



# APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

**Project Name:** Lee County Homes Associates I, LLLP (Lee County Homes)

**Request:** Rezone from: RPD To: RPD

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

**Bonus Density included?** ☒ NO ☐ YES<sup>1</sup> for: \_\_\_\_\_ Bonus Units

<sup>1</sup> If YES, submit additional fee required by LDC 2-147(A)(3)

**Summary of Project:**

Rezoning of an existing Residential Planned Development of 345 acres to permit 1,035 dwelling units

---

---

---

---

---

---

## PART 1 APPLICANT/AGENT INFORMATION

**A. Name of Applicant:** Lee County Homes I Corporation General Partner, Kevin Ratterree, Vice President  
**Address:** 1600 Sawgrass Corporate Pkwy, Suite 400  
**City, State, Zip:** Sunrise, Florida, 33323  
**Phone Number:** 954-753-1730, Ext 2240  
**E-mail Address:** Kevin.ratterree@glhomes.com

**B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:**  
☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]  
☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]  
☐ Application is County initiated. Attach BOCC authorization.

**C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]**

1. **Company Name:** Morris-Depew Associates, Inc.  
**Contact Person:** Tina M. Ekblad  
**Address:** 2914 Cleveland Ave.  
**City, State, Zip:** Fort Myers, FL 33901  
**Phone Number:** 239-337-3993 **Email:** Tekblad@m-da.com

2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

LEE COUNTY COMMUNITY DEVELOPMENT  
 PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902  
 PHONE (239) 533-8585

**RECEIVED**  
 MAY 27 2020

COMMUNITY DEVELOPMENT Page 1

DCI2020;00010

**PART 2  
PROPERTY OWNERSHIP**

- A. **Property owner(s):** If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Lee County Homes Associates I, LLLP (Lee County Homes)

Address: 1600 Sawgrass Corporate Pkwy, Suite 400

City, State, Zip: Sunrise, FL. 33323

Phone Number: 954-753-1730 Ext 2240

Email: Tekblad@m-da.com

- B. **Disclosure of Interest [34-202(a)(2)]:**

☒ Attach [Disclosure of Interest](#) Form.

- C. **Multiple parcels:**

☐ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

- D. **Certification of Title and Encumbrances [34-202(a)(7)]**

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): March 3, 2004 and September 30, 2004

**PART 3  
PROPERTY INFORMATION**

- A. **STRAP Number(s):** [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

See Attached List

- B. **Street Address of Property:** Access Undetermined

- C. **Legal Description (must submit) [34-202(a)(5)]:**

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

**OR**

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

**AND**

**Boundary Survey [34-202(a)(6)]:**

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

**OR**

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

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

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

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

- E. **Current Zoning of Property:** Residential Planned Development

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

- F. **Use(s) of Property:**

1. Current uses of property are: Agricultural

2. Intended uses of property are: Residential

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT



**G. Future Land Use Classification (Lee Plan):**

Outlying Suburban	_____	Acres	_____	% of Total
Wetland	_____	Acres	_____	% of Total
	_____	Acres	_____	% of Total

**H. Property Dimensions:**

1. Width (average if irregular parcel): 6000 Feet
2. Depth (average if irregular parcel): 3300 Feet
3. Total area: 344.76 Acres or square feet
4. Frontage on road or street: 2200 Feet on Buckingham Road Street
- 2<sup>nd</sup> Frontage on road or street: \_\_\_\_\_ Feet on \_\_\_\_\_ Street

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

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

**J. Waivers from Application Submission Requirements:** Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

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

- A. Gross Acres (total area within described parcel)** 344.7 Acres
1. Submerged land subject to tidal influence 0 Acres
  2. a. Preserved freshwater wetlands 7.08 Acres
  - b. Impacted wetlands 3.11 Acres
  - c. Preserved saltwater wetlands \_\_\_\_\_ Acres
  - d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.) 10.19 Acres
  3. R-O-W providing access to non-residential uses \_\_\_\_\_ Acres
  4. Non-residential use areas <sup>(1) (2)</sup> \_\_\_\_\_ Acres
- B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).** 10.19 Acres
- C. Gross residential acres. (A minus B) <sup>(3)</sup>** 334.5 Acres
- D. Gross residential acres (by Land Use Category)**
1. a. Intensive Development – upland \_\_\_\_\_ Acres
  - b. Intensive Development – preserved freshwater wetlands \_\_\_\_\_ Acres
  - c. Intensive Development – impacted wetlands \_\_\_\_\_ Acres
  2. a. Central Urban – upland \_\_\_\_\_ Acres
  - b. Central Urban – preserved freshwater wetlands \_\_\_\_\_ Acres
  - c. Central Urban – impacted wetlands \_\_\_\_\_ Acres
  3. a. Urban Community or Suburban – upland \_\_\_\_\_ Acres
  - b. Urban Community or Suburban – preserved freshwater wetlands \_\_\_\_\_ Acres
  - c. Urban Community or Suburban – impacted wetlands \_\_\_\_\_ Acres

**RECEIVED**  
**MAY 27 2020**  
**COMMUNITY DEVELOPMENT**

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	334.51	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	7.08	Acres
	c.	Outlying Suburban – impacted wetlands	3.11	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
<b>TOTAL (should equal "C" above)</b>			<b>344.7</b>	<b>Acres</b>

**Notes:**

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay (see Note (2) below).
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations (see Lee Plan Objective 4.3).
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

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

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

**A. Future Land Use Category: Outlying Suburban**

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	<b>Standard Units</b>			
	a. Total upland acres (from Part 4, D.)	334.586	x 3 equals	1,003.75
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	7.08	x 3 equals	21.24
	c. Total impacted wetlands acres (from Part 4, D.)	3.11	x 3 equals	9.33
	d. <b>Total Allowed Standard Units <sup>(1)</sup></b>			<b>1,034.32</b>
2.	<b>Bonus Units [2-143]</b>			
	a. Site-built Affordable Housing			
	b. Transferrable Dwelling Units			
	c. Sub-total			
3.	<b>Total Permitted Units <sup>(1)</sup></b>			<b>1034</b>

