDED CAPACITY BY 2026
WITH EEPKO STUDY**



Road Segments Projected to need added capacity By 2026

Road Segment Improvements

- Alico Rd, 4 lanes
- Alico Rd, 8 lanes
- Corkscrew Rd, 4 lanes
- Corkscrew Rd, 6 lanes
- I-75, 8 lanes
- SR 82, 8 lanes

City Limits

- City of Bonita Springs
- City of Fort Myers
- Village of Estero

Map Generated: October 2017

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0 0.5 1 2
Miles



Prepared By:
DCD/Planning

EXHIBIT 1
VERDANA REVISED TRIP
GENERATION SUMMARY

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EXHIBIT 1
VERDANA
REVISED TRIP GENERATION SUMMARY ⁽¹⁾
RETAIL ADJUSTMENT

	LUC	SIZE	UNITS	AM PEAK HOUR				PM PEAK HOUR				DAILY			
				In	Out	Total	%	In	Out	Total	%	In	Out	Total	%
Retail															
Shopping Center (General Urban/Suburban)	820	30,000	1000 Sq. Ft. GLA	18	11	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%
Net 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	
TOTAL				<u>303</u>	<u>803</u>	<u>1,106</u>		<u>829</u>	<u>525</u>	<u>1,354</u>		<u>7,247</u>	<u>7,243</u>	<u>14,490</u>	
INTERNAL CAPTURE				63	63	126	11%	151	151	302	22%	1,778	1,776	3,554	25%
EXTERNAL				<u>240</u>	<u>740</u>	<u>980</u>		<u>678</u>	<u>374</u>	<u>1,052</u>		<u>5,469</u>	<u>5,467</u>	<u>10,936</u>	
PASS-BY - AUTOMOBILE TRIPS				0	0	0	0%	0	0	0	0%	0	0	0	0%
NET NEW EXTERNAL AUTOMOBILE TRIPS				<u>240</u>	<u>740</u>	<u>980</u>		<u>678</u>	<u>374</u>	<u>1,052</u>		<u>5,469</u>	<u>5,467</u>	<u>10,936</u>	

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.

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

COMMUNITY DEVELOPMENT

Py 1

PM Peak Hour Traffic From Surrounding Residential Developments

PM Peak Hour Peak Direction Traffic From WildBlue, Corkscrew Farms and Pepperland

Roadway	Segment	WilBlue Peak Direction Volume	Corkscrew Farms Peak Direction Volume	Pepperland Peak Direction Volume	Total PM Peak Hour Peak Direction Traffic	2040 Background Traffic (67%) ¹	2023 Background Traffic (50%) ²
Corkscrew Rd.	W. of Wildcat Run Dr.	214	278	129	621	414	311
Corkscrew Rd.	W. of WildBlue Entr.	222	299	132	653	435	327
Corkscrew Rd.	W. of Cypress Shadows Blvd	126	306	135	567	378	284
Corkscrew Rd.	W. of Bella Terra Blvd	126	306	135	567	378	284
Corkscrew Rd.	W. of Alico Rd	64	336	147	547	365	274
Corkscrew Rd.	W. of Corkscrew Farms Entr	45	528	233	806	537	403
Corkscrew Rd.	W. Six L's Farm Rd	27	149	271	447	298	224
Corkscrew Rd.	W. of Pepperland Entr	27	143	277	447	298	224
Alico Rd	N. of Corkscrew Rd	30	192	86	308	205	154

* The PM peak hour traffic was obtained from Table E-2 of the EEPKO study.

1 Was utilized in the 2040 LOS Analysis

2 Was utilized in the 2023 LOS Analysis

PM Peak Hour Peak Direction Traffic From Verdana

Roadway	Segment	Traffic Distribution Percentage	Verdana Peak Hour Volume	Verdana Peak Direction Volume	2040 Background Traffic (67%) ¹	2023 Background Traffic (50%) ²
Corkscrew Rd.	W. of Wildcat Run Dr.	32.7%	678	222	148	111
Corkscrew Rd.	W. of WildBlue Entr.	33.4%	678	226	151	113
Corkscrew Rd.	W. of Cypress Shadows Blvd	34.1%	678	231	154	116
Corkscrew Rd.	W. of Bella Terra Blvd	34.1%	678	231	154	116
Corkscrew Rd.	W. of Alico Rd	37.4%	678	254	169	127
Corkscrew Rd.	W. of Corkscrew Farms Entr	59.4%	678	403	268	201
Corkscrew Rd.	W. Six L's Farm Rd	69.3%	678	470	313	235
Corkscrew Rd.	W. of Pepperland Entr	70.6%	678	479	319	239
Alico Rd	N. of Corkscrew Rd	22.0%	678	149	99	75

