

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

-	(s) to Be Amended:					
tate						
	e Review Process:					
	Name of Applicant: Jon Small, Manager	, Small Brothers, LLC				
	Address: 12810 Tamiami Trail N., Suite 2	00				
	City, State, Zip: Naples, FL 34110					
	Phone Number: (239) 352-5151	E-mail:	_budb@smallbrothers.com			
	Name of Contact: Daniel DeLisi, AICP					
	Address; 520 27th Street					
	City, State, Zip: West Palm Beach, FL 3340'	7				
	Phone Number: (239)913-7159	E-mail:	dan@delisi-inc.com			
	Owner(s) of Record: See applicant inform	ation above				
	Owner(s) of Record: See applicant information above Address:					
	City, State, Zip:					
	Phone Number:	_E-mail:				
	Property Location:					
	1. Site Address: 15230 Corkscrew Road, Estero, FL					
	2. STRAP(s): 22-46-26-00-00001.0010					
	Property Information:					
	가장하는 이 경우에 있는 그렇게 되었다.					
	Total Acreage Included in Request: 12.14 acres Total Acreage Included in Request: 12.1 acres					
	Total Uplands: 6.69 acres Total W		Current Zoning: CC Commercial			
	Current Future Land Use Category(ies): DR/GR, Wetlands					
	Area in Each Future LandUse Category: DR/GR: 6.69 acres, Wetlands: 5.45 acres					
	Existing Land Use: Vacant					
	Calculation of maximum allowable development under current Lee Plan:					
		Commercial Intensity: N/A	Industrial Intensity: N/A			
	and the second section of the section of t	A THE COURT OF THE STATE OF				
	Calculation of maximum allowable development with proposed amendments:					
	CHICAGO OF MINAMENTAL MINOTINGIO GET CIO	bureau high propose minen	Transfer Total			



COMMUNITY DEVELOPMENT

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

- Traffic Circulation Analysis: The analysis is intended to determine the affect of the land use change on the Financially
 Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon).
 Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative
 Code (AC)13-17.
 - a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - Total peak hour trip generation less than 50 total trip ends trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - Iii. Total peak hour trip generation is over 300 total trip ends trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
 - Map amendment greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (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 for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a Franchise Area, Basin, or District in which the property is located
- b Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject pro-
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable wa

In addition to the above analysis, provide the following for potable water:

- a. 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.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

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 change based 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).
- 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 most recent Flood Insurance Rate Map.
- 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).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically 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 archaeological sensitivity map for Lee County.

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 or that affect the subject property. 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.

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

CPA 2019-00011

Lee County Comprehensive Plan Map Amendment Application Form (10/20 180) MMUNITY DEVELOPMENT

Sketch and Legal Description

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.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

-)[]	Completed Application (Exhibit – M1)
	Filing Fee (Exhibit – M2)
	Disclosure of Interest (Exhibit – M3)
	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
	Future Land Use Map - Existing and Proposed (Exhibit - M4)
	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit - M6)
+ 1	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit - M7)
	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit - M10)
	Lee Plan Analysis (Exhibit – M11)
	Environmental Impacts Analysis (Exhibit – M12)
	Historic Resources Impact Analysis (Exhibit – M13)
	Public Facilities Impacts Analysis (Exhibit – M14)
	Traffic Circulation Analysis (Exhibit – M15)
	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
	State Policy Plan and Regional Policy Plan (Exhibit - M18)
	Justification of Proposed Amendment (Exhibit – M19)
	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

APPLICANT - PLEASE NOTE:

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

NOV 2 1 2019

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

Lee County Comprehensive Plan Map Amendment Application Form (10 20 MOUNITY DEVELOPING A) of 4

DISCLOSURE OF INTEREST – Exhibit M3 AFFIDAVIT

BEFORE ME this day appeared	, who, being
1. That I am the record owner, or a legal representative of the representative that is located at	
 That I am familiar with the legal ownership of the Prop knowledge of the names of all individuals that have an ownership interest legal entity owning an interest in the Property. 	
[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER familiar with the individuals that have an ownership interest in the legal contract to purchase the Property.]	
3. That, unless otherwise specified in paragraph 6 below Employee, County Commissioner, or Hearing Examiner has an Owners Property or any legal entity (Corporation, Company, Partnership, Li Trust, etc.) that has an Ownership Interest in the Property or that purchase the Property.	ship Interest in the mited Partnership,
4. That the disclosure identified herein does not inclu Ownership Interest that a Lee County Employee, County Commiss Examiner may have in any entity registered with the Federal Se Commission or registered pursuant to Chapter 517, whose interest is for public.	sioner, or Hearing ecurities Exchange
5. That, if the Ownership Interest in the Property changes affidavit no longer being accurate, the undersigned will file a supplem identifies the name of any Lee County Employee, County Commis Examiner that subsequently acquires an interest in the Property.	nental Affidavit that
 Disclosure of Interest held by a Lee County Employee, Co or Hearing Examiner. 	unty Commissioner,
Name and Address	Percentage of Ownership
	A BOOD BOO
	JOV 2 1 2019

COMMUNITY DEVELOPMENT

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

Property Owner

Small

Print Name

Signature of Notary Public

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

STATE OF FLORIDA COUNTY OF LEE

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

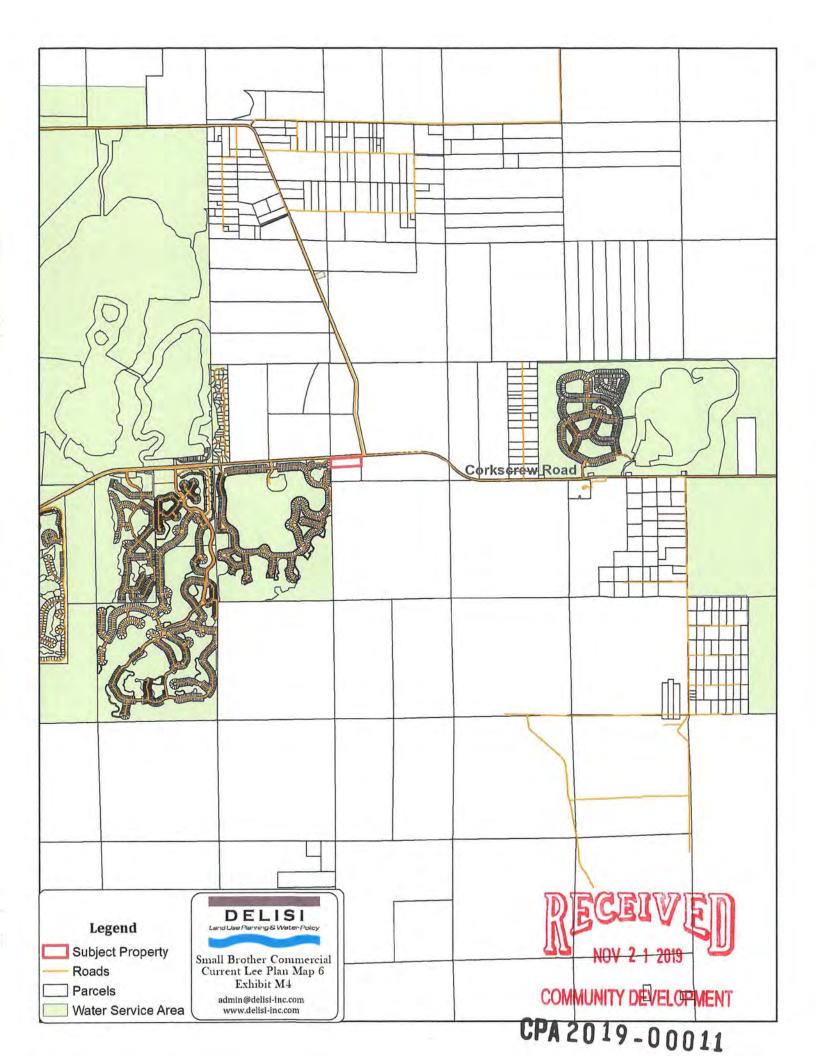
STAMP/SEAL

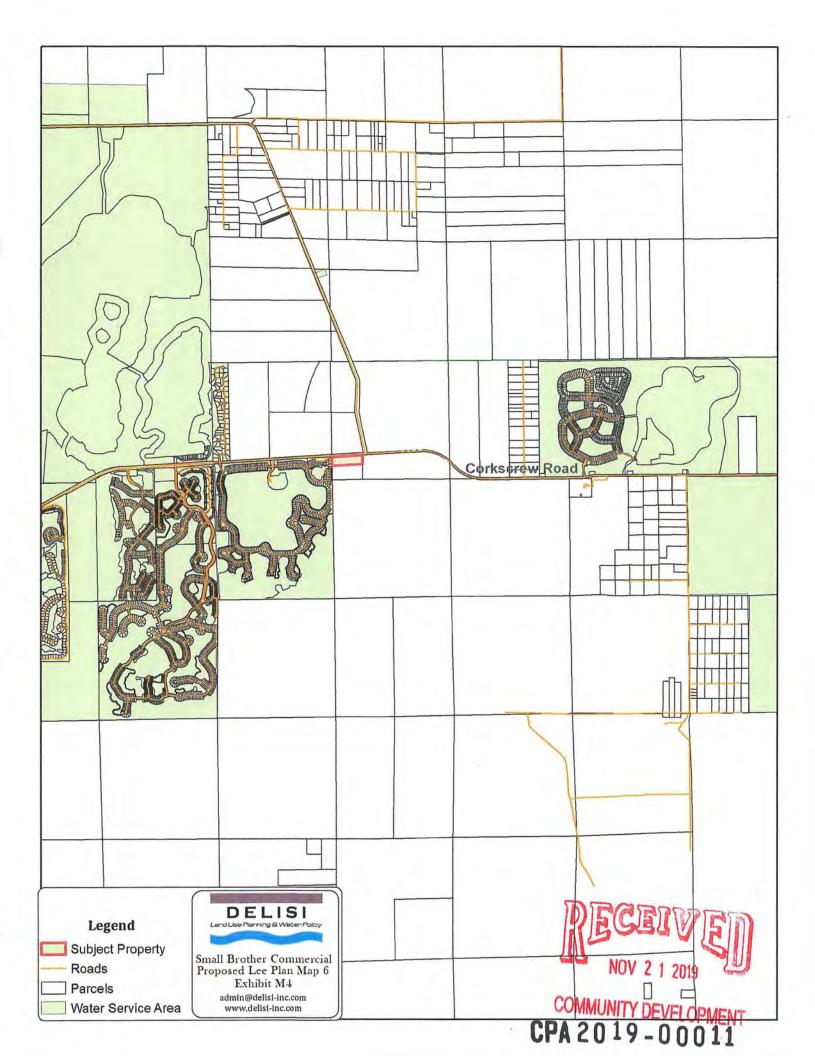
JENNIFFER WALLACE State of Florida-Notary Public Commission # GG 197958 My Commission Expires May 31, 2022