**Note:**

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



DCI2020-00010



**PART 6**  
**COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS**  
**PRELIMINARY INTENSITY CALCULATIONS**

		Total Floor Area (Square Feet)
<b>A. Commercial</b>	<b>Height</b>	
1. Medical	NA	NA
2. General Office	NA	NA
3. Retail	NA	NA
4. Other: _____	NA	NA
5. <b>TOTAL FLOOR AREA</b>		<b>NA</b>
<b>B. Industrial</b>	<b>Height</b>	<b>Total Floor Area (Square Feet)</b>
1. Under Roof	NA	NA
2. Not Under Roof	NA	NA
3. <b>TOTAL FLOOR AREA</b>		<b>NA</b>
<b>C. Mining</b>	<b>Depth</b>	<b>Total Acres</b>
1. Area to be excavated	NA	NA
<b>D. Assisted Living Facilities</b>	<b>Height</b>	<b>Total Beds/Units</b>
1. Dependent Living Units	NA	NA
2. Independent Living Units	NA	NA
3. <b>TOTAL BEDS/UNITS</b>		<b>NA</b>
<b>E. Hotels/Motels (Room Size)</b>	<b>Height</b>	<b>Total Rental Units</b>
1. < 425 sq. ft.	NA	NA
2. 426-725 sq. ft.	NA	NA
3. 725 < sq. ft.	NA	NA
4. <b>TOTAL UNITS</b>		<b>NA</b>

**PART 7**  
**ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. [34-373(a)(5)]
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. [34-373(a)(7)]
- C. Master Concept Plan:**
- Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. [34-373(a)(6)]
  - Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8). [34-373(a)(8)]

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

Page 5

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

D. **Bonus Density:** [34-202(a)(11)]

- ☒ Not Applicable  
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

## PART 8 ENVIRONMENTAL REQUIREMENTS

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]  
 Please see the attached Topography Map
- 
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].  
 Please see the attached environmental report prepared by Passarella and Associates
- 
- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:  
 Please see the attached environmental report prepared by Passarella and Associates
- 
- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:  
 Please see the attached environmental report prepared by Passarella and Associates
- 
- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

## PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:  
 NA
- 
- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:  
 NA
  2. Quality of the effluent:  
 NA

**RECEIVED**  
 MAY 27 2020

COMMUNITY DEVELOPMENT



3. Expected life of the facility:  
NA

4. Who will operate and maintain the internal collection and treatment facilities:  
NA

5. Receiving bodies or other means of effluent disposal:  
NA

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:  
NA

2. Current water table conditions:  
NA

3. Proposed rate of application:  
NA

4. Back-up system capacity:  
NA

**PART 10  
ADDITIONAL REQUIREMENTS**

A. **Major Planned Developments:**

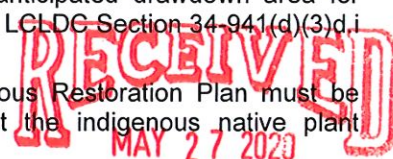
1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). [34-373(b)(1)]
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description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

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

C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) [34-373(d)(9)]

D. **Private Recreational Facility Planned Developments (PRFPDs):**

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. [34-941(g)(1)]
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. [34-941(d)(3)b.i.1)]
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. [34-941(d)(3)d.]
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. [34-941(e)(5)f.iii.]



5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." [34-202(a)(12)]
- G. **Flood Hazard:**
- ☐ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☒ The minimum elevation required for the first habitable floor is 13 NAVD (MSL)
- H. **Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities:** [12-110(a)(16)]
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park:** [34-174(h)]
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within \_\_\_\_\_ Airport Noise Zone: [34-1104]
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. [34-1105]
- ☐ Property is located within Airport Residential and Educational Protection Zone: [34-1106]
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. [34-1107]
- ☐ A Tall Structures Permit is required. [34-1108]

RECEIVED  
MAY 27 2020



**PART 5  
SUBMITTAL REQUIREMENT CHECKLIST**

*Clearly label your attachments as noted in bold below*

Copies Required		SUBMITTAL ITEMS
3	<input checked="" type="checkbox"/>	Completed application for Public Hearing [34-202(a)(1)]
1	<input checked="" type="checkbox"/>	Filing Fee - [34-201(d)]
1	<input type="checkbox"/>	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	<input checked="" type="checkbox"/>	<b><u>Affidavit of Authorization</u></b> (notarized) Form [34-202(a)(3)]
3	<input checked="" type="checkbox"/>	<b><u>Additional Agents</u></b> [34-202(a)(4)]
3	<input type="checkbox"/>	<b>Multiple Owners List</b> (if applicable) [34-202(a)(2)]
3	<input checked="" type="checkbox"/>	<b><u>Disclosure of Interest</u></b> Form (multiple owners) [34-202(a)(2)]
3	<input checked="" type="checkbox"/>	<b>Legal description (must submit)</b> [34-202(a)(5)]
	<input type="checkbox"/>	Legal description (metes and bounds) and sealed sketch of legal description
		<b>OR</b>
	<input checked="" type="checkbox"/>	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ( <a href="#">Click here</a> to see an example of a legal description with no metes and bounds.)
3	<input checked="" type="checkbox"/>	<b>Boundary Survey</b> – not required if platted lot (2 originals required) [34-202(a)(6)]
3	<input type="checkbox"/>	<b>Property Owners list</b> (if applicable) [34-202(a)(8)]
3	<input type="checkbox"/>	<b>Property Owners map</b> (if applicable) [34-202(a)(8)]
3	<input checked="" type="checkbox"/>	<b>Confirmation of Ownership/Title Certification</b> [34-202(a)(7)]
3	<input checked="" type="checkbox"/>	<b>STRAP Numbers</b> (if additional sheet is required) [34-202(a)(5)]
1	<input checked="" type="checkbox"/>	<b>List of Surrounding Property Owners</b> [34-202(a)(9)]
1	<input checked="" type="checkbox"/>	<b>Map of Surrounding Property Owners</b> [34-202(a)(9)]
1	<input checked="" type="checkbox"/>	<b>Mailing labels</b> [34-202(a)(9)]
3	<input checked="" type="checkbox"/>	<b>List of Zoning Resolutions and Approvals</b>
3	<input type="checkbox"/>	<b>Summary of Public Informational Session</b> (if applicable)
3	<input type="checkbox"/>	<b>Waivers</b> from Application Submission Requirements (if applicable) [34-201(c)]
3	<input checked="" type="checkbox"/>	<b>Preliminary Density Calculations</b> (if applicable)
3	<input checked="" type="checkbox"/>	<b>Request Statement</b> [34-373(a)(5)]
3	<input checked="" type="checkbox"/>	<b>Traffic Impact Statement (TIS)</b> (not required for existing development) [34-373(a)(7)]
3	<input checked="" type="checkbox"/>	<b>Master Concept Plan (MCP), Non-PRFPD</b> [34-373(a)(6)]
3	<input checked="" type="checkbox"/>	<b>Schedule of Uses</b> [34-373(a)(8)]
3	<input checked="" type="checkbox"/>	<b>Schedule of Deviations and Written Justification</b> [34-373(a)(9)]
3	<input checked="" type="checkbox"/>	<b>Topography</b> (if available) [34-373(a)(4)b.iv.]
3	<input type="checkbox"/>	<b>Soils Map</b> [34-373(a)(4)b.9.]
3	<input checked="" type="checkbox"/>	<b>FLUCCS Map</b> [34-373(a)(4)c.]
3	<input checked="" type="checkbox"/>	<b>Rare &amp; Unique Upland Habitat Map</b> [34-373(a)(4)b.iii.]
3	<input checked="" type="checkbox"/>	<b>Existing and Historic Flow-Ways Map</b> [34-373(a)(4)b.v.]
3	<input type="checkbox"/>	<b>Surface Water Management Plan</b> (if applicable) [34-373(b)(1)]
3	<input type="checkbox"/>	<b>Phasing Program</b> (if applicable) [34-373(b)(3)]
3	<input checked="" type="checkbox"/>	<b>Protected Species Survey</b> (if applicable) [34-373(b)(2)]
3	<input type="checkbox"/>	<b>Proof of Notice</b> (if applicable) [34-373(c)]