* The Traffic Distribution Percentage was obtained from D1RPM 2026 Refined Model in the Appendix of the TIS report.

* The Verdana Peak Hour Volume was obtained from Exhibit 1, titled "Verdana Revised Trip Generation Summary" in the Appendix of the TIS report.

1 Was utilized in the 2040 LOS Analysis

2 Was utilized in the 2023 LOS Analysis

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**D1RPM 2026 REFINED MODEL
PROJECT TRAFFIC PERCENT
DISTRIBUTION FROM
EEPCO STUDY**

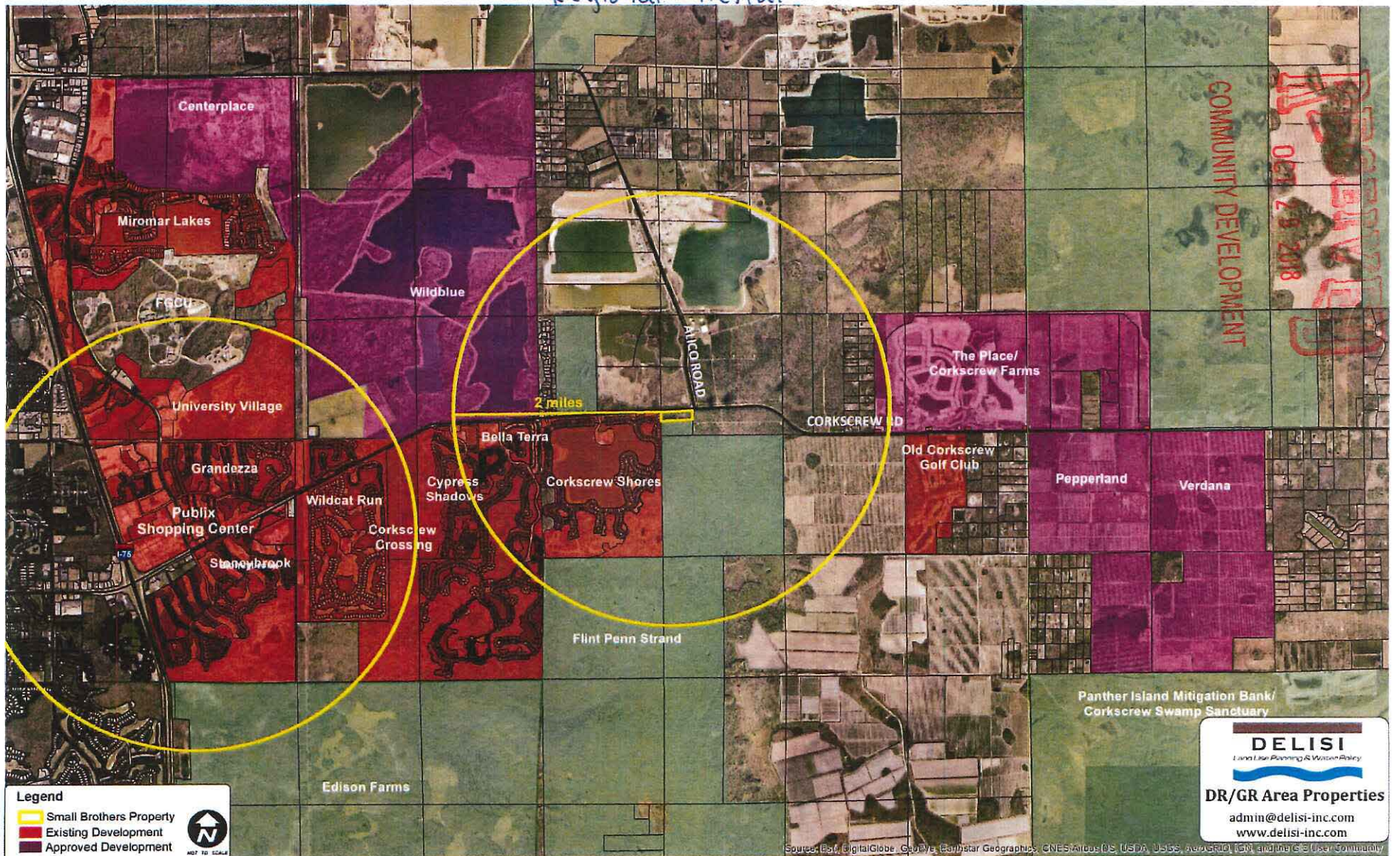
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**REGIONAL AERIAL MAP
EXISTING AND APPROVED
SURROUNDING DEVELOPMENTS**