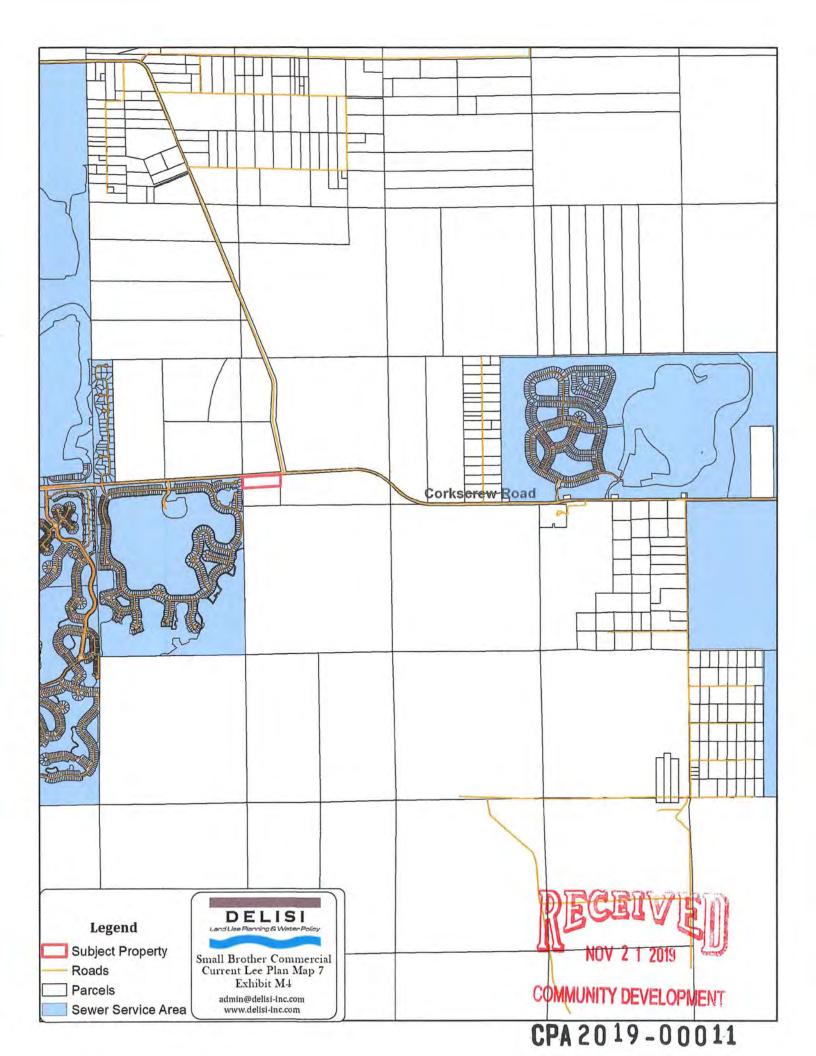


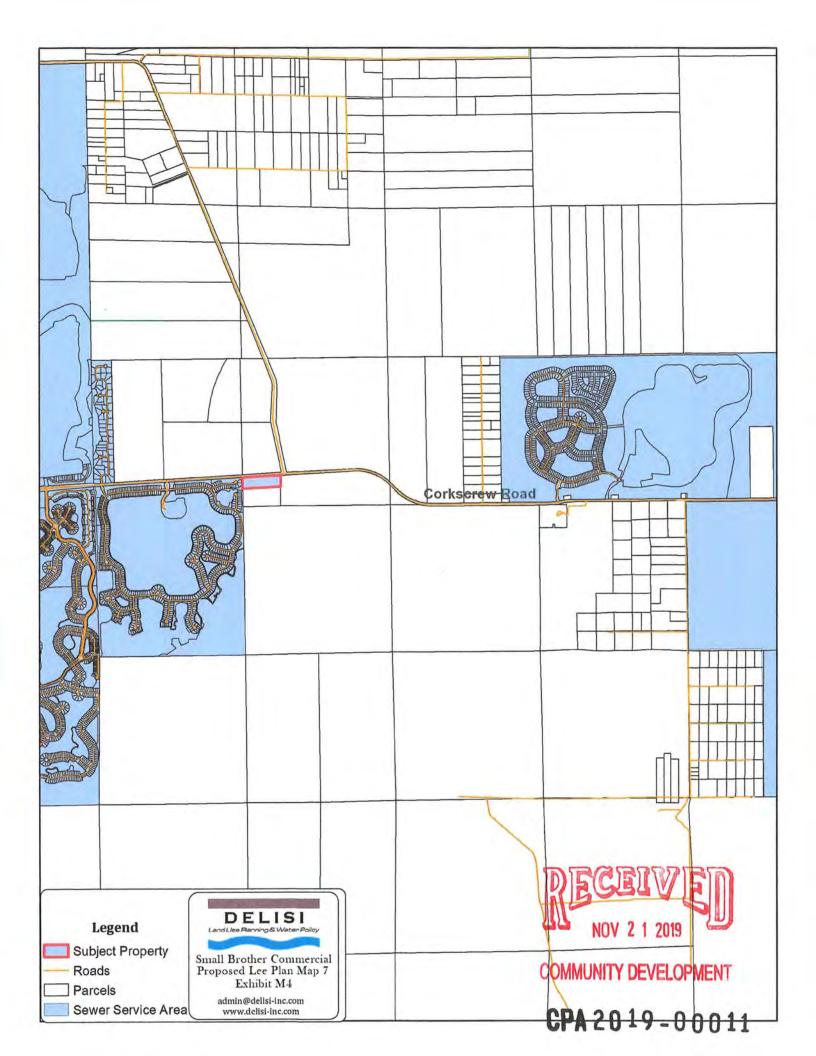
COMMUNITY DEVELOPMENT











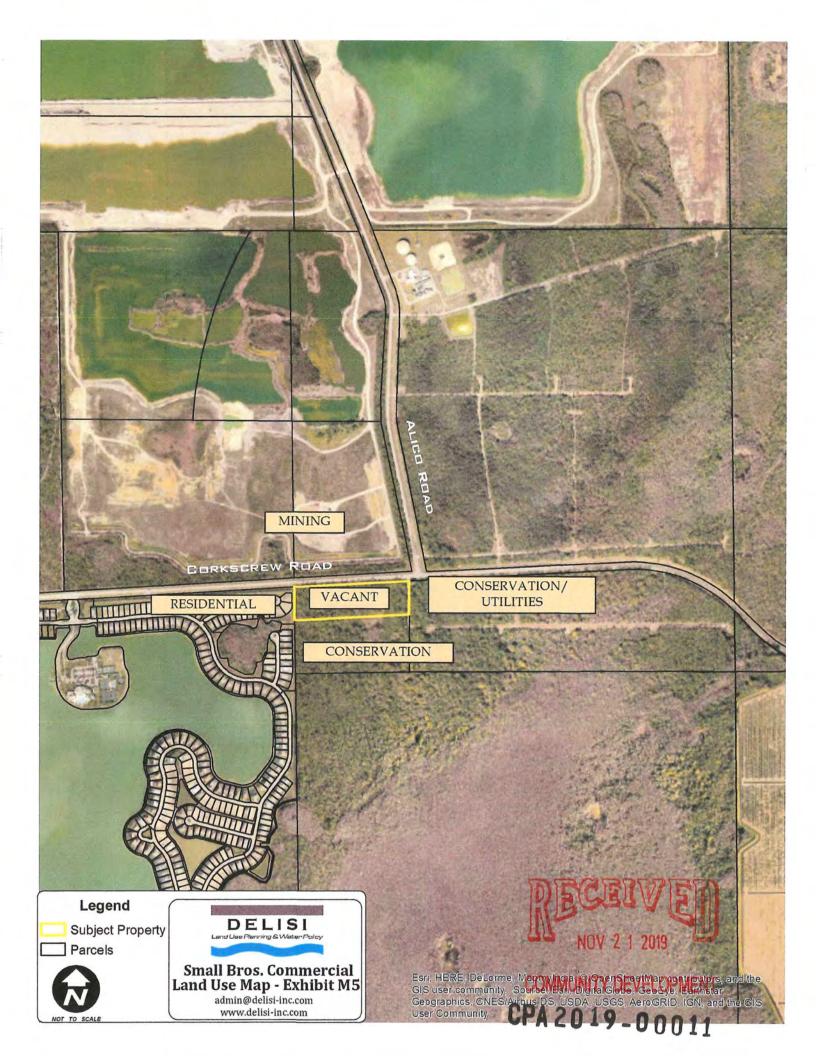




Exhibit M7 – Legal Description and Sketch



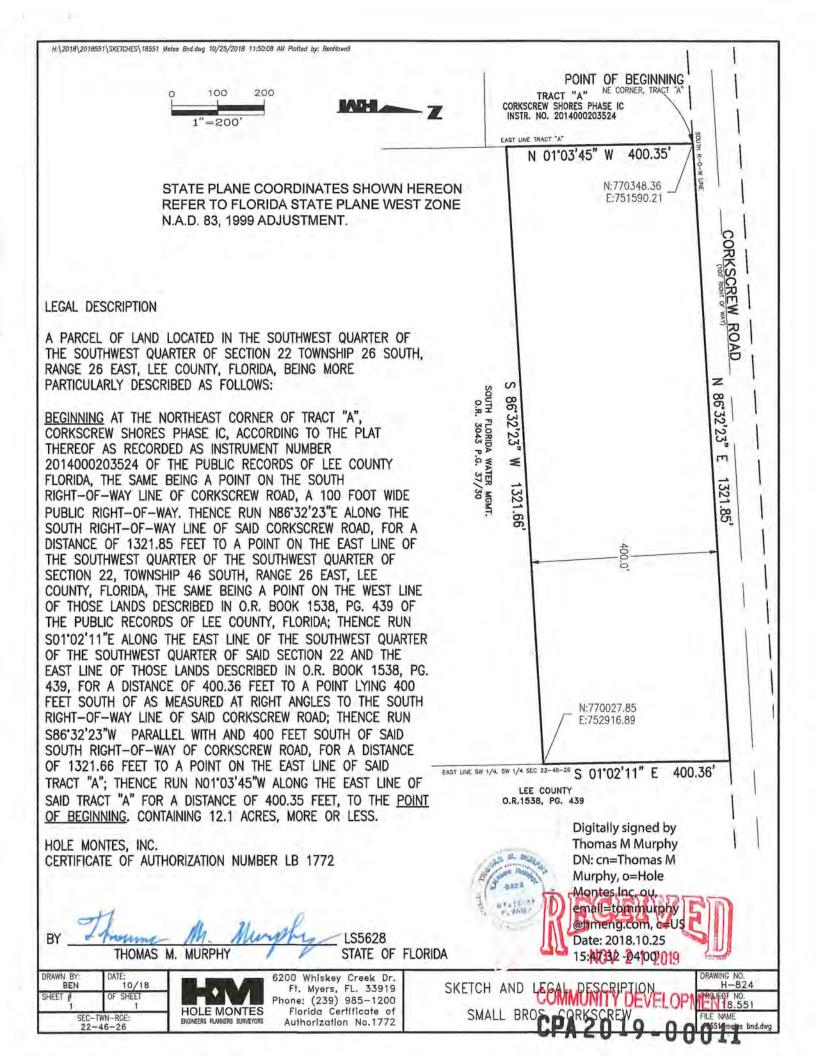


Exhibit M8

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

North American Title Company 7051 Cypress Terrace, Suite 201

Ft. Myers, Florida 33907

Property Appraisers Parcel Identification (Folio) Number: 22-48-26-00-00001.0010

WARRANTY DEED

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in the presence of:	10 8 01
First Wilness Signature	Signatura
Adam talmer	ESTERO BAY BAPTIST CHURCH INC
Withess Printed Signature	Printed Signature
Mary Scharble	PO Box 947
Second Witness Signature	Street Address
Marie Schaible	Estero, Fl 33928
Witness Printed Signature Childy Nanc	City, State and Zip Code
Third Witness Signature	Signature
Wilness Printed Signature	Printed Signature
Fourth Wilness Signature Fourth Wilness Signature KH-THAKEN A. O. HENKEN Miller Signature	Street Address
Witness Printed Signature	City, State and Zip Code

STATE OF: Florida COUNTY OF: Lee

The foregoing instrument was acknowledged before me this 27th day of June 2007 by ESTERO BAY BAPTIST CHURCH INC hereinafter called the grantor(s), who produced a _______ as identification.

My Commission Expires:



Notary Signature Notary Public State and County Aforesald

Printed Notary Signature

NOV 2 1 2019

COMMUNITY DEVELOPMENT



LETTER OF AUTHORIZATION

Please be advised that I am the fee simple property owner of the property described by the STRAP number below and that Daniel DeLisi, AICP, DeLisi, Inc. is authorized to represent me for the below reference parcels in all matters pertaining to amending the Lee County Comprehensive Plan. This authority to represent my interest includes any and all documents required by the Comprehensive Plan Amendment requests submitted on my behalf by DeLisi, Inc..

STRAP Number or Legal Description:

STRAP Number: 22-46-26-00-00001.0010

STATE OF Florida
COUNTY OF WILLIAM

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Nor 11000 (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public





LEE PLAN ANALYSIS EXHIBIT M11

Background

The subject property is located along Corkscrew Road directly east of Corkscrew Shores and west of Flint Penn Strand. The Future Utility service area extends to the property contiguous to the west and multiple properties to the east. Both water and sewer lines extend past the subject property with capacity to serve future development. The property is in the Density Reduction/Groundwater Resource land use category in the Southeast Lee County Planning Community.

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 and utility lines have now been extended to, and past this property to serve development to both the west and east.

Compliance with the Lee Plan

The proposed plan amendment is being submitted concurrent with a text amendment to allow for commercial development on the subject property within specific parameters. The proposed amendment to extend Maps 6 and 7 to include the subject property in the future water and sewer service areas is consistent with Lee Plan **Standards 4.1.1 and 4.1.2**. The existing Future Water and Sewer Service Area Maps have been developed on a piecemeal basis through privately initiated Lee Plan amendments that have extended the future water and sewer service areas past this property to the east. The subject property represents a gap in the service area with water service immediately contiguous to the property to the west, and service provided to properties in close proximity to the east Potable water and sewer lines run along Corkscrew Road in front of the property.

In addition to compliance with the policies above, below is the analysis of compliance with the comprehensive plan from the text amendment submittal.

POLICY 1.4.5: The Density Reduction/Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.

- 1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels (except as provided in Policies 33.1.3 and 33.3.5) utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels may be submitted during the rezoning or development review processes.
- 2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum density of one dwelling unit per ten acres (1 du/10 acres), and commercial uses in accordance with Policy 33.3.5. See Policies 33.3.2, 33.3.3, 33.3.4, 33.3.5 and 33.3.6 for potential density adjustments resulting from concentration or transfer of development rights.

The Lee Plan does not currently allow for commercial development in the DR/GR land use category except under very limited circumstances. The proposed text amendment will allow for commercial development only on properties that had commercial zoning prior to the establishment of the DR/GR land use category and with enhanced preservation/mitigation requirements. The evaluation of this amendment for the only undeveloped commercial property that meets this criterion includes a demonstration that any proposed development will be compatible with maintaining historic surface and groundwater.

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(27) through the use of the unified state delineation methodology described in FAC Chapter 27-340, as ratified and amended in F.S. 373.4211.

The subject property has areas that have been designated as wetlands in accordance with *F.S. 373.019(27)* through the use of the unified state delineation methodology. Any proposed development will make efforts to avoid and minimize impacts in accordance with State and Federal guidelines. To the extent that impacts can not be avoided, mitigation will

be provided to preserve overall wetland function in the Basin. In addition, for every acre of development that occurs (upland or wetland) funding for additional offsite mitigation will be provided.

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 124 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.

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

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

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

The subject property is located in a rural area on the future land use map that is evolving as it is developed under an overlay designation that allows for increased residential densities. 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.

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

NOV 2 1 2019

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 text amendment with applicability to only the subject property. The proposed amendment will therefore 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 development as currently written. However, the property is similar in nature to the "Improved Residential Community" designation in that is acknowledges development approvals in existence prior to the establishment of the DR/GR land use category. The proposed policy would be consistent with Objective 33.3 and would be unique to the subject property. The subject property is a small, strategically located property that can serve the commercial needs to the adjacent residential community that has been permitted under this objective.

GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.

POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater.

The subject property will be required to obtain an environmental resource permit from the South Florida Water Management District (SFWMD). This permit will incorporate a water quality analysis to ensure that the project is not contributing to off site impairments of the ecosystem. The permit will also require a pre and post water discharge analysis to ensure that any development does not contribute to off site flooding. As described in the submitted Surface Water Level of Service Analysis, this property will be designed to meet all SFWMD and Lee County Levels of Service for its water management system.

POLICY 60.1.2: Incorporate, utilize, and where practicable restore natural surface water flow-ways and associated habitats.

The wetland at the southern end of the property is the northernmost edge of a flow-way identified on the historic flowways map. This wetland will be preserved in accordance with this policy.

OBJECTIVE 60.4: INCORPORATION OF NATURAL SYSTEMS INTO THE SURFACE WATER MANAGEMENT SYSTEM. Incorporate natural systems into surface water management systems to improve water quality, air quality, water perhander infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief.

NOV 2 | 2019

POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices (BMPs) including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.

As described in the Surface Water Level of Service Analysis, green infrastructure that could be implemented into the property's surface water management system include restoration of an on-site wetland and use of grassed swales planted with native vegetation.

POLICY 60.4.2: The county encourages new developments to design their surface water management system to incorporate existing wetland systems.

As described in the Surface Water Level of Service Analysis, green infrastructure that could be implemented into the property's surface water management system include restoration of an on-site wetland and use of grassed swales planted with native vegetation.

POLICY 60.4.3: The county encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways.

The wetland at the southern end of the property is the northernmost edge of a flow-way identified on the historic flowways map. This wetland will be preserved in accordance with this policy.

GOAL 61: PROTECTION OF WATER RESOURCES. To protect the county's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.

OBJECTIVE 61.2: MIMICKING THE FUNCTIONS OF NATURAL SYSTEM. Support a surface water management strategy that relies on natural features (flow ways, sloughs, strands, etc.) and natural systems to receive and otherwise manage storm and surface water.

POLICY 61.2.1: All development proposals outside the future urban areas must recognize areas where soils, vegetation, hydrogeology, topography, and other factors indicate that water flows or ponds; and require that these areas be utilized to the maximum extent possible, without significant structural alteration, for on-site stormwater management; and require that these areas be integrated into area-wide coordinated stormwater management schemes.