**RECEIVED**  
MAY 27 2020

3	<input type="checkbox"/>	<b>Binding Letter</b> from DCA (if applicable) [34-373(d)(9)]
3	<input type="checkbox"/>	Master Concept Plan ( <b>MCP</b> ), <b>PRFPD</b> (if applicable) [34-941(g)(1)]
3	<input type="checkbox"/>	<b>Conceptual Surface Water Management Plan</b> (if applicable) [34-941(d)(3)b.i.1)]
3	<input type="checkbox"/>	<b>Well Drawdown</b> Information (if applicable) [34-941(d)(3)d.]
3	<input type="checkbox"/>	Preliminary Indigenous <b>Restoration Plan</b> (if applicable) [34-941(e)(5)f.iii.]
3	<input checked="" type="checkbox"/>	<b>Environmental Assessment</b> (if applicable) [34-941(g)(2)]
3	<input type="checkbox"/>	Demonstration of <b>Compatibility</b> (if applicable) [34-941(g)(4)]
3	<input checked="" type="checkbox"/>	<b>Potable Water &amp; Sanitary Sewer.</b> Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	<input type="checkbox"/>	Existing <b>Agricultural Use Affidavit</b> (if applicable) [34-202(a)(12)]
3	<input type="checkbox"/>	Information Regarding <b>Proposed Blasting</b> (if applicable).
3	<input type="checkbox"/>	Hazardous Materials <b>Emergency Plan</b> (if applicable)
3	<input type="checkbox"/>	Mobile Home Park <b>Dislocated Owners</b> Information (if applicable) [34-202(b)(4)]
3	<input type="checkbox"/>	<b>Tall Structures Permit</b> (if applicable) [34-1108]

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT





2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341  
www.morris-depew.com

**Lee County Homes**  
**Comprehensive Plan Amendment**  
 Properties Subject to Application Request

STRAP	Owner Name	Address	Future Land Use	Zoning
32-43-26-000003.000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-000004.0000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-000004.0010	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development

**RECEIVED**  
 MAY 27 2020

COMMUNITY DEVELOPMENT

DC12020-00010

## ADDITIONAL AGENTS

Company Name:	Pavese Law Firm		
Contact Person:	Steve Hartsell		
Address:	1833 Hendry Street, PO Drawer 1507		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-336-6244	Email:	stevehartsell@paveselaw.com

Company Name:	Passarella & Associates, Inc		
Contact Person:	Lauren Edlinger		
Address:	13620 Metropolis Avenue, Suite 200		
City, State, Zip:	Fort Myers, FL 33912		
Phone Number:	239-274-0067	Email:	LaurenE@passarella.net

Company Name:	TR Transportation Consultants, INC.		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Court, Suite 503		
City, State, Zip:	Fort Myers, FL. 33901-9356		
Phone Number:	239-278-3090	Email:	tbt@trtrans.net

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

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

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

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT



## AFFIDAVIT OF AUTHORIZATION

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

I, Kevin Ratterree (name), as Vice President (owner/title) Lee County Homes I Corporation, the General Partner of Lee County Homes Associates I, LLLP (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

## \*Notes:

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

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

Kevin Ratterree V.P.  
Signature

4/1/2020  
Date

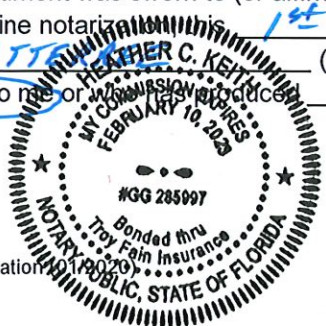
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 1<sup>st</sup> day of April, 2020, by KEVIN RATTERREE (name of person providing oath or affirmation), who is personally known to me or Commissioner of Lee County (type of identification) as identification.

STAMP/SEAL



Heather C. Keith  
Signature of Notary Public

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

## DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Kevin Ratterree, Vice President of Lee County Homes I Corporation, the General Partner of Lee County Homes Associates I, LLLP who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 32-43-26-00-00003.0000, 33-43-26-00-00004.0000 & 33-43-26-00-0004.0010 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

NA	Name and Address	Percentage of Ownership
		NA

**RECEIVED**  
MAY 27 2020

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.

Lee County Homes Associates I, LLLP  
By: Lee County Homes I Corporation, General Partner  
Property Owner Kevin Ratterree, V.P.  
Kevin Ratterree, Vice President  
Print Name

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

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 4/1/2020 (date) by KEVIN RATTERREE (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL



Heather C. Keith  
Signature of Notary Public

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

**MORRIS**

2914 Cleveland Avenue | Fort Myers, Florida 33901

**DEPEW**

Phone (239) 337-3993 | Toll Free (866) 337-7341

www.morris-depew.com

ENGINEERS · PLANNERS · SURVEYORS  
LANDSCAPE ARCHITECTS**LETTER OF AUTHORIZATION**

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT WE ARE THE FEE SIMPLE PROPERTY OWNERS OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. AND HENDERSON, FRANKLIN, STARNES & HOLT, P.A. HAS BEEN AUTHORIZED TO REPRESENT US FOR THE BELOW REFERENCED PARCELS IN ALL MATTERS PERTAINING TO A COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUESTS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE REZONING, PLANNING OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC. AND HENDERSON FRANKLIN STARNES & HOLT, P.A.

STRAP# 32-43-26-00-00003.0000 & 33-43-26-00-00004.0000, *see attached*

Lee County Homes Associates I, LLLP

By: Lee County Homes I Corporation, General Partner

COMPANY NAME

*Kevin Ratterree, V.P.*

SIGNATURE

**Kevin Ratterree/ Vice President**

PRINTED NAME &amp; TITLE

STATE OF FLORIDA

COUNTY OF *BROWARD*

DCI2020-00010

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this *1st* day of *MARCH* 2020, by *Kevin Ratterree* who is personally known to me or has produced *Appx* as identification.

My Commission Expires

FEBRUARY 10, 2023

#GG 285997

Bonded thru

Troy Fahn Insurance

NOTARY PUBLIC, STATE OF FLORIDA

(seal)

KEVIN RATTERREE

Notary Public

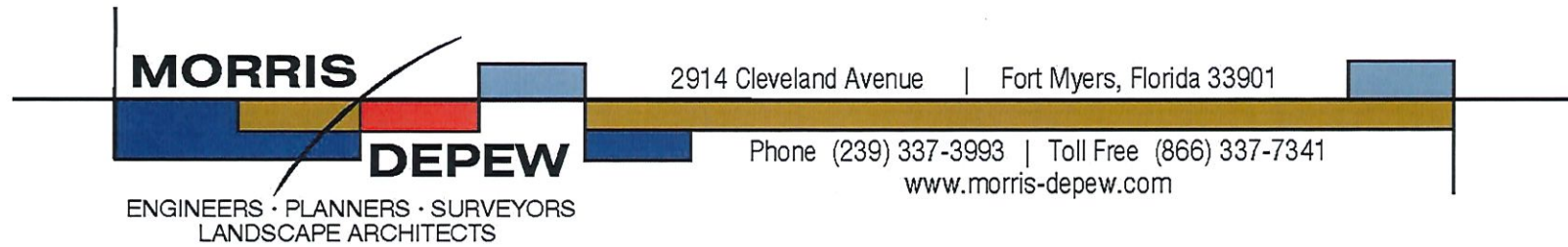
*Heather C. Kirk*

Notary Printed Name

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT





**Lee County Homes**  
**Comprehensive Plan Amendment**  
Properties Subject to Application Request

STRAP	Owner Name	Address	Future Land Use	Zoning
32-43-26-00-0003.000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-0004.0000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-0004.0010	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development

COMMUNITY DEVELOPMENT

**RECEIVED**  
MAY 27 2020

DC12020-00010

**Transaction Identification Data for reference only:**

Greenberg Traurig, P.A.  
 333 S.E. 2nd Avenue, Suite 4400,  
 Miami, FL 33131  
 ALTA Universal ID:  
 LOAN ID Number:  
 Issuing Office File Number:  
*(Use for AgentTRAX documents)*  
 Property Address: Buckingham Road  
 Fort Myers, FL 33905  
 Order No.: 8330348  
 Revision Number:

## Chicago Title Insurance Company

### SCHEDULE A

#### AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: 03/09/2020 at: 11:00 PM
2. Policy or Policies to be issued:
  - A. ALTA Owners 2006 with Florida Modifications  
 Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below  
 Proposed Amount of Insurance: \$10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc.):  
  
 Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Commitment Date vested in:  
  
 Lee County Homes Associates I, LLLP, a Florida limited liability limited partnership
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY: \_\_\_\_\_  
 Authorized Officer or Agent

RECEIVED

MAY 27 2020

COMMUNITY DEVELOPMENT

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions  
 C165C09  
 Modifications)

ALTA Commitment (8/1/2016) (with FL

1 of 6

DCI2020-00010





Order Number: 8330348

**SCHEDULE B SECTION I  
REQUIREMENTS  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

The following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- A. Duly executed Warranty Deed from Lee County Homes Associates I, LLLP, a Florida limited liability limited partnership, a Florida limited partnership (the "Limited Partnership"), executed by a general partner(s), to the Proposed Insured, conveying the Land.

The Company will require the following as to the Limited Partnership:

1. Proof that the Limited Partnership was created prior to acquiring title and is currently in good standing.
2. Present for review a copy of the Limited Partnership agreement and any amendments thereto and proof of compliance with the terms of the agreement.
3. Unless the Limited Partnership agreement provides otherwise, if the transaction is a sale of all or substantially all of the Limited Partnership's assets or is outside the ordinary course of its business, proof that all general partners and the limited partners owning a majority in interest have consented to the transaction, as required by sections 620.1402 and 620.1406, Florida Statutes.
4. Record in the Official Records an affidavit executed by a general partner stating:
  - a) The name of the current general partner(s);
  - b) The general partner(s) executing the deed has authority to convey;
  - c) Whether the transaction is a sale of all or substantially all of the assets of the Limited Partnership;
  - d) Whether the transaction is in the ordinary course of the Limited Partnership's business;
  - e) If the transaction is a sale of all or substantially all of the Limited Partnership's assets or is outside the ordinary course of its business, that all general partners and the limited partners owning a majority in interest have consented to the transaction; and
  - f) Neither the general partner(s) executing the deed, nor the Limited Partnership, has been a debtor in bankruptcy during the existence of the Limited Partnership.
5. If any general partner(s) executing the deed is a business entity, proof of the good standing of the entity and proof of authority of the person(s) who will sign on behalf of the entity.

The Company reserves the right to make additional requirements upon review of the information above.

5. Proof of payment of any outstanding assessments in favor of Lee County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions  
C156C09  
Modifications)

ALTA Commitment (8/1/2016) (with FL

RECEIVED

MAY 27 2020

2 of 6

COMMUNITY DEVELOPMENT

DCI2020-00010



**SCHEDULE B SECTION I**  
**Requirements continued**

Any outstanding assessments in favor of Lee County, Florida, any special taxing district and any municipality.

6. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

7. An Affidavit in form acceptable to Chicago Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.
8. Issuing agent must obtain from the Company or perform themselves a title update three (3) business days prior to closing, to verify that no adverse matters or defects appear in the public records.
9. When the Company has been provided the amount of the full insurable value of the land and the Company has agreed to that value, Schedule A will be amended accordingly.

NOTE: Taxes for the year 2019 and prior years under Account Nos. 32-43-26-00-00003.000, 33-43-26-00-00004.000, and 33-43-26-00-00004.0010 appear as PAID.

**END OF SCHEDULE B SECTION I**

**RECEIVED**  
MAY 27 2020

**COMMUNITY DEVELOPMENT**

**DCI2020-00010**





**SCHEDULE B SECTION II  
EXCEPTIONS**

**AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
  - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
  - B. Rights or claims of parties in possession not shown by the public records.
  - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
  - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
5. Oil, gas and mineral reservation contained in the Deed from Consolidated Naval Stores Company recorded in Deed Book 139, page 441, as affected by the Notice Pursuant to Section 704.05 Florida Statutes recorded in Official Records Book 1093, page 485, as conveyed by mesne instruments including those recorded in Miscellaneous Book 35, page 108, Official Records Book 4516, page 2118, and Official Records Instrument Numbers 2009000051285, 2009147969 and 2009000147970. Together with rights of any parties claiming, by, through or under the holders of said mineral rights, including rights of Calumet Sunniland, LLC (now known as Breitburn Florida LLC) under the Oil, Gas and Mineral Lease recorded in Official Records Book 270, page 323, as disclosed by and assigned by the Deed and General Conveyance recorded at Official Records Instrument Number 2007000178605, and its mortgagees and assignees.

Note: No determination has been made as to the current owner of said reserved oil, gas and mineral rights. The coverage of any ALTA 9.1-06 or similar endorsement attached to the Policy is not applicable to this exception.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions

C165C09  
Modifications)

ALTA Commitment (8/1/2016) (with FL

**RECEIVED**  
MAY 27 2020  
4 of 6

COMMUNITY DEVELOPMENT

**DCI2020-00010**





Order No.: 8330348

**SCHEDULE B SECTION II  
EXCEPTIONS  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

6. Matters set forth in Lee County Ordinance No. 86-14 pertaining to garbage and solid waste collection recorded in Official Records Book 2189, page 3281, as amended by Ordinance No. 86-38 recorded in Official Records Book 2189, page 3334.
7. Terms, covenants, conditions and other matters contained in the Stipulated Settlement Agreement between Thomas Gore, Trustee, and Jesse C. Hunter, et al., recorded in Official Records Book 2730, page 1414.
8. Matters set forth in the Notice of Development Order Approval by Lee County Development Services Division recorded at Official Records Instrument Number 2009000016123.

Note: Matters set forth in Environmental Permit No. 36-05939-P issued by the South Florida Water Management District, recorded in Official Records Instrument Number 2006000397622.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

**NOTES ON STANDARD EXCEPTIONS:**

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: All recording references in this form shall refer to the public records of Lee County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 13800 NW 14th Street Suite 190, Sunrise, FL 33323; Telephone 954-217-1744.

Searched By: Leslie Chassman-Smith, Esq.

**END OF SCHEDULE B SECTION II**

**RECEIVED**  
MAY 27 2020

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions

C165C09  
Modifications)

ALTA Commitment (8/1/2016) (with FL

**COMMUNITY DEVELOPMENT**

DCI2020-00010



**EXHIBIT "A"**

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE BEING A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.89°06'45"W. ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2647.59 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE S.89°06'35"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 2647.39 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N.00°56'24"W. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1329.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33; THENCE S.89°35'38"W. ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 977.91 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD., A 60' RIGHT-OF-WAY; THENCE N.24°23'07"E. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD., FOR A DISTANCE OF 2286.44 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S.00°56'26"E. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 81.43 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N.89°04'22"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1498.70 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N.00°47'24"W. ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 662.27 FEET TO A POINT ON THE PLATTED BOUNDARY LINE OF PORTICO PHASE I, RECORDED AS INSTRUMENT #2006000411756, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°09'28"E. ALONG SAID LINE, FOR A DISTANCE OF 1167.05 FEET; THENCE S.00°39'01"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1321.78 FEET TO THE CENTER OF SAID SECTION 33; THENCE S.88°59'10"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1334.18 FEET; THENCE S.00°56'52"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1331.03 FEET; THENCE N.89°02'54"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1988.34 FEET; THENCE N.00°41'08"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1333.38 FEET; THENCE N.88°59'10"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1980.58 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33 AND A NORTHWEST CORNER OF PORTICO PHASE IIA, RECORDED AS INSTRUMENT #2019000293574, OF SAID PUBLIC RECORDS; THENCE S.00°47'28"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE WEST LINE OF SAID PORTICO PHASE IIA, FOR A DISTANCE OF 2670.74 FEET TO THE POINT OF BEGINNING.

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT  
6 of 6



# LEGAL DESCRIPTION OF A PARCEL LYING IN SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

## LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE BEING A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.89°06'45"W. ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2647.49 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE S.89°06'35"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 2647.39 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N.00°56'24"W. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1329.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33; THENCE S.89°35'38"W. ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 977.91 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD., A 60' RIGHT-OF-WAY; THENCE N.24°23'07"E. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, FOR A DISTANCE OF 2286.44 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S.00°56'26"E. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 81.43 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N.89°04'22"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1498.70 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N.00°47'24"W. ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 662.27 FEET TO A POINT ON THE PLATTED BOUNDARY LINE OF PORTICO PHASE I, RECORDED AS INSTRUMENT #2006000411756, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°09'28"E. ALONG SAID LINE, FOR A DISTANCE OF 1167.05 FEET; THENCE S.00°39'01"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1321.78 FEET TO THE CENTER OF SAID SECTION 33; THENCE S.88°59'10"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1334.18 FEET; THENCE S.00°56'52"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1331.03 FEET; THENCE N.89°02'54"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1988.34 FEET; THENCE N.00°41'08"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1333.38 FEET; THENCE N.88°59'10"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1980.58 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33 AND A NORTHWEST CORNER OF PORTICO PHASE IIA, RECORDED AS INSTRUMENT #2019000293574, OF SAID PUBLIC RECORDS; THENCE S.00°47'28"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE WEST LINE OF SAID PORTICO PHASE IIA, FOR A DISTANCE OF 2670.74 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 15,018,447 SQUARE FEET, OR 344.78 ACRES, MORE OR LESS