Regional Aerial



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ZONING RESOLUTION ZAB-82-337

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RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF

OF LEE COUNTY, FLORIDA

CPA 2018-10011

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. 46S, 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 600 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

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Page 2 of 3

COMMUNITY DEVELOPMENT

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 Scaffa, and upon being put to a vote, was as follows:

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

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

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ATTEST:
SAL GERACI, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Sal Geraci*
Deputy Clerk

BY: *Mike Roeder*
Chairman

Approved as to form by:

Wade H. Scaffa
County Attorney

RESOLUTION NUMBER ZAB-82-337

HEARING NUMBER 81-11-1(DCI)

TRIP GENERATION EQUATIONS

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Shopping Center (820)

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

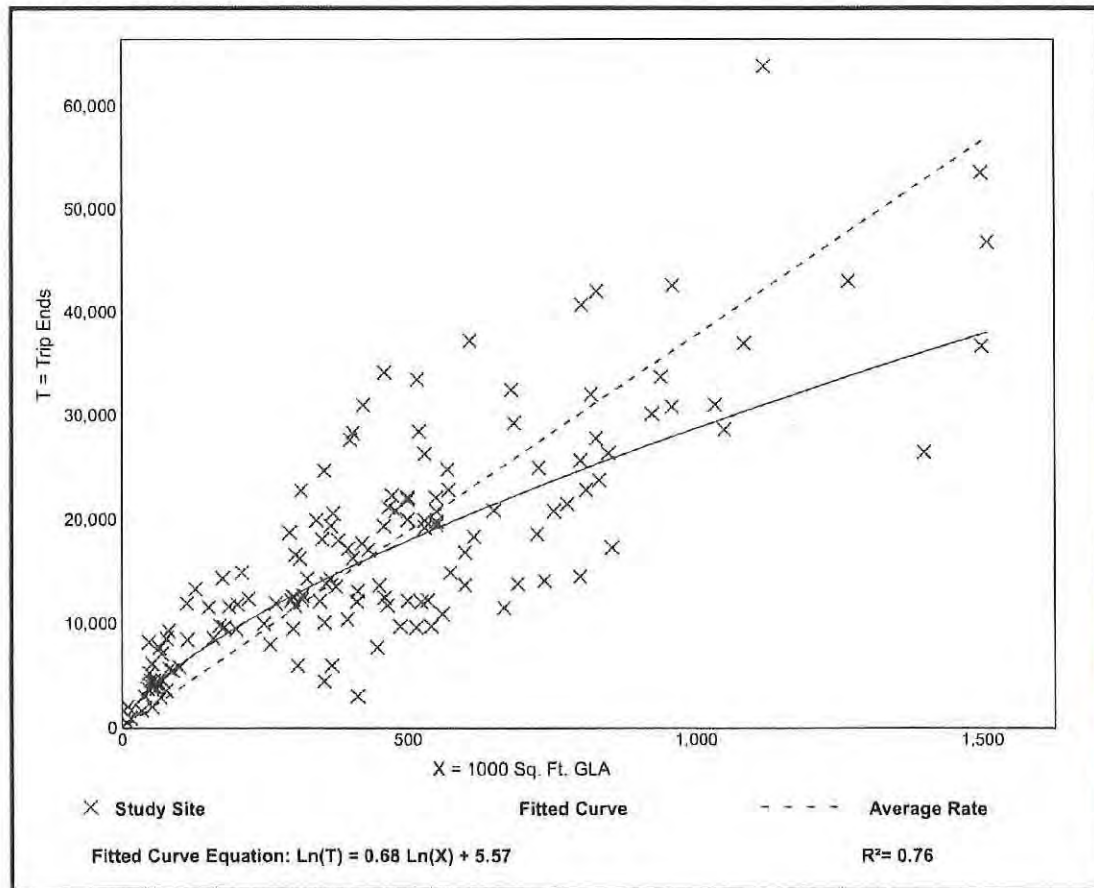
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Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