Policy 61.2.1 requires existing on-site water management features on the property to be utilized to the maximum extent possible for on-site water management, and be integrated into the area-wide coordinated stormwater management schemes. As described in the Surface Water Level of Analysis, a natural wetland pond that is partially located on the property to be utilized to the maximum extent possible for on-site water management schemes.

property along the south property line will be utilized as the property's water management outfall to maintain hydrology within the wetland.

POLICY 61.2.2: Where no natural features of flow or ponding exist on a site outside the future urban areas, the county will require that water management structures be designed and constructed in such a manner as to mimic the functions of natural systems. Special engineering and design standards for such structures will be incorporated into revised development regulations.

As described under Policy 61.2.1, an existing wetland is partially located on the south property line and will be used as the project's outfall.

POLICY 61.2.3: Discourage the expansion or extension of existing traditional drainage structures, such as ditches, canals, dikes, etc. in non-agricultural areas, and only permit the continued existence and maintenance of such structures outside future urban areas.

Policy 61.2.3 – Not applicable. There are no existing ditches, canals, dikes, etc. on the property that are proposed to be preserved. The subject property is located outside the future urban area.

POLICY 61.2.4: Encourage surface water management plans that mimic the functions of natural systems.

As described in the Surface Water Level of Service Analysis, stormwater from the property is collected in vegetated dry detention ponds/swales where the stormwater is treated for water quality, and attenuated to the prescribed allowable discharge for that basin, prior to being released to an existing wetland along its south property line and reestablishing the natural flow pattern for the basin.

POLICY 61.2.5: The policies above (61.2.1 through 61.2.4) are not intended to prohibit any permittable surface water management solution that is consistent with good engineering practices and adopted environmental criteria.

Policy 61.2.5 clarifies that Policies 61.2.1 and 61.2.4 are not intended to prohibit any permittable surface water management solution that is consistent with good engineering practices.

POLICY 61.2.6: The county will maintain regulations that require reclamation standards for future excavation that mimic natural systems through the techniques that improve water quality, wildlife utilization, and enhance groundwater recharge. Policy 61.2.6 Directs Lee County to maintain regulations that require reclamation standards for future excavations that mimic natural systems. Any proposed development will have to meet all of Lee County's design standards at the time of local development order.

NOV 2 1 2019

CPA 2 0 19 - 0 0 0 11

OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems.

Any proposed development will have to meet all of Lee County's design standards at the time of local development order.

GOAL 124: 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.

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 and Federal guidelines.

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

- 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.
- 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. 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 and Federal permits.

attractants within and adjacent to known bear habitats.

The proposed text amendment has added a requirement for the submittal of a Human Wildlife Co-existence plan at the time of local development order specifically to address this issue and ensure that bear proof containers are used.

POLICY 123.12.3: Increase public understanding of black bears and need for bear conservation through public education and outreach.

The proposed text amendment has added a requirement for the submittal of a Human Wildlife Co-existence plan at the time of local development order which directly requires a plan for public education and outreach.



Exhibit M12

15230 Corkscrew Road Parcel

Protected Species Assessment

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

August 2017

Prepared for:

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

Prepared by:

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



COMMUNITY DEVELOPMENT

Introduction

The 12.14± 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

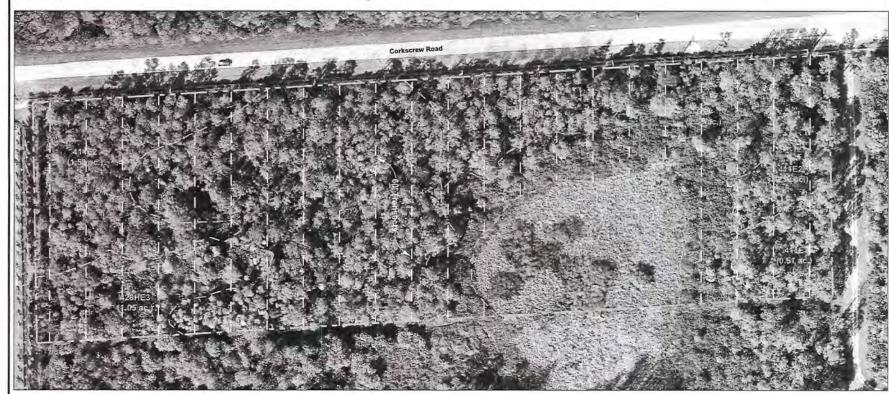
FLUCCS	DESCRIPTION	ACREAGE
411E	Pine Flatwoods invaded by Exotics (5-9%)	3.83
411E2	Pine Flatwoods invaded by Exotics (10-25%)	1.30
414E2	Pine - Mesic Oak invaded by Exotics (10-25%)	1.53
428HE3	Hydric Cabbage Palm invaded by Exotics (51-75%)	1.05
619	Exotic Wetland Hardwoods	2.80
641E4	Freshwater Marshes invaded by Exotics (76-90%)	1.60
	TOTAL	12.14

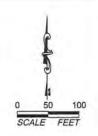
FLUCCS 411E, Pine Flatwoods invaded by Exotics (5-9%)

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 palmetro (*Serenoa repens*). Additional ground cover species include grape vine values sp

NOV 2 1 2019

SECTION: 22 TOWNSHIP: 46 S RANGE: 26 E





Notes:

1. Property boundary is approximate and was obtained from
the Lee County Property Achieves & Website.

2. Mapping based on photointerpretation of 2016 aerial
photography and ground truthing in August 2017.

3. Delirection of jurisdictional wetlands is preliminary and subject
to field review/anaroval by applicable regulatory agencies.

FLUCCS	Description	Acreage
411E	Pine Flatwoods Invaded by Exotics (5-9%)	3.86 ac.
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	1.30 ac.
414E2	Pine - Mesic Oak Invaded by Exotics (26-50%)	1.53 ac.
428HE3	Hydric Cabbage Palm Invaded by Exotics (51-75%)	1.05 ac.
619	Exotic Wetland Hardwoods	2.80 ac.
641E4	Freshwater Marshes Invaded by Exotics (76-90%)	1.60 ac.
	Total	12.14 ac.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

November 11, 2019 11:43:24 a.m. Drawing: SMALLB1PLAN.DWG

Figure 1. Protected Species Assessment Map

15230 Corkscrew Road Parcel



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 dominate 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 subcanoy 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.

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	Percent Survey Coverage	Species Name	Present	Absent
411E 411E2	80	Gopher Frog (Rana areolata) Eastern Indigo Snake (Drymarchon corais couperi) Gopher Tortoise (Gopherus polyphemus) Red-cockaded Woodpecker (Picoides borealis) Southeastern American Kestrel (Falco sparverius paulus) Big Cypress Fox Squirrel (Sciurus niger avicennia) Florida Black Bear (Ursus americanus floridanus) Florida Panther (Felis concolor coryi) Beautiful Pawpaw (Deeringothamnus pulchellus) Fakahatchee Burmannia (Burmannia flava) Florida Coontie (Zamia floridana) Satinleaf (Chrysophyllum olivaeforme)		**************************************
414E2	80	Gopher Frog (Rana areolata) Eastern Indigo Snake (Drymarchon corais couperi) Florida Black Bear (Ursus americanus floridanus) Florida Panther (Felis concolor coryi)		7777
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>)		77 777
619	80	None		



641E4	80	American Alligator (Alligator mississippiensis)	1
		Florida Sandhill Crane (Grus canadensis pratensis)	1
1		Limpkin (Aramus guarauna)	1
		Little Blue Heron (Egretta caerulea)	1
		Reddish Egret (Egretta rufescens)	1
- 1		Snail Kite (Rostrhamus sociabilis)	V
		Snowy Egret (Egretta thula)	1
		Tricolored Heron (Egretta tricolor)	1
		Wood Stork (Mycteria americana)	V
		Everglades Mink (Mustela vison evergladensis)	1

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.

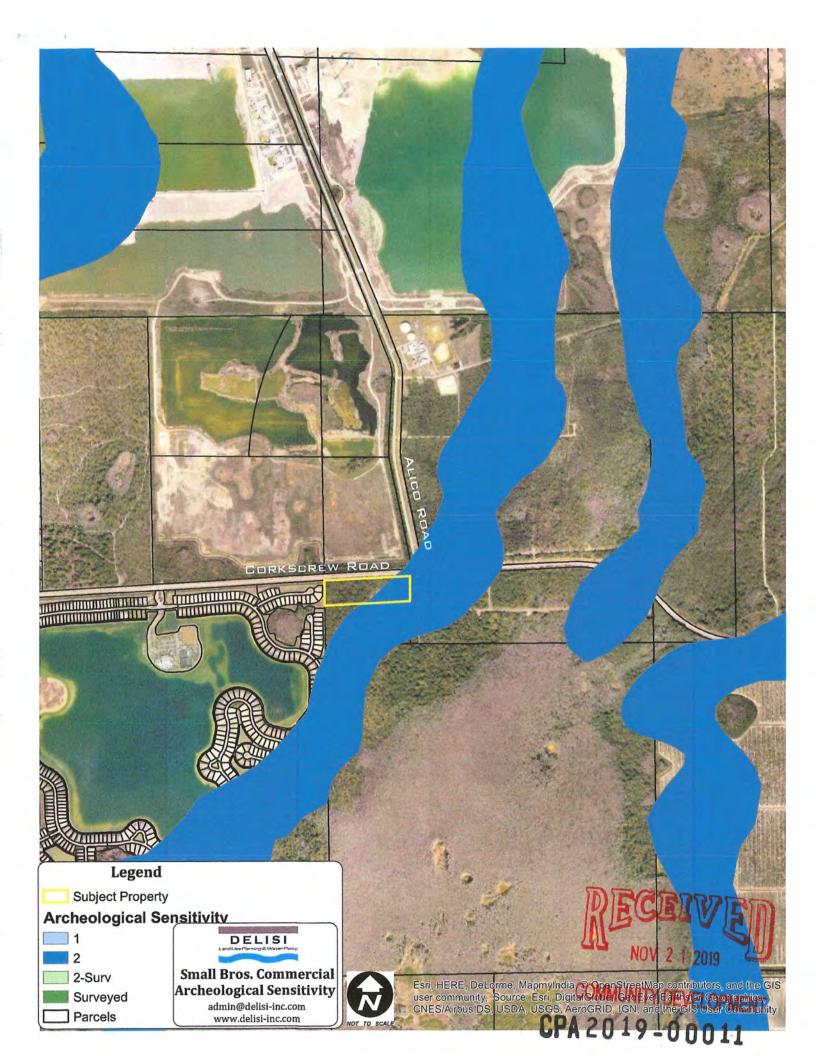
Y:\SMALLB-1\PSA.docx



HISTORIC RESOURCES IMPACTS ANALYSIS Exhibit M13

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.







This record search is for informational purposes only and does <u>NOT</u> constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does <u>NOT</u> provide project approval from the Division of Historical

Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

July 10, 2018

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



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

T46S R26E Section 22 as submitted with search request.

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

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

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

Sincerely,

Eman M. Vovsi, Ph.D.

Data Base Analyst

Florida Master Site File

Eman. Vovsi@DOS. MyFlorida.com





Public Facilities Impacts Analysis Exhibits M14 & M16

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.

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 requirements pertaining to indigenous vegetation preservation and open space. The proposed text amendment however, requires a significantly greater level of on-site indigenous preservation (over double the requirement for commercial development elsewhere in Lee County) as well as a requirement for payment for off-site preservation. 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, but instead are designing the text amendment to have an overall positive impact.





SMALL BROTHERS COMMERCIAL

Surface Water Level of Service Analysis:

I. Existing Facilities

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

II. Proposed Facilities

Stormwater run-off from the proposed commercial development will be directed to vegetated dry detention areas that provide water quality treatment and attenuation in accordance with SFMWD requirements prior to discharging into an existing wetland located along the south property line. The pond will also be designed to limit discharge rates from the development to a 25-Year, 3-day storm peak discharge rate of 25 cubic-feet-per-square-mile (CSM), which is the required Level of Service standard for Lee County and SFWMD. The control elevation for the water management facilities will be established to be consistent with the seasonal water table elevations of existing wetland contained on the property.

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



SMALL BROTHERS COMMERCIAL SEWER AND WATER LEVEL OF SERVICE ANALYSES:

L UTILITIES

a. Demand Projections

The existing property is zoned Community Commercial (CC) and located in the Density Reduction/Groundwater Recharge land use category. With the proposed amendment, a total of 80,000 S.F. of commercial retail and office will be allowed.

Table 1 below provides a summary of projected utility demands in gallons-per-day (GPD) for the development based on Lee County Utilities (LCU) design standards and Chapter 64E-6 of the Florida Statutes, and using demand assumptions commonly accepted for planning purposes.

Table 1. Estimated Utility Demands for Build-out:

Development Type	Cumulative Units	Unit Demand	Total Demand (GPD)
Proposed Commercial	80,000 SF	0.15/SF	12,000
		Total	12,000

Under the proposed land use designation with the projected development parameters, the estimated utility demand for the property will be 12,000 GPD.

b. Wastewater Level of Service

For wastewater service, the property is adjacent to Lee County Utilities' wastewater franchise area that serves Corkscrew Shores to the west of the property. The County's wastewater franchise area will be amended to include the subject property as well.

Lee County Utilities maintains an existing wastewater forcemain along the subject property's frontage with Corkscrew Road. The forcemain will be utilized to provide for a connection to LCU's wastewater system for service.

LCU's Three Oaks Regional Wastewater Treatment Plant is the closest facility available to serve the property, and serves other developments west of the subject property along Corkscrew Road. According to the 2017 Lee County Concurrency Report, the Three Oaks facility is permitted with a capacity of 6.0 million gallons per day (MUD) and is projected to operate at 2.6 MGD in 2022. Therefore, there is sufficient capacity within the existing plant to serve the 12,000 GPD increase in demand to LCU's system from this project at build-out.

c. Potable Water Level of Service

For potable water service, the project is intending to connect to LCU's water distribution system provided along Corkscrew Road. As described above, the property is also adjacent to LCU's water franchise area that serves Corkscrew Shores to the west.

Lee County Utilities maintains an existing water distribution main within the Corkscrew Road right-of-way along the subject property's frontage. Service to the property will be provided by connecting to the water main and extending mains into the property for service.

According to the 2017 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted to serve 45.9 MGD and is projected to operate at 42.7 MGD for 2022. Therefore, there is sufficient capacity within the existing plant to serve the 12,000 GPD increase in demand to LCU's system from this project at build-out.



CPA 2019-00011



2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FL 33901-9356 OFFICE 239,278.3090 FAX 239,278.1906

> TRAFFIC ENGINEERING TRANSPORTATION PLANNING SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO:

Mr. Daniel DeLisi, AICP

DeLisi, Inc.

FROM:

Yury Bykau

Transportation Consultant

Ted B. Treesh President

DATE:

July 19, 2019

RE:

15230 Corkscrew Road

Lee County Comprehensive Plan Text Amendment

Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Text Amendment for a property located on the south side of Corkscrew Road just west of its intersection with Alico Road in Lee County, Florida. Attached Figure 1 illustrates the approximate location of the subject site. Approximately 4.36 acres of the 12.19 acre subject site is designated as Wetlands. This analysis will determine the impacts of the change in land use from the proposed text amendment to the Lee County Comprehensive Plan to allow portions 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 Text Amendment to the Lee Plan 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 Text Amendment would allow for commercial development on the uplant portions of the property. The remaining portion of the subject site will remain as preservation. 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 text amendment, 80,000 square feet of commercial floor area was used and that is the upper limit in the text amendment. As previously mentioned, under the existing future land use category only 1 dwelling unit is allowed to be developed on the subject site, which is negligible in terms of trip generation.

Table 1 Land Use 15230 Corkscrew Road

Land Use Category	Intensity					
Proposed Land Use	80,000 sq. ft. of Retail					

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

Table 2
Trip Generation of Proposed Land Use
15230 Corkscrew Road

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

The trips shown for the proposed uses on the subject site in Table 2 will not all be new trips added to the adjacent roadway system. ITE estimates that a shopping center of comparable size may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. The current version of the ITE *Trip Generation Handbook*, 3rd Edition, indicates that the weekday P.M. peak hour pass-by rate for land the code with the standard part of the proposed shopping center uses.

CPA 2019-00011



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

The state of the state of	Weekda	y A.M. Pe	ak Hour	Weekda	Weekday P.M. Peak Hour					
Land Use	In	Out	Total	In	Out	Total	(2-way)			
Total Trips	119	73	192	221	240	461	5,166			
Less 30% Pass-By Trips	-36	-22	-58	-66	-72	-138	-1,550			
Net New Trips	83	51	134	155	168	323	3,616			

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 surrounding approved residential developments were then determined. These residential developments include the WildBlue, The Place (Corkscrew Farms), Repperland Ranch



and Verdana. The trips from WildBlue, The Place (Corkscrew Farms) and Pepperland Ranch developments that are projected to be added to the surrounding roadway links were obtained from Table E-2 of the EEPCO study. Due to the recently modified development intensity of the Verdana project, the peak hour trips for Verdana were obtained from the revised trip generation, as shown in the attached Exhibit 1, and trip distribution as part of the District One Regional Planning Model (D1RPM) completed for the EEPCO study.

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 75% 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 EEPCO Study". The PM peak hour trips to be generated from the project as shown in Table 3 were then added to the projected 2040 volumes as shown in the model in addition to the projected trips from the WildBlue, The Place (Corkscrew Farms), Pepperland Ranch and Verdana developments. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the attached Lee County Generalized Peak Hour Directional Service Volumes table. Table E-2 and the D1RPM obtained from the EEPCO study are also attached for reference.

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

Short Range Impacts (5-year horizon)

The 2017/2018-2021/2022 Lee County Transportation Capital Improvement Plan (CIP) 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 and discussion with the County Staff, widening of Corkscrew Road from Ben Hill Griffin Parkway to Alico Road is now programmed in the five-year Lee County CIP. There are no other 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 stream planning Level of Service on surrounding roadways based on the uses that would be projected 2019 under the proposed land use designation. Table 4A also included the projected traffic to be added by the future surrounding residential developments of the Wild Direct Place VELOPMENT



(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 50% of the total PM peak hour trips as a result of the surrounding residential developments was utilized in the 2024 Level of Service analysis whereas approximately 75% 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 EEPCO Study".

From Table 4A, all roadway links are shown to operate at an acceptable Level of Service in 2024 both with and without the trips from the proposed development. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program.

Conclusion

The proposed Text Amendment to the Lee County Comprehensive Plan would allow for commercial development on the upland portions of the property. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum, all roadway links were shown to operate at an acceptable Level of Service both with and without the trips from the proposed development. 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 Text 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

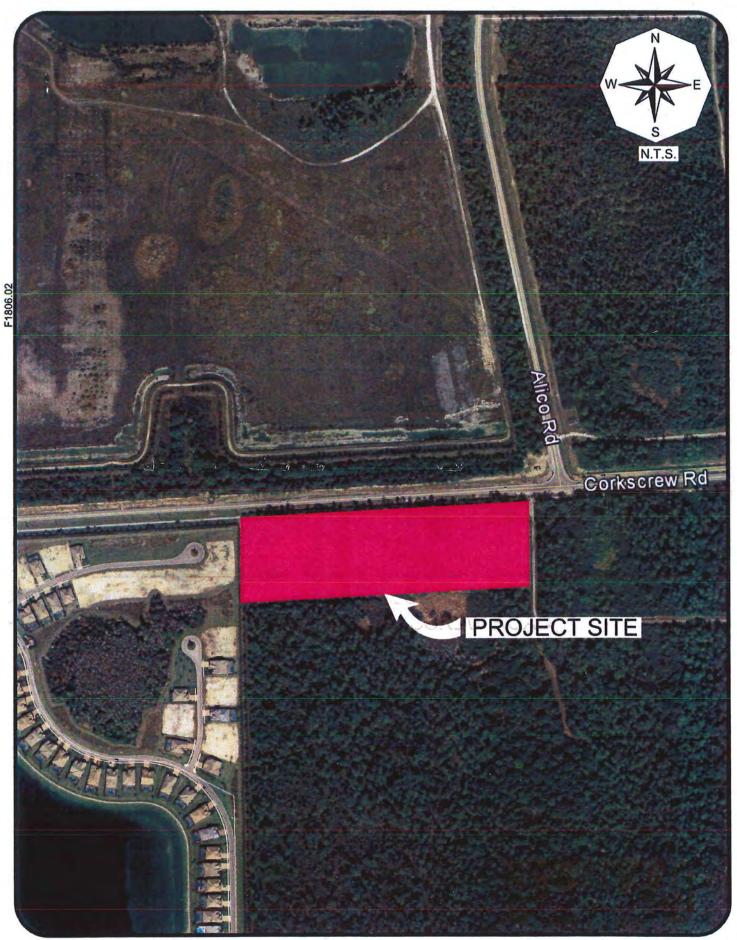


COMMUNITY DEVELOPMENT

FIGURE 1



CPA 2019-00011





PROJECT LOCATION MAPUNITY DEVELOPMENT 15230 CORKSCREW ROAD CPA 20 19 - 0 0 0 11

TABLES 1A & 2A 2040 LOS ANALYSIS



CPA 2019 - 00011

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

GENERALIZED SERVICE VOLUMES

	ROADWAY	SEGMENT	2040 E	+ C NETWORK LANES	LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	FROM	<u>TO</u>	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Corkscrew Rd	Grande Oak Way	Wildcat Run Dr	4LD	Arterial - Class I	0	250	1,840	1,960	1,960
	Wildcat Run Dr	WildBlue West Entr	4LD	Arterial - Class I	0	250	1,840	1,960	1,960
	WildBlue West Entr	Cypress Shadows Blvd	4LD	Arterial - Class I	0	250	1,840	1,960	1,960
	Cypress Shadows Blvd	Bella Terra Blvd	4LD	Arterial - Class I	0	250	1,840	1,960	1,960
	Bella Terra Blvd	Alico Rd	4LD	Arterial - Class I	0	250	1,840	1,960	1,960
	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)



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

TOTAL PM PEAK HOUR PROJECT TRAFFIC	323	VPH	IN=	155	OUT=	168

	ROADWA	Y SEGMENT	2040 FSUTMS			AADT BACKGROUNE	K-100	100TH HIGHEST HOUR PK DIR	. 0	PM PK HR PEAK		4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	PM PK HR PK DIR TRAFFIC FROM OTHER	PM PK HR PK DIR TRAFFIC FROM	VERDANA PEA TRAFFIC VOL	AK DIRECTION	PROJECT		VERDANA + F	OUND + OTHER + PROJECT PEAK FIC VOLUMES & LOS
ROADWAY	FROM	TO	PSWDT	PCS #	MOCE	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR'	DIRECTION	VOLUME	LOS	PROJECTS ²	VERDANA3	VOLUME	LOS	DIST	TRAFFIC	VOLUME	LOS
Corkscrew Rd	Grande Oak Way	Wildcat Run Dr	23,859	70	0.91	21,712	0.093	2,019	0.56	EAST	1131	C	466	166	1,763	C	20%	34	1.797	C
	Wildcat Run Dr	WildBlue West Entr	20,872	70	0.91	16,994	0.093	1,700	0.56	EAST	989	C	490	170	1,649	C	25%	42	1,691	C
	WildBlue West Entr	Cypress Shedows Blvd	20,872	70	0.91	18,994	0.093	1,766	0.56	EAST	989	C	425	173	1,587	C	35%	59	1.646	C
	Cypress Shadows Blvd	Bella Terra Blvd	20,872	70	0.91	18,994	0 093	1,766	0.56	EAST	989	C	425	173	1,587	C	40%	67	1,654	C
	Bella Terra Blvd	Alico Ru	14,579	70	0.91	13,267	0.093	1,234	0.56	EAST	691	C	410	190	1,291	C	55%	92	1,383	C
	Alico Rd	Corkscrew Farms Entr	8.074	70	0.91	7,347	0 093	683	0.56	EAST	382	В	605	302	1.289	E	40%	67	1,356	E
	Corkscrew Farms Entr	6 L's Farm Rd	7,692	70	0.91	7,000	0.093	651	0.56	EAST	365	В	335	352	1.052	D	30%	50	1,102	D
	6 L's Farm Rd	Pepperland Entr	7,444	70	0.91	6.774	0.093	630	0.56	EAST	353	В	335	359	1.047	D	30%	50	1,097	D
Alice Rd	Corkscrew Rd	S. Mallard Ln	7.953	53	0.91	7.237	0.093	673	0.51	SOUTH	330	В	231	112	673	C	5%	8	681	¢

1 K & D factors were obtained from the 2018 Lee County Traffic Count Report.

In a Discuss were counted from the 2016 Lee County Trainic Count respon.

2 Approximately 75% 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 tilled "Table E-2 From EEPCO Study" for detailed calculations (page 2)

3 Approximately 75% 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 Flonda Traffic Online.

TABLES 3A, 4A & 5A 5-YEAR LOS ANALYSIS



CPA 2019 - 00011

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

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 134 VPH IN= 83 OUT= 51

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 323 VPH IN= 155 OUT= 168

N. of Corkscrew Rd

ROADWAY LOS A LOS D PROJECT PROJECT PROJ/ LOS B LOS C LOS E ROADWAY SEGMENT CLASS VOLUME VOLUME VOLUME VOLUME VOLUME TRAFFIC TRAFFIC LOS C 4LD 0 34 W. of Wildcat Run Dr 250 1,840 1.960 1,960 20% 1.8% Corkscrew Rd W. of WildBlue Entr 4LD 0 250 1,840 1,960 1,960 25% 42 2.3% W. of Cypress Shadows Blvd 4LD 0 250 1,840 1.960 1.960 35% 59 3.2% 3.7% W. of Bella Terra Blvd 4LD 0 250 1,840 1,960 1,960 40% 67 4LD 1,960 1,960 5.0% W. of Alico Rd 0 250 1,840 55% 92 W. of Corkscrew Farms Entr 2LU 130 420 850 1,210 1,640 40% 67 7.9% 5.9% W. of 6 L's Farm Rd 2LU 130 420 850 1,210 1,640 30% 50 W. of Pepperland Entr 2LU 130 420 850 1,210 1,640 30% 50 5.9%

PERCENT

5%

1.1%

8

0

2LU

140

800

860

860

^{*} 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 now on the Lee County 5-year Capital Imporvement Program.

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

TOTAL PROJECT TRAFFIC AM =	134	VPH	IN =	83	OUT=	51
TOTAL PROJECT TRAFFIC PM =	323	VPH	IN =	155	OUT=	168

		2017 PK HR	2024 PK HR PK SEASON	PM PK HR PK DIR TRAFFIC	PM PK HR PK DIR TRAFFIC	2024 PK HR PK S		31.7	PERCENT			2024 BCKGR			2024 BCKGR		
ROADWAY	SEGMENT	PK SEASON PEAK DIR,1	PEAK DIRECTION BCKGRND VOLUME 2	FROM OTHER PROJECTS 3	FROM VERDANA 4	PEAK DIRE	LOS	V/C Ratio	PROJECT	0.00	PM PROJ		100	V/C Ratio	+ PM PF		V/C Ratio
Corkscrew Rd	W. of Wildcat Run Dr	903	1,037	311	111	1,459	C	0.74	20%	17	34	1,476	C	0.75	1,493	C	0.76
	W. of WildBlue Entr	696	799	327	113	1,239	C	0.63	25%	21	42	1,260	C	0.64	1,281	C	0.65
	W. of Cypress Shadows Blvd	696	799	284	116	1,199	C	0.61	35%	29	59	1,229	C	0.63	1.258	C	0.64
	W. of Bella Terra Blvd	696	799	284	116	1,199	C	0.61	40%	33	67	1,233	C	0.63	1,267	C	0.65
	W. of Alico Rd	235	270	274	127	671	C	0.34	55%	46	92	717	C	0.37	763	C	0.39
	W. of Corkscrew Farms Entr	246	283	403	201	887	D	0.54	40%	33	67	920	D	0.56	954	D	0.58
	W. of 6 L's Farm Rd	246	283	224	235	742	C	0.45	30%	25	50	766	C	0.47	792	C	0.48
	W. of Pepperland Entr	182	209	224	239	672	C	0.41	30%	25	50	697	С	0.42	722	С	0.44
Alico Rd	N. of Corkscrew Rd	131	150	154	75	379	C	0.44	5%	4	8	384	C	0.45	388	C	0.45

- 2017 peak hour peak season peak direction traffic volumes were obtained from the 2018 Lee County Public Facilities Level of Service and Concurrency Report.
- 2 The 2024 peak hour peak season peak direction background volume was obtained by adjusting the 2017 peak hour peak season peak direction volume by a growth rate factor shown in Table 5A.
- 3 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)
- 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)
- 6 The 2024 peak hour peak season peak direction total background volume was obtained by adding the 2024 peak hour peak season peak direction background volume to the PM peak hour peak direction traffic from Wildblue, The Place, Pepperland Ranch and Verdana projects.

TABLE 5A ANNUAL GROWTH RATE CALCULATIONS BASED UPON HISTORICAL AADT DATA

			BASE	CURRENT		ANNUAL	ACTUAL
		CURRENT	AADT	AADT	YRS OF	GROWTH	GROWTH
ROADWAY	SEGMENT	ID#	VOLUME	VOLUME	GROWTH	RATE	RATE
Corkscrew Road	E. of Alico Road	70.0	21,900	22,900	5	2.00%	0.90%

^{*} Traffic volumes were obtained from the 2018 Lee County Traffic Count Report.

a growth rate due to construction, a minimum annual growth rate of 2.0% was assumed.

SAMPLE GROWTH RATE CALCULATION

Annual Growth Rate (AGR) =
$$\frac{\text{CURRENT AADT}}{\text{BASE AADT}} ^{(1/\text{Yrs of Growth})} -1$$

$$AGR (\text{Corkscrew Road}) = \frac{22,900}{21,900} ^{(1/7)} -1$$

$$AGR (\text{Corkscrew Road}) = 0.90\%$$



^{**} In instances where the historical data indicates a reduction in traffic or insufficient data was available to calculate

LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES TABLE



Lee County Generalized Peak Hour Directional Service Volumes Urbanized Areas

pril 2010	Ď,			THE RESERVE AND PERSONS ASSESSMENT	c:\input5	
			upted Flow			
	T =: T	THE RESERVE OF THE PERSON NAMED IN	Level of Se			
Lane	Divided	A	В	С	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
) mph or high		Level of Se			
Lane	Divided	Α	В	С	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
2		*	*	710	1,590	
Lane	Divided	A	Level of Se B	C	DI	Е
1	Undivided	*	*	330	710	780
	Divided				1,590	1,660
3	Divided	*.	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
4						
4		and the second second	ed Access Level of Se	rvice		
Lane	Divided	A	Level of Se B	rvice	D	E
Lane 1	Divided Undivided	A	Level of Se B 160	C 880	D 940	E 940
Lane 1 2	Divided	A *	Level of Se B	rvice	-	940
Lane 1	Divided Undivided	A	Level of Se B 160	C 880	940	940 2,100
Lane 1 2	Divided Undivided Divided	A * *	Level of Se B 160 270	C 880 1,970 3,050	940 2,100	940 2,100 3,180
Lane 1 2	Divided Undivided Divided	A * *	Level of Se B 160 270 430 Collectors	C 880 1,970 3,050	940 2,100	940 2,100
Lane 1 2 3	Divided Undivided Divided Divided	A * *	Level of Se B 160 270 430 Collectors Level of Se	880 1,970 3,050	940 2,100 3,180	940 2,100 3,180
Lane 1 2 3	Divided Undivided Divided Divided Divided	A * *	Level of Se B 160 270 430 Collectors Level of Se	C 880 1,970 3,050 service C	940 2,100 3,180	940 2,100 3,180
Lane 1 2 3	Divided Undivided Divided Divided Divided Undivided	A * * * * *	Level of Se B 160 270 430 Collectors Level of Se B *	880 1,970 3,050 3,050 C 310	940 2,100 3,180 D 660	940 2,100 3,180 E 740



COMMUNITY DEVELOPMENT CPA 2019-00011

TRAFFIC DATA FDOT FLORIDA TRAFFIC ONLINE



2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: DISTRICT

CATEGORY:	1200	LEE	COUNTYWIDE	

	2.222	0.2	MOCF: 0.91	
WEEK	DATES	SF	PSCF	
1	01/01/2018 - 01/06/2018	0.99	1.09	
2	01/07/2018 - 01/03/2018	0.98	1.09	
3				
	01/14/2018 - 01/20/2018	0.98	1.08	
4	01/21/2018 - 01/27/2018	0.96	1.05	
* 5	01/28/2018 - 02/03/2018	0.94	1.03	
* 6	02/04/2018 - 02/10/2018	0.92	1.01	
* 7	02/11/2018 - 02/17/2018	0.90	0.99	
* 8	02/18/2018 - 02/24/2018	0.90	0.99	
* 9	02/25/2018 - 03/03/2018	0.89	0.98	
*10	03/04/2018 - 03/10/2018	0.88	0.97	
*11	03/11/2018 - 03/17/2018	0.88	0.97	
*12	03/18/2018 - 03/24/2018	0.89	0.98	
*13	03/25/2018 - 03/31/2018	0.90	0.99	
*14	04/01/2018 - 04/07/2018	0.91	1.00	
*15	04/08/2018 - 04/14/2018	0.92	1.01	
*16	04/15/2018 - 04/21/2018	0.93	1.02	
*17	04/22/2018 - 04/28/2018	0.95	1.04	
18	04/29/2018 - 05/05/2018	0.97	1.07	
19	05/06/2018 - 05/12/2018	0.99	1.09	
20	05/13/2018 - 05/19/2018	1.01	1.11	
21	05/20/2018 - 05/26/2018	1.02	1.12	
22	05/27/2018 - 06/02/2018	1.03	1.13	
23	06/03/2018 - 06/09/2018	1.03	1.13	
24	06/10/2018 - 06/16/2018	1.04	1.14	
25	06/17/2018 - 06/23/2018	1.04	1.14	
26	06/24/2018 - 06/30/2018	1.05	1.15	
27	07/01/2018 - 07/07/2018	1.05	1:15	
28	07/08/2018 - 07/14/2018	1.06		
29			1.16	
	07/15/2018 - 07/21/2018	1.06	1.16	
30	07/22/2018 - 07/28/2018	1.06	1.16	
31	07/29/2018 - 08/04/2018	1.06	1.16	
32	08/05/2018 - 08/11/2018	1.06	1.16	
33	08/12/2018 - 08/18/2018	1.07	1.18	
34	08/19/2018 - 08/25/2018	1.08	1.19	
35	08/26/2018 - 09/01/2018	1.09	1.20	
36	09/02/2018 - 09/08/2018	1,11	1.22	
37	09/09/2018 - 09/15/2018	1.12	1.23	
38	09/16/2018 - 09/22/2018	1.10	1.21	
39	09/23/2018 - 09/29/2018	1.08	1.19	
40	09/30/2018 - 10/06/2018	1.07	1.18	
41	10/07/2018 - 10/13/2018	1.05	1.15	
42	10/14/2018 - 10/20/2018	1.03	1.13	
43	10/21/2018 - 10/27/2018	1.02	1.12	
44	10/28/2018 - 11/03/2018	1.01	1.11	
45	11/04/2018 - 11/10/2018	1.00	1.10	
46	11/11/2018 - 11/17/2018	0.99	1.09	
47	11/18/2018 - 11/24/2018	0.99	1.09	
48	11/25/2018 - 12/01/2018	0.99	1.09	
49	12/02/2018 - 12/08/2018	0.99	1.09	
50	12/02/2018 - 12/08/2018	0.99	1.09	
51	12/16/2018 - 12/13/2018	0.99		
			1.09	5
52	12/23/2018 - 12/29/2018	0.98	1.08	
53	12/30/2018 - 12/31/2018	0.98	1.08	

* PEAK SEASON

26-FEB-2019 18:31:28

830UPD

1_1200_PKSEASON.TXT



COMMUNITY DEVELOPMENT

CPA 2019-00011

TRAFFIC DATA FROM 2018 LEE COUNTY TRAFFIC COUNT REPORT



Year 2018 K-100 Factors, D-Factors and Peak Season Factors

Station #	K-100	D-Factors	P.S Factors
1	0.091	0.62	1.087
2	0.091	0.54	1.083
3	0.101	0.52	1.200
5 .	0.090	0.61	1.083
6	0.086	0.56	1.047
7	0.117	0.53	1.337
8	0.087	0.55	1.170
9	0.086	0.51	1.057
10	0.096	0.51	1.080
11	0.096	0.53	1.050
12	0.092	0.59	1.147
13	0.090	0.59	1.097
14	0.085	0.59	1.060
15	0.098*	0.55	1.157
16	0.103	0.63	1.160
17	0.106*	0.62	1.063
18	0.094	0.59	1.083
19	0.102	0.55	1.240
- 20	0.099	0.59	1.063
21*	0.083	0.61	1.037
22	0.085	0.63	1.037
23*	0.103	0.57	1.183
25	0.098	0.57	1.110
27	0.127	0.54	1.363
28	0.092	0.55	1.067
29	0.110	0.51	1.220
30	0.093	0.51	1.090
31	0.091	0.54	1.127
34	0.101	0.61	1.057
35	0.102	0.56	1.100
36*	0.100	0.57	1.187
37	0.088	0.60	1.130
38	0.101*	0.61	1,153
39	0.103	0.53	1.173
40	0.089	0.52	1.077
42	0.098	0.56	1.173
43	0.091	0.60	1.100
44*	0.085	0.51	1.083
45	0.108	0.57	1.067

Station #	K-100	D-Factors	P.S Factors
46	0.092	0.52	1.177
47	0.101	0.56	1.140
48	0.102	0.58	1.143
49	0.085	0.54	1.073
50	0.091	0.61	1.057
51*	0.082	0.71	1.107
52	0.095	0.54	1.167
53	0.093	0.51	1.160
54	0.095	0.51	1.163
55	0.088	0.53	1.090
57	0.100	0.52	1.130
59	0.108	0.53	1.387
60*	0.132	0.57	1.543
61	0.092	0.60	1.210
62	0.112	0.60	1.090
63	0.123	0.55	1.203
64	0.105	0.52	1.147
66	0.099	0.54	1,113
68	0.097	0.61	1.057
69	0.091	0.55	1.047
70	0.093	0,56	1.153
71*	0.105	0.53	1.150
72	0.095	0.60	1.067
73*	0.097	0.56	1.143
74*	0.105	0.58	1.103
76	0.097	0.55	1.130
81*	0.100	0.56	1.133
82*	0.100	0.54	1.073
84	0.094	0.51	1.107
89	0.098	0.60	1.030
93	0.102	0.59	1.190
96	0.103	0.54	1.217
97*	0.086	0.52	1.030
98*	0.088	0.58	1.117
103*	0.092	0.52	1.177
104	0.102	0.53	1.080
108	0.091	0.53	1.117
121*	0.095	0.63	1.063
122	0.096	0.67	1.070



^{*} Previous Year Data

UPDATED 3/5/19	3 5	Daily Traffic Volume (AADT)												
STREET	LOCATION	tion#	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
COLONIAL BLVD	W OF I - 75	242	61100	61600							724-326			
COLONIAL BLVD	W OF TREELINE AVE	91				7:			45100	45500				
COLONIAL BLVD	W OF IMMOKALEE RD	246	35300				35400	39500	41500		43000	10.14		
CORBETT RD	N OF PINE ISLAND RD	508	500			, · · · ·		-ist/ N						
CORKSCREW RD	E OF US 41	247	1,3800	13700	18600		14300		16600		17000			
CORKSCREW RD	E OF VIA COCONUT POINTE	260		16900										
CORKSCREW RD	W OF 1 - 75	<u>15</u>	27300	23600	27200	29500	28800	30600	31600	33400	34200	36500		
CORKSCREW RD	E OF I - 75		10900	10400			13000							
CORKSCREW RD	E OF 1-75	<u>70</u>					21900	21900	22000	22200	22000	22900		
CORKSCREW RD	E OF BEN HILL GRIFFIN PKWAY	249							15600		18900			
CORKSCREW RD	W OF ALICO RD	248					3800			2				
CORKSCREW RD	E OF ALICO RD	250	2900	2900		1		3100		4400		6700		
CORTEZ BLVD	W OF US 41	614	1700											
CRYSTAL DR	E OF US 41	254	9700	10100		185 E	8600	11200		12300	THE R. P.	12100		
CRYSTAL DR	E OF METRO PKWY	255	4500	5200				6100		6400		7900		
COUNTRY LAKES DR	S OF TICE ST	505	2900	3000										
CYPRESS LAKE DR	W OF SOUTH POINTE BLVD	256	17000	19700							No.			
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	257	21500	25500			A. M. B. L. C.	-		4		-		
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	81	To Feet or						20300	22300	22300			
CYPRESS LAKE DR	E OF OVERLOOK DR	73	and the second second second		attends	- 14	29400	24700	25800	24200	27100	27200		
CYPRESS LAKE DR	W OF SUMMERLIN RD	259	36300	30400	28700	27900	27800				27700			
CYPRESS LAKE DR	E OF REFLECTION PKWY	82							42300	38900	39900	40700		
CYPRESS LAKE DR	W OF US 41	258	34500	37100	33700	31700	34000	35900	35200	100494855	energy to			

TRAFFIC DATA FROM 2018 LEE COUNTY CONCURRENCY REPORT



COMMUNITY DEVELOPMENT
CPA 20 19 - 0 0 0 11

evaluate future state highway system needs in the LRTP. ¹⁸ 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

		OTAL	NDARD	CTIONAL V	OLUMES						
	ROADWAY	LINK		SIA	NDARD		017 EXIST		2022		
NAME	FROM	то	TYPE	LOS	MAX	LOS	ING	LOS	FUTURE	NOTES	
ALABAMA	SR 82	MILWAUKEE BLVD	2LN	E	990	С	387	С	406		
1	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	С	424	D	445		
ALEX- ANDER	SR 82	MILWAUKEE BLVD	2LN	E	990	D	545	D	572		
BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	545	D	638	Shadow Lakes	
	US 41	DUSTY RD	4LD	E	1,980	В	1,035	В	1,106		
	DUSTY RD	LEE RD	6LD	E	2,960	В	1,035	В	1,396	Alico Business Park	
ALICO RD BEN HILL BRIFFIN PKWY BUCKING-HAM RD COLLEGE PKWY	LEE RD	THREE OAKS PKWY	6LD	E	2,960	В	1,035	В	1,283	Three Oaks Regional Center	
	THREE OAKS PKWY	1-75	6LD	E	2,960	В	2,285	В	2,401	v/c = 0.77/0.81	
ALICO RD	1-75	BEN HILL GRIFFIN BLVD	6LD	Е	2,960	В	1,154	В	1,301		
1.1	BEN HILL GRIFFIN BLVD	AIRPORT HAUL RD	2LN/ 4LD	E	1,100/ 1,840	С	366	С	770	4 Ln constr 2018	
	AIRPORT HAUL RD	GREEN MEADOW DR	2LN	E	1,100	С	366	С	384		
a op Un	GREEN MEADOW	CORKSCREW RD	2LN	E	1,100	В	131	В	224		
	ESTERO PKWY	FGCU ENTRANCE	4LD	E	2,000	В	1,169	В	1,228		
BEN HILL GRIFFIN	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	Е	2,000	В	1,169	В	1,275		
PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	В	1,101	В	1,193		
	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	А	1,033	A	1,086		
	SR 82	GUNNERY RD	2LN	E	990	D	442	D	465		
BUCKING-	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	D	490	D	515		
HAM RU	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	509	_F	1,178	v/c = 0.51/1.19 Buckingham 345 & Portico	
	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	v/c = 0.77/0,81	
COLLEGE	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,998	D	2,099		
PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,998	D	2,099		
	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,772	D	1,862		
CODY	BELLA TERRA BLVD	ALICO RD	2LN	E	1,140	В	235	E	628	Corkscrew Shores	
SCREW RD	ALICO RD	6 L's FARMS RD	2LN	E	1,140	В	246	С	552	The Place	
	6 L's FARMS RD	COUNTY LINE	2LN	E	1,140	В	182	C	509		

18 Op. Cit. MPO 2040 Long Range Transportation Plan



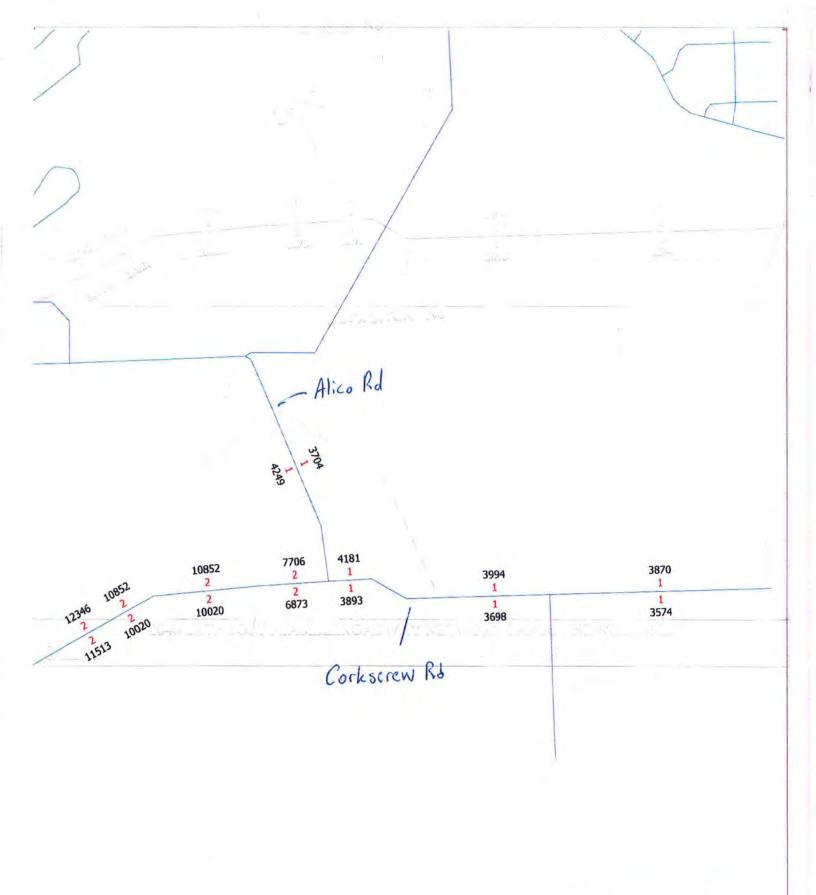
Table 20: County-Maintained Roadways in Incorporated Areas. Existing and Future LOS

			100TH HIGHEST HOUR DIRECTIONAL VOLUMES									
	STANDARD		20	017	- 3	2022	10.5					
NAME	FROM	то	TYPE	LOS	MAX	LOS	EXIST	LOS	FUTURE	NOTES		
BEN HILL GRIFFIN PKWY	CORKSCREW RD	ESTERO PKWY	4LD	Е	2,000	В	1,169	В	1,571			
	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	С	696	C	731			
	VANDERBILT DR	US 41	4LD	E	1,900	С	1,553	С		v/c = 0.81/0.85 Constrained In Cit		
				7 1-5-0	7					Constrained, old		
	US 41	OLD 41	4LD	E	1,860	С	1,167	С	### Page 100			
BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	С	1,888	С	1,984	Plan		
	IMPERIAL ST	W OF I-75	6LD	E	2,800	С	1,855	С	1,950	Plan		
	E OF 1-75	BONITA GRAND DR	4LD	E	2,020	В	576	В	605	Plan		
	BONITA GRANDE DR	BELLO BLVD	4LD	E	2,020	В	576	В	605	Plan		
BONITA GRANDE DR			782	v/c = 0.80/0.91 old count projection								
BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,819	E	1,912			
BURNT STORE RD	SR 78	VAN BUREN PKWY	2LN/ 4LD	Е	1,140/ 2,950	D	809	Α	851	Constrained In City Plan V/c = 0.81/0.85 Constrained, old count projection Constrained In City Plan V/c = 0.80/0.91 old count projection V/c = 1.00/1.06 old count projection V/c = 0.95/1.09 V/c = 0.95/1.09 Estero Crossing V/c = 0.75/1.08 V/c = 0.75/1.08 V/c = 0.75/0.80 Constrained		
BORNT STORE NO	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	С	453	C	551			
	DEL PRADO BLVD	McGREGOR BLVD	4LB	Е	4,000	С	2,673	D	2,810			
	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	2,628	F	2,968	NOTES Constrained In C Plan v/c = 0.81/0.85 Constrained In C Plan v/c = 0.80/0.91 old count projecti 4L under constrained In C Plan v/c = 0.80/0.91 old count projecti programmed al analysis old count, added clinic Galleria at Corkscrew v/c = 0.95/1.08 v/c = 0.75/1.08 v/c = 0.75/0.80 Constrained		
COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	F	2,869	F	3,016			
	DYNASTY DR	SR 82	-6LD	D	3,040	В	2,216	С	2,329			
McGREGOR BLVD SUMMERLIN RD 6LD E 2,840 D 2,626 F 2		226										
	US 41		4LD	E	1,900	С	840	С	1,105	Corkscrew		
	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	С	1,810	F	2,067			
CORKSCREW RD	E OF 1-75	BEN HILL GRIFFIN PKWY	4LD	E	1,900	С	1,115	С	1,172			
CORNSCREW RD	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	2LD	E	1,200	С	903	F	1,296	v/c = 0.75/1.08		
	WILDCAT RUN DR	BELLA TERRA BLVD	2LD	E	1,200	В	696	С	1,089	v/c = 0.58/0.91		
	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	С	1,404	С	1,586	old count projection		
	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	С	1,404	С		A		
DEL DRADO BLUD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	1,987	D	2,089			
DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	2,003	D	V-70-00	v/c = 0.75/0.80		
	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	2,003	D				
	HANCOCK B. PKWY	SR 78	6LD	E	2,800	С	1,527	C	1,604			
	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	512	А	538	Constrained		
	PESCADORA AVE	VOORHIS ST	2LN	E	726	В	590	С	620	Constrained		
ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	В	590	С				
	TROPICAL SHORES	CENTER ST	2LN	E	671	F	716	F	809	Constrained, old		
100		THREE OAKS						1	100	East & West		
ESTERO PKWY	US 41	PKWY BEN HILL GRIFFIN	4LD	E	2,000	В	801	DA)	1,094			
A CHARLES OF THE	THREE OAKS PKWY	PKWY	4LD	E	2,000	В	964	VB.	11013			

Page 43

2040 E+C NETWORK VOLUMES





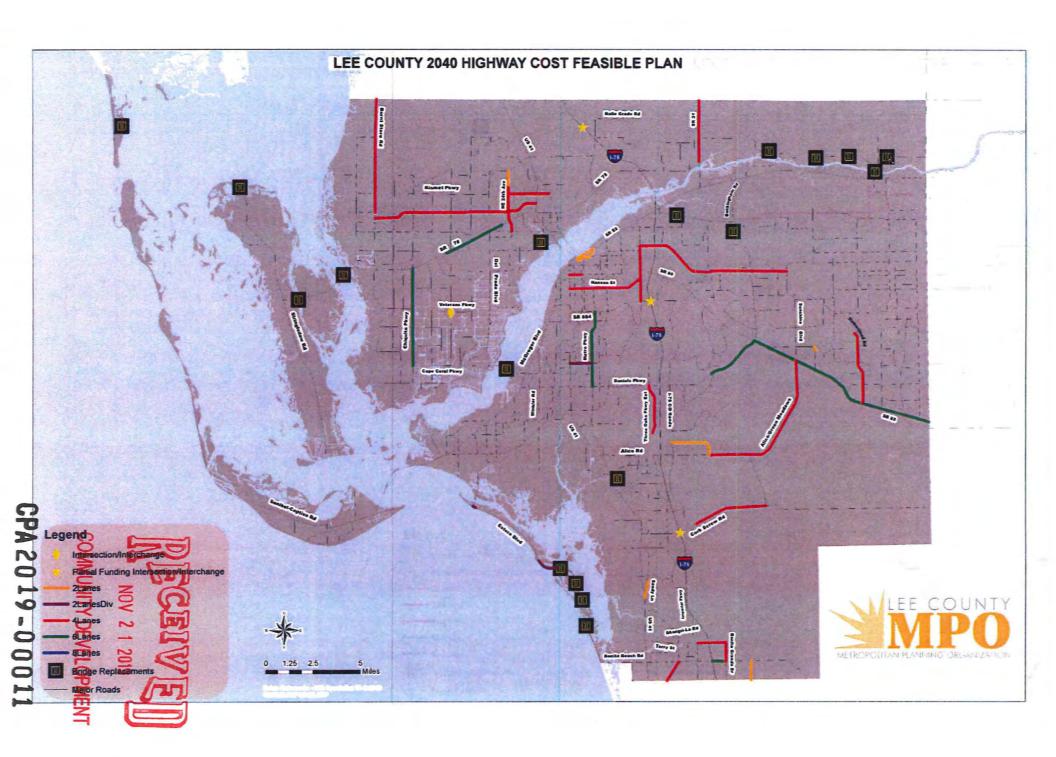


cube

2040 LRTP COST FEASIBLEROADWAY NETWORK LANES AND VOLUMES (Licensed COMMUNITY DEVELOPMENT)

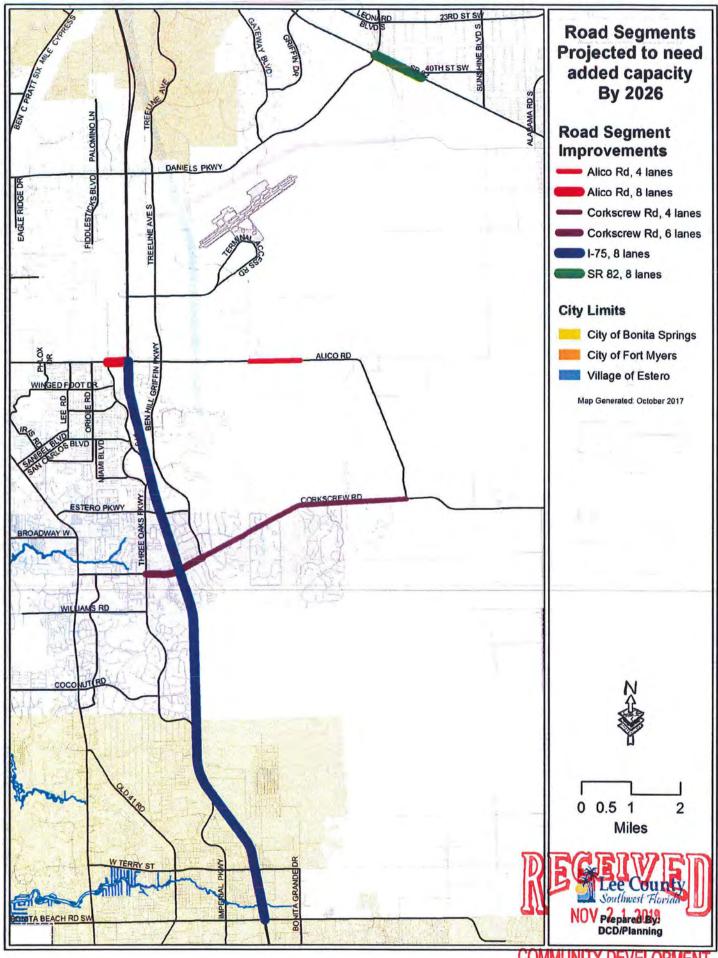
LEE COUNTY MPO 2040 COST FEASIBLE HIGHWAY PLAN





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





CPA 20 19 - 0 0 0 11

EHIBIT 1 VERDANA REVISED TRIP GENERATION SUMMARY



EXHIBIT I

VERDANA REVISED TRIP GENERATION SUMMARY (1) RETAIL ADJUSTMENT

					AM PE	K HOUR			PM PFA	K HOUR			D	AILY	1
	LUC	SIZE	UNITS	ln	Out	Total	%	In	Out	Total	Æ	In	Out	Total	%
Retail	-		17.00	77											
Shopping Center (General Urban/Suburban)	820	30.000	1000 Sq. FL GLA	18	11	29		53	58	111		641	640	1,281	
Trips			1	18	11.	29		53	58	111		641	640	1.281	
Internal Capture ⁽²⁾			y	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			fy	4	2	6		11	12	23		128	128	256	
Residential			1												
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			10	258	774	1.032		739	434	1.173		6.187	6.186	12,373	
Internal Capture ⁽²⁾			U	9	14	23	2%	46	42	88	8%	513	512	1.025	8%
Net New External			16	233	736	969		663	359	1.022		5.299	5.297	10.596	
Amenities			6												
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			1	27	18	45		37 33	33 30	70		419	417	836	
Internal Capture ⁽²⁾				24	16	40	89%	33	30	63	90%	377	375	752	90%
Net New External			, U	3	2	5		4	3	7		42	42	84	
				<u>lo</u>	Out	Total	%	<u>In</u>	Out	Total	%	<u>In</u>	Out	Total	<u>«</u>
TOTAL			117	303	803	1.106		829	525	1,354		7,247	7,243	14.490	
INTERNAL CAPTURE			1	63	63	126	11%	151	151	302	22%	1,778	1.776	3.554	25%
EXTERNAL			Ti-	240	740	980		678	374	1.052		5.469	5,467	10,936	
PASS-BY - AUTOMOBILE TRIPS			0	0	0	0	0%	TO	0	0	0%	0	0	0	0%
NET NEW EXTERNAL AUTOMOBILE TRIPS			T	240	740	980		678	374	1.052		5,469	5.467	10.936	



Footnote:

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

(2) Internal capture rates based on professional judgement.