BY:

DENIS J. O'CONNELL JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS# 5430

DATE SIGNED: 5/7/2020

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

## NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

**RECEIVED**  
MAY 27 2020

**COMMUNITY DEVELOPMENT**  
**BUCKINGHAM 345 ACRES, OVER ALL**

TITLE:

LEGAL DESCRIPTION



**METRON**  
SURVEYING & MAPPING, LLC

LAND SURVEYORS-PLANNERS

LB# 7071

10970 S. CLEVELAND AVE.  
SUITE #605  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
FAX: (239) 275-8457

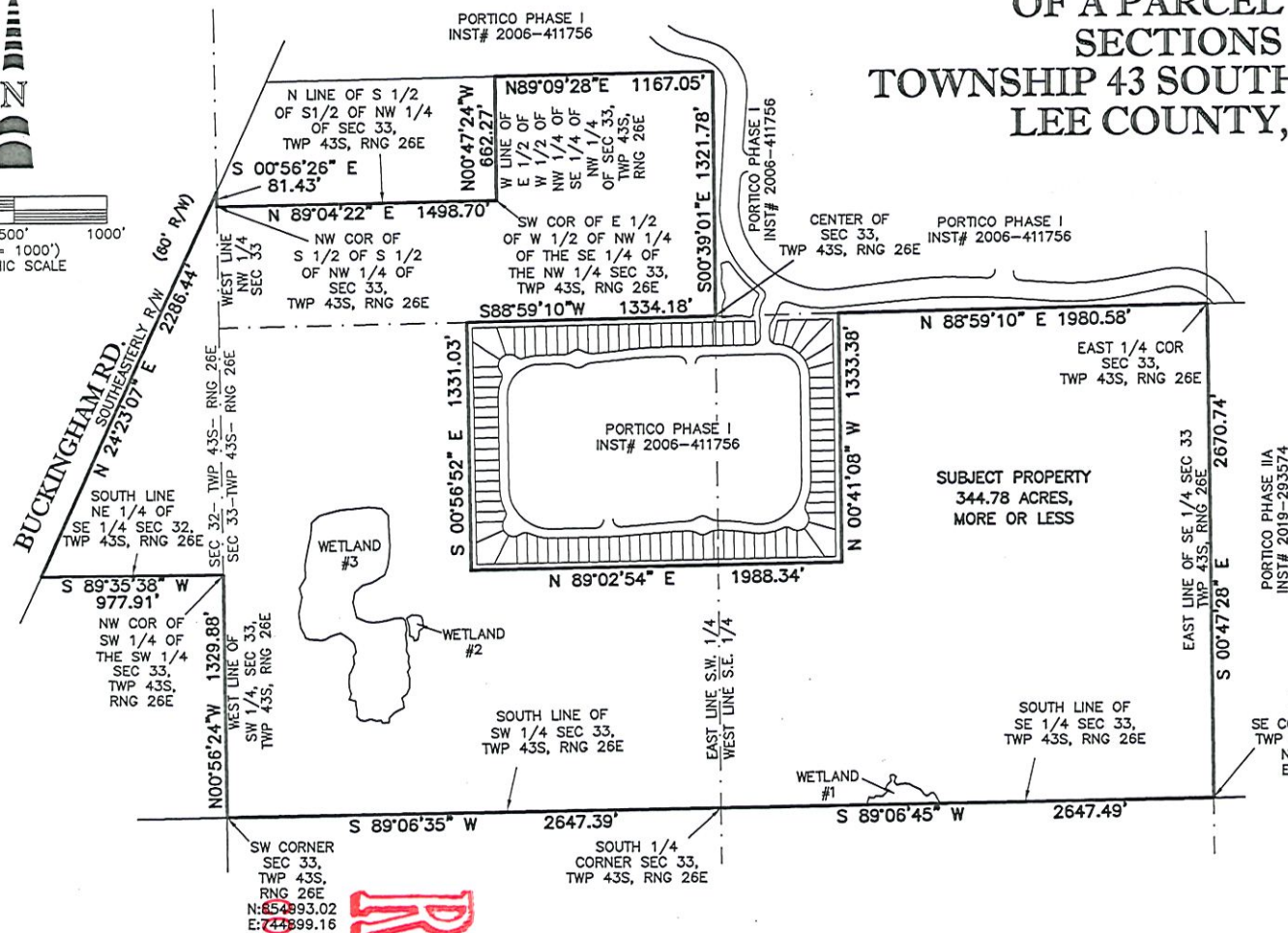
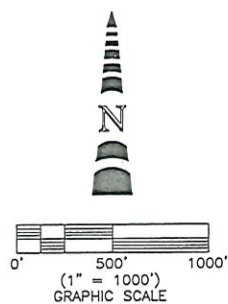
www.metronfl.com

FILE NAME: 14879OVERALL.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 1 OF 2
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 1000'	CHECKED BY: DJO
		FILE NO. (S-T-R) 33-43-26	

**DCI2020-00010**



# LEGAL DESCRIPTION OF A PARCEL LYING IN SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA



## NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

## P.O.B.

SE CORNER SEC 33,  
TWP 43S, RNG 26E  
N:855075.16  
E:750193.40

## BUCKINGHAM 345 ACRES, OVER ALL

TITLE: SKETCH OF DESCRIPTION



**METRON**  
SURVEYING & MAPPING, LLC

LAND SURVEYORS · PLANNERS

LB# 7071

10970 S. CLEVELAND AVE.  
SUITE #605  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
FAX: (239) 275-8457

www.metronfl.com

FILE NAME: 14879OVERALL.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 2 OF 2
EXHIBIT DATE: 5/05/2020	DRAWN BY: BUD	SCALE: 1" = 1000'	CHECKED BY: DJO
			FILE NO. (S-T-R) 33-43-26