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



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Shopping Center (820)

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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.

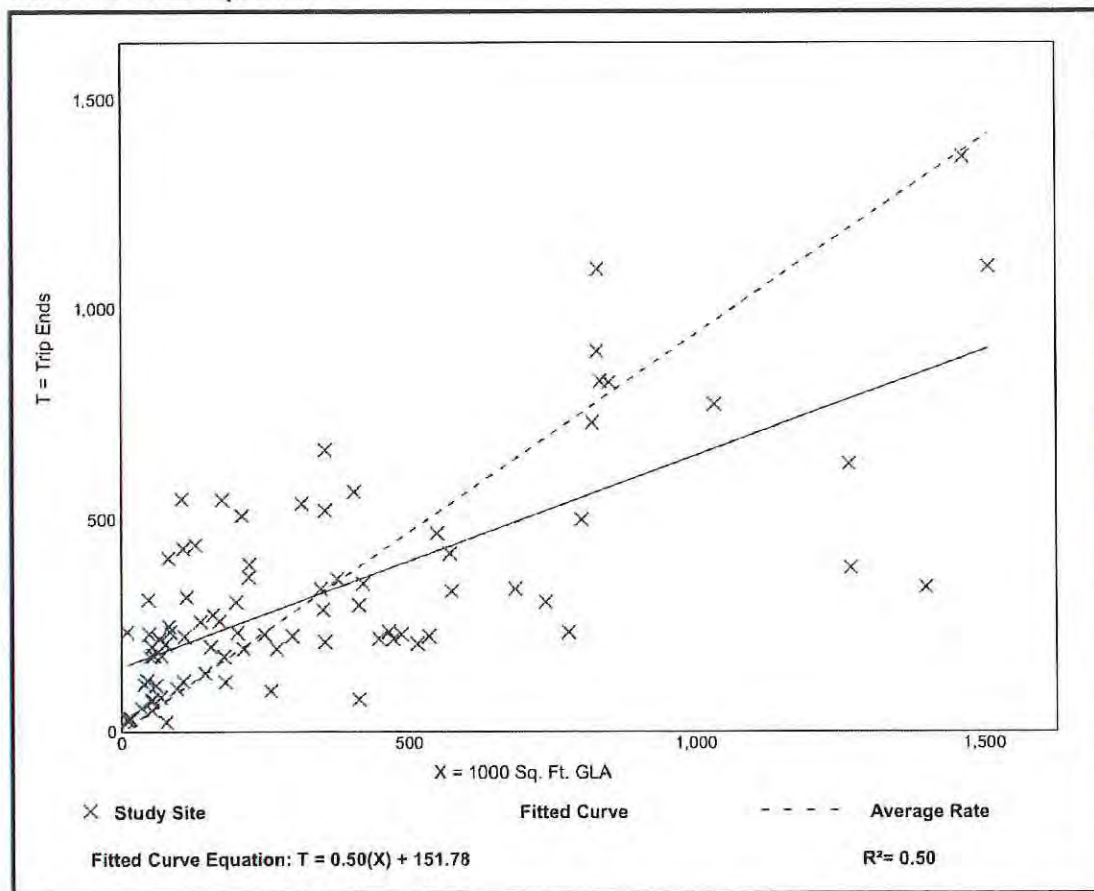
Setting/Location: General Urban/Suburban
Number of Studies: 84
1000 Sq. Ft. GLA: 351
Directional Distribution: 62% entering, 38% exiting

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Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



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Shopping Center (820)

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Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
Number of Studies: 261
1000 Sq. Ft. GLA: 327
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation