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

SEVELORVENTS)



CPA 2019-00011

							950	elbur .						_	_	(pris	stern far		4. 2927		1	Inaffer Value	-6.10			nerviene.				1			7.4	Veridata.							-	Four Proper	ets.	_	_
					AMI Pe	ai Hop	_	T	20	Li Peul Ho	907				ALI Per	SR NOSE		-	Fill Fea	- Boar	-+			ANI Peak	_	-	- 11	I Peak No.		+	1	ev b	Dr. Prour	e-card		Ph/ Peak	e brance	-	_	SMI Peril H	_	1	_	I frem he	_
		0 - 3			T	OF Fee			T	T	OH SHAR					Off-Boars			1 1	Oh-Fyan		1		-1	DF-Page		1	0/12		1		T	Others			1 1	CR. Asci				Harri		T		desi-
			1.0	Peak De House	Prom	D:	Of.				Dr.	C6	401	Peas Dr Maris	Feat	Dr. Hours		Peus Dr Hours	Agai	Br. Hourly			Pres De Hourty	111	De .		nai De Naum	ion Hes	e Ch	4400	Hours	Pear	Di Month	On Peak	Pres bri Hours	1. 1	3		Pest Di Houry	10	De I	OR Peak	on Fed	- 1	De Carlo
PARKET.	These Colu Pase;	10 27	15.2%	75	E	Volum 21	E Dr.	25.05	Votum	1 5	SS2	DV.	FSK.	Ti.	Dir.	Verlumb 11	5.	ET.	2	Versione 35	E .	E.ZS	Token	20	Miles I	1	II I	treis	5 V	3.09	-	De W	Vourte 23	De E	C	1	27	Br 1	225	K 60	ES-	1 3	e !	- 130	141
	THE COLUMN	Ser Hill Griller Fran	22	_	1 4	49	-	-	-	_	71	-	10.85	N	w	25	-	79	1	45	-	1.86	10		_		_	_		-	+	-	_	1	66	1	45	-	_		_	1 2	_	_	124
	Ser. 158 Codes Fices	Argen route	30.25	390	-	78	-	10.75	_		127	-	20.3%	149	w	4	1	192	1		-	20.00	6	*	22	-			2 2	-	-	1	44	÷	127	1	77	-			253	1 2			101
ALC: NO	Arpert heal Rd	Widthe Incomer	37.25	_		7	-	+	-	_	127	-	20.3%	140	w	-	1	117	1	15		21.61	2	*	21	•		-	2 9	74.5	-	1 2	4		127	1	37	_	_	_	-	_	26 I	_	10:
	COORSE PROVING	Onen Engage Ac	920	34	1	-	1	90%	42	1	10	1 .	20.8%	166	- N	45		141	1	13	_	16.90	0	-	21	-	_	-		-	-	1	44		130	1	20	1	_	-	105	_	72 3	-	ie:
	Court Modellon Ad	Country Rd	635	-	1	-	+:	100	4	1	22	1	AS.	180	1	64		762	1	233	-	22.3%		-	26	-	-		-	22.00	_	+:	10	-	167	1	180	1	43	-	740	1 6		_	206
	Coruon la	Extent Plumy	481	26	12	3	1:	43	23	1	13	-	45%	15	K	23	1	20	3	28	-	17%	24	-	4	-	14	-		-	-	1	20	1	×	1	22	-	-		15	-	ST 2	_	37
		ICC: Hersey	175	16	1:	3	+ ;	140	_	1.	4	1	125	1	1	2	1	7	1	4	-	0.5%	-	2	-	: 1	1	-	1	_	-	1.	-	12	,	1	1	1	_	-	-	_	n :	_	23
e el Cotio	Estate Print	Spirit Che D	20%	10	1:	,	+:	196	_	1	1	3	0.94		-	2			1		-	638	2			-	1		-	-	+	+:	2	1	+	1			-			_	24 5	_	25
Rear	AGCE Entrance	Alte Re	15%	127	1 3	15	+:	7.6%	-	1	25	1	3.5%	-	1			22	1 2	13	-	1.9%	77	-	4	-	-	-		3.2%	-	+	1	,	34	-	75	1	-	_	-	-	50 8	-	15
	College Cub Br	SING Acom be	13%	12	1 2	20	-	10.45	-	1	22	3	134	25	1:	2		36	1 2	29		4.0%	27	,	*	-	12			426	p p	1,		-		-	26	+	54E	-	30	_	4 1	_	20
	Timer Gols Pears	175	1125		1	-	-	-	-	+:	4		13.7%	75		30	1	51		94	-	EM	-	-	N)	*	6		5 4	-	-	1:	20	,	l p		55	-	74	-	-	_	93 1	-	174
	LZM	ter ni Godic Pony 25	21.55		-	2	-	22.75	-	1.	0	W .	30.75	0	-	82	1	255	1	0	-	27.2%		*	15	-	_	-	0 1	-	-	1 2	20		201	1	6	*	-	-	_	-	25 1	_	E
	ther self Griffin Press (INS)	to an own real trai	34.2%	127	- w		+:	22.9%	-	+:	24	-	15.1%	197	W	6	1	430	1	130	-	27.2%	n	-	80	-	0	1	_	-	+	1 -	- 40		201	1	50	-	-	_	-	_		_	233
	Ben All Griffin Pracy	Grande Call Wy	35.70	-	×	71	+:	2230	_	1:	102		35.3% 41.8%		-	96	1	279	-	163	-	22.4%	120			-	-	-	3 9	_	-	1:	-		217	1:	340	*		-	-	-	36	-	496
			43	-		71	+	-	-	1:	125	w	-	-	-	161	1	-	-	21	-	33.5%	222		-		-	-	-	100	-	1 -	20	1		1:1	-	*		-	_	-	22 1	_	522
	Grants: Care tilly	Widdle Amiro	425	_	-	-	1:	425	_	1	126	w	43.0%	300	1 2	353	-	291	1	126	-	30.7%	221	W	4.		10	1 7		-	-	1:	20		253	1	250	-		_	304	1 3	_	_	234
	TO SEAL STORY	Current Stations But	25.25	_	-	1 21	1:	22		1	- D0	1 10	45.2%		w	165	-	105	1	120	-	25.5%	236	-	4		100			-	-	-	-		250	1:1	255	-		-	124		OR 1	-	323
	Cyprest Made at Blac	beta fers but Widdler	25.2%	100	1	11	-	2576	1 10	1:	79		42%	_	w	104	1	304	1	280	-	BA	200	-	-		780	-		100	-	+		1	254	1	234	-	-		-	-	5 1	_	525
	Brita lattle End/WideBut	Eart Entrance	13.75	100	1	23	-	110	-	-	28	1.	45.75		-	1%		256	1	230	-	30.75	345	-	4	:	-	_	7 1	-	-	-	100		20	1:1	171	-	-	_	-	_	D4 (_	320
	Fact February Alice Rd	Confective Forms Entrance	475	67	1:	17	_	1.00	1 22	+:	27	1:	72.0%	341	w	163	1	528	1	130	-	6.25	230	-	77	: 1	282	_	p v	35.40	_	1 "	202	1	450	1:1	212	-		_	_	-	234 (-	744
	Contacton Farms Entrands		5.2%	21	+÷	30	-	1 490	1 5	-	36	1:	22.00	-	1	51	w	349	w		_	73.2%	362	-		-	270		50 W	-	-	1	100	1	525	1:1	\$17	-	_	_	_	-	to 1	_	62
	S to Form Rd	Proporand Entrance	43%	-	1:	-	-	475	1 27	1	15	1	21.3%	-	1	45	-	143	100	94	_	_	272	-	52	-	-	-	B 4		-	1 -	-		535	1:1	123	-	-	-	_	_	42 1	_	656
	Properland intentor	Yendana Entrance	136	29	1 ÷	1	1 -	200	36	1	11	1:	15.61	-	1	*	-	104	w	61	-	27.4%	202	-	-	-	_	_	2 6	100	_	1	201	1:	601	1:	366		_	_	404	_	98 (-	550
	Wriganu Emrança	19.86	10%	-	1:	1	-	100	1 .	-	1	1	425	20	1	10	*	25	20	17	11	325	No.	1	10		-	-		29.51	-	1.	61	-	345	1	25	1		-	-		27 8	_	126
	TIPLE	26	0.7%	4	1	1	1 2	C.M.	1	-	2	1.	3.2%	12	1	2		21	w	12		5.8%	20	1	_	*	-	w 1		:22	-	1:	30		96	-	*	1	_		_	_	43 8	_	85
	Three Open Press;	Sec 161 Grille Fame	2.00	-	1	1	1	236	10	1	1	w	2.64	1 11	w		1	22	1	16	2	22%		*		-			-	2.6	-	1 .			28	1	11	*	-	-	20	_	57 1	_	23
tions from	Sonta Septi to	Concareer 84	12.64	66	1 5	24	1	1275	-	1	29	1.	26.0%	212	1	30		106	-	*	1	EN	e		15	N I	40		7 3	112	-	15	25		ts.	1	52	-	326	-	-	-	0 1	_	180
+75	Centagree No	Alico Rd	27h	36	1	1	-	249	n	1			2.5%	18			1	27	3	26	-	2.05	2		-	1	1	2 4		-	-		5	1 5	14	1	,	1	-		-	_	52 3	-	25
_	Daniels Feary	40m 1r5W	0.2%	1	١.		-	ew.	-		1	1 .	00%				1				-	0.0%					-	-		-	_	1-		1		1					-	_	1 1	_	1
	42M SI SIF	Alasama Md	07%	1	1	0	-	0.76	1	1	1	1	0.000		w		1			0		a.mx		*				_		6.3%	_	1	1	-	1	1	1	*	,		1	1	2 1	-	÷
	Alabama Rd	Parecale Brid	0.1%	1	1	0	-	6.2N	1	-	1	1	0.2%	1	-		1	1	1		-	0.2%	1	*		-			0 V	-	-	1 .	1	1	,	1	2				2	-	5 6	-	-
	Paradan Bed	inger Brd	0.0%		1	0	-	-	1	1		1 .	0.2%	1	-		1	- 1	1		-	0.2%	1	*	-	7	1		_	_	-	1=	7	1	1	1	1		-	*	7	-	6 4	-	-
9162	and the	nonemus is	00%	0	2	0	-	500		1	0	W	625	1 5	w		1	1	1	1	2	0.25	1	95		-	1		. 1	670	-	1	1	1		1	1	2	•	-	1			-	•
-	Promestant Re	Bel Bod	005	0	1 2	1	-	5.00		1		W	0.81	1	w	1	1	2	1	1		660	2		1	1	2			-		1	1	1	n	1	-	-	-	*	5	-	3 1	-	6
	Bel Blvd	Columbus Birc	02%	1	1 2	0	-	600	1:	1	0	w	0.0%	1	w	1	1	4	1	2	v .	12%	1	*	-	-	3			-	-	1 2		1	23	1	24	*	_	-	n l	_	9 1	-	25
	Columbus Blud	Celler Co. Los	03%		-		-	070	1 6	1:	-		10%	1	-	2	1	7	1	4	-	LEG		*		-	1			-	-	1 2	2	1	36	1:	22	_		_	_	_	12 4	_	30
	Caffer Cc. time	Conscrete Rd	13%	_	×	-	-	-	-	+	0		100	2	w	2	1	-1	1	4	-	125	-	w	-	11	-	-		-	-	1 2	-	1	-	1 .	-	-	_	_	_	_	2 1	-	_
	Care Cr. Die	CONTRACTOR AND	436		l ×	. 0	1.	02%	1 2	1.1	1 .	1 .	125	1 7	l w	1 2	1.	- 23	1.4	-	-	146	1	*	- 1		7			- CR	36	1 4	23	1	18	1 .	22	-	13		20	4 1 3		1	30

ITE Try Seprentian					/IETro Generation							178 Pro Gener	Ti.	FIE for Generation						
Dafy rolume	Project ALC	heat mour to be the	Daily Column	Project 196	Fool Hour Values	Project Daily Values		Pesil resur Volume	Project PA	Non-Hour Volume	Project Daily Volume	Project AV	Assistant towns	Project Par	Post Hour Learne	Project Daily Valume	Projec AN	from New Volume	Project PV	New Hour Volume
	Enter	190		Erner	252		Enter	294	Eraer	637		Detar	228	trise	hen		firte:	260	tner	755
10.222	Cost	524	16,222	Esc.	322	\$1,367	fec	703	Set	380	6,792	bit	375	lec.	224	12303	fiet.	753	Talk	458
- 4	Test	724		Tetal	174		Total	937	Total	1,075		Test	500	Tetal	805		Seal.	1.50	100	2226



CPA 20 19 - 0 0 0 11

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 (75%) ¹	2024 Background Traffic (50%) ²
Corkscrew Rd.	W. of Wildcat Run Dr.	214	278	129	621	466	311
Corkscrew Rd.	W. of WildBlue Entr.	222	299	132	653	490	327
Corkscrew Rd.	W. of Cypress Shadows Blvd	126	306	135	567	425	284
Corkscrew Rd.	W. of Bella Terra Blvd	126	306	135	567	425	284
Corkscrew Rd.	W. of Alico Rd	64	336	147	547	410	274
Corkscrew Rd.	W. of Corkscrew Farms Entr	45	528	233	806	605	403
Corkscrew Rd.	W. Six L's Farm Rd	27	149	271	447	335	224
Corkscrew Rd.	W. of Pepperland Entr	27	143	277	447	335	224
Alico Rd	N. of Corkscrew Rd	30	192	86	308	231	154

^{*} The PM peak hour traffic was obtained from Table E-2 of the EEPCO study.

PM Peak Hour Peak Direction Traffic From Verdana

Roadway	Segment	Traffic Distribution Percentage	Verdana Peak Hour Volume	Verdana Peak Direction Volume	2040 Background Traffic (75%) 1	2024 Background Traffic (50%) ²
Corkscrew Rd. W.	. of Wildcat Run Dr.	32.7%	678	222	166	111
Corkscrew Rd. W.	. of WildBlue Entr.	33.4%	678	226	170	113
	. of Cypress Shadows Blvd	34.1%	678	231	173	116
Corkscrew Rd. W.	. of Bella Terra Blvd	34.1%	678	231	173	116
Corkscrew Rd W.	. of Alico Rd	37.4%	678	254	190	127
CorkscrewRd W.	of Corkscrew Farms Entr	59.4%	678	403	302	201
Corkscrew Rd. W.	. Six L's Farm Rd	69.3%	678	470	352	235
Corkscrew Rd. W.	. of Pepperland Entr	70.6%	678	479	359	239
Alico Rd N.	of Corkscrew Rd	22.0%	678	149	112	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.

Was utilized in the 2040 LOS Analysis

Was utilized in the 2024 LOS Analysis

¹ Was utilized in the 2040 LOS Analysis

² Was utilized in the 2024 LOS Analysis

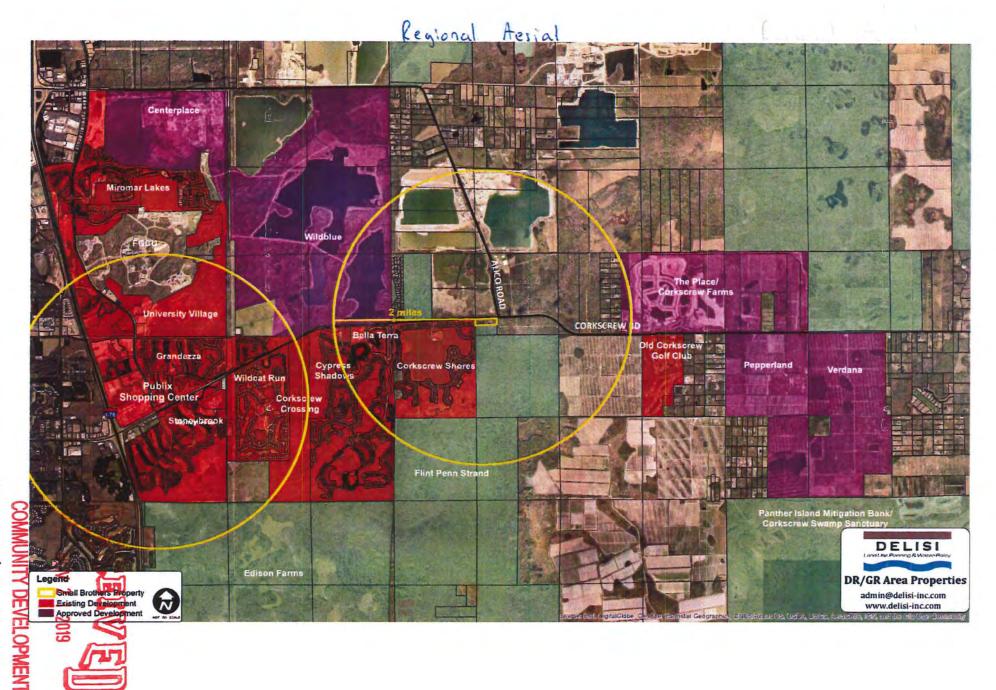
D1RPM 2026 REFINED MODEL PROJECT TRAFFIC PERCENT DISTRIBUTION FROM EEPCO STUDY



EDWINDLY DEVELOPMENT

REGIONAL AERIAL MAP EXISTING AND APPROVED SURROUNDING DEVELOPMENTS





ZONING RESOLUTION ZAB-82-337



RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF

OF LEE COUNTY, FLORIDA

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

Sec. 22, 27, Twp. 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.



COMMUNITY DEVELOPMENT

CPA 20 19 -00011

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 of all the evidence available to the Zoning Board; and,

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

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

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

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

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

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

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



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

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

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

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

ATTEST: SAL GERACI, CLERK BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

as to form by:

BY: Jack Kurt
Deputy Clerk

BY: Mike Well

RESOLUTION NUMBER ZAB-82-337

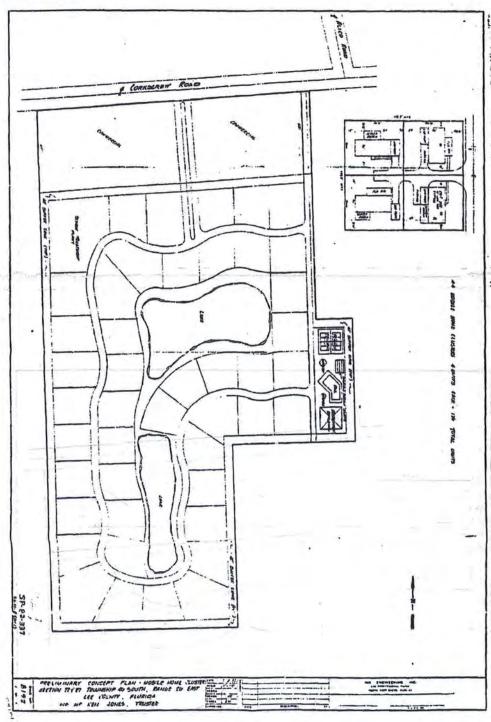
HEARING NUMBER 81-11-1(DCI)

(152B-F-38,39,40)





BECEINED



TRIP GENERATION EQUATIONS



Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 1

147

1000 Sq. Ft, GLA:

453

Directional Distribution:

50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

Range of Rates

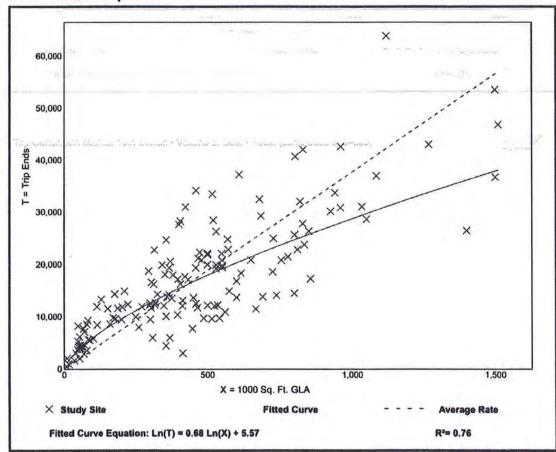
Standard Deviation

37.75

7.42 - 207.98

16.41

Data Plot and Equation





Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies:

1000 Sq. Ft. GLA: 351

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

Range of Rates

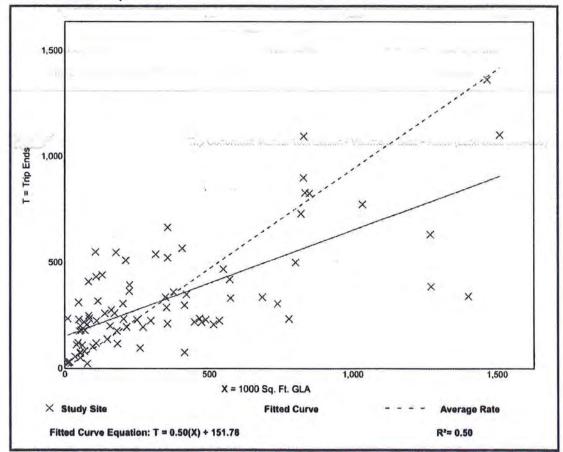
Standard Deviation

0.94

0.18 - 23.74

0.87

Data Plot and Equation





Trip Generation Manual 10th Edition • Volume 2: Data • Retail

Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 26

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

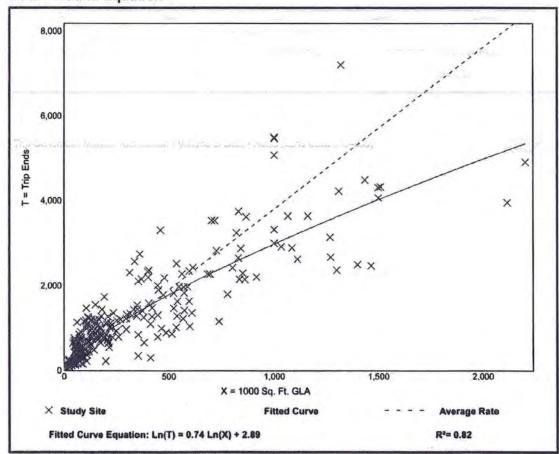




Exhibit M 17 – Letters of Service Availability





John E. Manning District One

Cecil L Pendergrass

Raymond Sandelli District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wm Wesch County Attorney

Donna Marle Collins County Chief Hearing Examiner October 30, 2019

Drew Fitzgerald Delisi Fitzgerald, Inc. 1605 Hendry Street Fort Myers, FL 33901

RE: Potable Water and Wastewater Availability

Small Brothers Commercial, 15230 Corkscrew Road

STRAP # 22-46-2-00-00001.0010

Dear Mr. Fitzgerald:

Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 4 commercial units with an estimated flow demand of approximately 10,800 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

Sanitary sewer service will be provided by our Three Oaks Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of this parcel.

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

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





Via E-Mail

Small Brothers - Letter.Docx October 30, 2019 Page 2

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic Technician Senior 239-533-8532

UTILITIES ENGINEERING





Estero Fire Rescue

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

June 13, 2018

Daniel DeLisi, AICP DeLisi, Inc.

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

Mr. DeLisi,

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

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

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

Respectfully,

Phillip Green

Division Chief of Prevention



Mike Scott Office of the Sheriff



State of Florida County of Lee

June 13, 2018

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

Mr. DeLisi,

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

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

Respectfully,

Stan Nelson

Director, Planning and Research

Sten Welson







John E. Manning District One

Cecil L Pendergrass District Two

Larry Kiker District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlals County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins Hearing Examiner June 19, 2018

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

Re: Letter of Service Availability

Mr. DeLisi,

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

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

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

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

Sincerely,

Benjamin Abes

Chief

Division of Emergency Medical Services





June 15, 2018

John E. Manning District One

Cecil L Pendergrass District Two

Larry Kiker District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins Hearing Examiner Daniel DeLisi, Inc.

SUBJECT: Corkscrew Road - STRAP 22-46-26-00-00001.0010

Lee County Solid Waste Division - Letter of Service Availability

Dear Mr. DeLisi:

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

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

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

Sincerely,

Brigitte Kantor

Brigitte Kantor Public Utilities Manager Solid Waste Division



CONSISTENCY WITH STATE AND REGIONAL POLICY PLANS Exhibit M18

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





Justification of the Proposed Amendment Exhibit M19

The following justification was submitted for the text amendment to allow for commercial development on the subject property. If commercial development is allowed to occur on the property, given the location of existing water and sewer lines that run directly past the property would service a legitimate planning goal. Connecting to available service rather than accommodating a package facility or large septic system is preferable both environmentally and from a cost efficiency of service.

Text Amendment Location and Property Description

The proposed text amendment to the Lee Plan addresses a historic non-conforming zoning in the DR/GR by allowing the property to develop under the approved zoning with significantly enhanced preservation requirements. The text amendment applies only to properties which already have commercial zoning, along Corkscrew Road, west of Flint Penn Strand (limited to the property described below) and is written to be consistent with Policy 33.3.3, which applies to residential areas with approvals for density greater than the DR/GR allows.

The single property that is affected by this amendment is located at the southwest corner of Corkscrew and Alico Roads adjacent to Corkscrew Shores on the west. Attached is a map of commercial zoning within the Southeast Lee County Planning Community, west of Flint Penn Strand. The property effected is approximately 12.19 acres, 5.45 acres 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 (developed under Policy 33.3.3), but there are several large residential communities that have been zoned and in the process of active development to the east (See map of development communities).

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 Plans

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.

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 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.

Proposed Text Amendment

The proposed text amendment is to add Policy 33.3.5 to Goal 33, which lays out the vision for the Southeast Lee County Planning Community. The proposed policy allows development of properties that had already been zoned for commercial development prior to designation as DR/GR, consistent with existing approvals, but under more intense preservation requirements than prior approvals and commercial development elsewhere in Lee County. The text amendment also limits the uses allowed to specifically eliminate the CC uses that may leave to a concern about groundwater impacts to the County's well field. The proposed text amendment is as follows:

Policy 33.3.5: Properties within Southeast Lee County, in the Density
Reduction/Groundwater Resource future land use category, west of Flint Penn Strand
with direct access to Corkscrew Road that have existing commercial zoning inconsistent
with the current DR/GR land use category, may develop in accordance with existing
zoning under the following criteria:

- 1. Intensity must be limited to neighborhood levels of commercial,
- 2. Development must be served by central water and sewer facilities,
- 3. Access must be provided directly to Corkscrew Road or via a frontage road connecting to Corkscrew Road.
- 4. All uses must be in compliance with the Lee County Well Field Protection Ordinance as may be amended.
- 5. The following uses are prohibited: auto repair, fuel pumps, car wash cleaning and maintenance services, funeral homes, on-site dry cleaning, research and development laboratories, and vehicle equipment dealers, or any other similar

- use that may contain the storage of hazardous chemicals or materials, or run off of hazardous materials.
- 6. At the time of local development order the applicant must demonstrate that surface and groundwater will not be degraded.
- 7. Development order plans must include preservation/restoration at a minimum of 35 percent of the property. Preserve areas will include existing indigenous areas or areas that are restored through the removal of exotic vegetation.
- 8. <u>Development order submittals must include a protected species management plan to address human wildlife coexistence, including educational programs and development standards.</u>
- In addition to the preservation of on-site property, for every acre of development area, a fee of \$8,500 must be paid to the County's land acquisition fund for the purchase and/or restoration of additional off site lands in Southeast Lee County and/or the CREW Watershed.

The proposed amendment requires the preservation of onsite indigenous vegetation well in excess of code requirements for commercial development. Current code requirements for indigenous preservation for commercial development is typically 15%. The proposed text amendment will more than double that requirement for existed zoned commercial property in the DR/GR. In addition to on-site restoration, every acre of developed land will require a payment to Lee County for the acquisition of off-site land. This mitigation payment is identical to Policy 33.3.3 3.h. which allows for additional residential on residential properties that were permitted for more density in the DR/GR prior to its adoption. Including off site mitigation, the total preservation requirement will increase significantly.

The proposed amendment requires compliance with the Lee County Wellfield Protection Ordinance and the prohibition on uses that may contain hazardous materials run off or the storage of hazardous materials. The proposed amendment also requires a connection to Central Water and Sewer. All of these measures are taken to ensure no impact to the County's water supply.

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. To 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. County buffers will require a Type E or F buffer between the commercial and residential uses to the west. The limitation on uses and the requirement for approval of a Human/Wildlife Coexistence Plan at the time of Local development order will ensure that commercial uses do not become attractors for bears and other wildlife.

CPA 2019 - 00011

Proposed Request

The proposed amendment to the Lee Plan conforms the DR/GR land use category to the current commercial zoning on the property. Residential uses are not permitted in the CC zoning district, and this is not a suitable location for a rural residential estates with proximity to an intersection of two arterials and an IPD with, a mining use a few hundred feet away. The commercial development will be limited to neighborhood levels of commercial development, which by their nature serve the surrounding neighborhoods. The request also requires preservation in excess of requirements in urban areas and further requires payment of a fee for offsite acquisition of additional conservation property, consistent with similar incentives for non-conforming residential density in the DR/GR in Policy 33.3.3.

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. Although there is commercial property zoned at the entrance of Bella Terra, the Homeowners Association has recently acquired the property in an effort to have more control that will likely limit or decrease commercial development. All residential communities along Corkscrew Road, including the newly approved and developing Corkscrew Shores, The Place, Pepper land and Verdana must travel anywhere from 4-8 miles each way for every retail commercial need. Generally, neighborhood retail stores 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, Wild Blue and Corkscrew Shores, there are approximately 5,000 units either built or planned for that are over 4 miles from the Shoppes at Grandezza. Including 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. Many 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, dental, 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 I-75 Interchange. Commercial uses along Corkscrew road will help keep trips local, building a more sustainable and functional mix of week within the East

4 | Page Exhibit M19

Corkscrew Community. The subject property is unique due to the location near the intersection of two major arterial roads 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.



COMMUNITY DEVELOPMENT

Exhibit M19

CPA 2019-00011