## LEGEND:

P.O.B. = POINT OF BEGINNING  
INST = INSTRUMENT  
R/W = RIGHT OF WAY  
O.R. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
SEC = SECTION  
TWP = TOWNSHIP  
RNG = RANGE

COMMUNITY DEVELOPMENT

RECEIVED  
MAY 27 2020

DC12020-00010



# SURVEY PLAT

## OF A PARCEL LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

### NOTE:

PER A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER No. 8330348, COMMITMENT DATE 3/09/20, AMENDED JANUARY 2, 2018 AT 11:00 p.m., THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

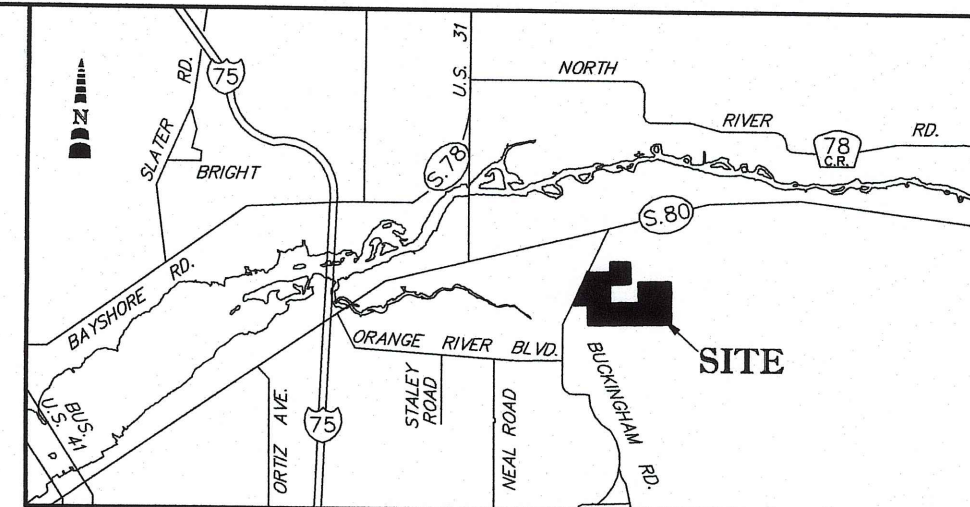
[\*]# INDICATES EXCEPTION NUMBER OF SCHEDULE "b" SECTION II OF TITLE REPORT

[\*5] OIL, GAS AND MINERAL RESERVATION CONTAINED IN THE DEED FROM CONSOLIDATED NAVEL STORES COMPANY RECORDED IN DEED BOOK 139, PAGE 441, AS AFFECTED BY THE NOTICE PURSUANT TO SECTION 704.05 FLORIDA STATUTES RECORDED AS OFFICIAL RECORDS BOOK 1093, PAGE 485, AS CONVEYED BY MESA INSTRUMENTS INCLUDING THOSE RECORDED IN MISCELLANEOUS BOOK 35, PAGE 108, OFFICIAL RECORDS BOOK 4516, PAGE 2118, AND OFFICIAL RECORDS INSTRUMENT NUMBERS 2009000029285, 200900047969, 2009000147970, TOGETHER WITH RIGHTS OF ANY PARTIES CLAIMING, BY THROUGH OR UNDER THE HOLDERS OF SAID MINERAL RIGHTS, INCLUDING RIGHTS OF CALUMET SUNLAND, LLC (NOW KNOWN AS GREYBURN FLORIDA LLC) UNDER THE OIL, GAS AND MINERAL LEASE RECORDED IN OFFICIAL RECORDS BOOK 270, PAGE 323, (UNABLE TO RECOVER FROM CLERK OF COURTS ONLINE) AS DISCLOSED BY AND ASSIGNED BY THE DEED AND GENERAL CONVEYANCE RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 2007000178605, (REFERS TO O.R. 270, PG 323) AND ITS MORTGAGES AND ASSIGNEES. (AFFECTS PORTIONS OF THE PROPERTY AS SHOWN HEREON)

[\*6] MATTERS SET FORTH IN LEE COUNTY ORDINANCE No. 86-14 PERTAINING TO GARBAGE AND SOLID WASTE COLLECTION RECORDED IN OFFICIAL RECORDS BOOK 2189, PAGE 3281, AS AMENDED BY ORDINANCE No. 86-38 RECORDED IN OFFICIAL RECORDS BOOK 2189, PAGE 3334. (AFFECTS PROPERTY, BLANKET IN NATURE)

[\*7] TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN THE STIPULATED SETTLEMENT AGREEMENT BETWEEN THOMAS CORE, TRUSTEE AND JESSE C. HUNTER, ET AL, RECORDED IN OFFICIAL RECORDS BOOK 2730, PAGE 1414. (AFFECTS PORTIONS OF THE PROPERTY AS SHOWN HEREON)

[\*8] MATTERS SET FORTH IN THE NOTICE OF DEVELOPMENT ORDER APPROVAL BY LEE COUNTY DEVELOPMENT SERVICES DIVISION RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 2009000016123. (AFFECTS PROPERTY, BLANKET IN NATURE)



LOCATION MAP  
NOT TO SCALE

### NOTES:

SURVEY BASED THE LEGAL DESCRIPTION AS SHOWN, A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER No. 8330348, THE PLAT OF PORTICO PHASE I, THE PLAT OF PORTICO PHASE II, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON STATE PLANE COORDINATES AND THE PLAT OF PORTICO PHASE I, RECORDED AS INSTRUMENT #206000411756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL LIES WITHIN FLOOD ZONE "AE", HAVING A BASE FLOOD ELEVATION 9.0 N.A.V.D. (NORTH AMERICAN VERTICAL DATUM 1989) AND FLOOD ZONE "X" HAVING NO FLOOD ELEVATION, PER FLOOD INSURANCE RATE MAP (FIRM) 125124 0303F, 125124 0304F, 125124 0311F AND 125124 0312F, ALL HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.

ADJOINING INFORMATION WERE TAKEN FROM THE LEE COUNTY PROPERTY APPRAISERS WEBSITE.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS, IF ANY, WERE NOT LOCATED. (WETLANDS SHOWN WERE LOCATED BY OTHERS AND PROVIDED BY CLIENT)

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

DATE OF LAST FIELD WORK: 3/13/2020.

### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE BEING A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.89°06'45"W. ALONG THE SOUTHWEST CORNER OF SAID SECTION 33, FOR A DISTANCE OF 2647.49 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE S.89°06'35"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 2647.39 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N.07°56'24"W. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1329.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE S.89°35'38"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1329.88 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE S.89°04'22"E. ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 81.43 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1498.70 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE N.07°47'24"W. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1321.78 FEET TO THE CENTER OF SAID SECTION 33; THENCE S.89°59'10"W. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 662.27 FEET TO A POINT ON THE PLATTED BOUNDARY LINE OF PORTICO PHASE I, RECORDED AS INSTRUMENT #206000411756, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°09'28"E. ALONG SAID LINE, FOR A DISTANCE OF 1167.05 FEET; THENCE S.00°39'01"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1321.78 FEET TO THE CENTER OF SAID SECTION 33; THENCE S.89°59'10"W. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF PORTICO PHASE 1, FOR A DISTANCE OF 1334.18 FEET; THENCE S.00°56'52"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1331.03 FEET; THENCE S.89°02'54"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1988.34 FEET; THENCE N.07°41'08"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1333.38 FEET; THENCE N.89°59'10"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1980.58 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33 AND A NORTHWEST CORNER OF PORTICO PHASE II, RECORDED AS INSTRUMENT #201900293574, OF SAID PUBLIC RECORDS; THENCE S.00°47'28"E. ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 AND THE WEST LINE OF SAID PORTICO PHASE II, FOR A DISTANCE OF 2670.74 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 15,018,447 SQUARE FEET, 344.776 ACRES, MORE OR LESS

FOR THE FIRM:

BY: DENIS J. O'CONNELL, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 15# 5430

DATE SIGNED: 5/8/2020

REVISED 4/22/20 ADD TITLE

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT

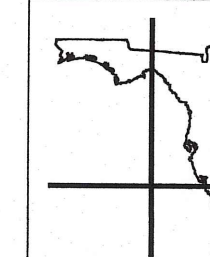
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED.

THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

GL HOMES, BUCKINGHAM ROAD

BOUNDARY SURVEY



**METRON**  
SURVEYING & MAPPING, LLC

LAND SURVEYORS - PLANNERS

LB# 7071

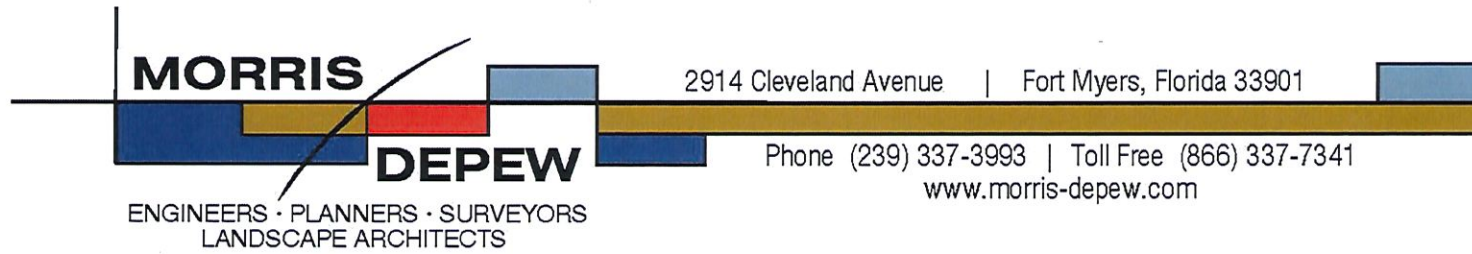
10970 S. CLEVELAND AVENUE,  
SUITE #605  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
FAX: (239) 275-8457

www.metronfl.com

FILE NAME: 14879SR 250SC.DWG	FIELD BOOK/PAGE: 653/10,16-20,23-25	PROJECT NO.: 14879	SHEET: 1 OF 1
SURVEY DATE: 3/17/2020	DRAWN BY: BUD	CHECKED BY: DUO	SCALE: 1" = 250'
			33-43-26

0012020-00010





**Lee County Homes**  
**Comprehensive Plan Amendment**  
Properties Subject to Application Request

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

STRAP	Owner Name	Address	Future Land Use	Zoning
32-43-26-00-0003.000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-0004.0000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-0004.0010	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development

**MORRIS**

2914 Cleveland Avenue | Fort Myers, Florida 33901

**DEPEW**

Phone (239) 337-3993 | Toll Free (866) 337-7341

www.morris-depew.com

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS

**Lee County Homes Associates**  
**Residential Planned Development Amendment**  
 List of Zoning Resolutions  
 April 21, 2020

List of Zoning Resolutions applicable to the Subject Property:

**Project Hearings**

<u>Resolution #</u>	<u>Case Number</u>	<u>Hearing Date</u>	<u>Approved</u>	
ADD2007-00018 <a href="#">Go To E-Connect</a> <a href="#">Click For Resolution</a>	ADD2007-00018	03/23/2007	Yes	Water retention set back from a 50 foot set back to a 45 foot set back for lakes 7 and 8 only
Z-05-074 <a href="#">Go To E-Connect</a> <a href="#">Click For Resolution</a>	DCI2004-00090	11/21/2005	Yes	Rezone from RPD/AG to RPD. Increase single family units from 640 to 690 units on additional 20 + / - acres. Changes name of project from Buckingham 320 to Buckingham 345
Z-05-076 <a href="#">Go To E-Connect</a> <a href="#">Click For Resolution</a>	DCI2005-00075	10/03/2005	Yes	Amend MCP to extend buildout date from December 4, 2002 to December 4, 2006
ADD2003-00067 <a href="#">Go To E-Connect</a> <a href="#">Click For Resolution</a>	ADD2003-00067	08/25/2003	Yes	MCP amended to show: development as approved by Z-00-029, to move clubhouse from rural portion of project to the Suburban portion of project, and other minor layout changes to the MCP
ADD2003-00067 <a href="#">Go To E-Connect</a> <a href="#">Click For Resolution</a>	ADD2003-00067	08/21/2003	Yes	Change to MCP layout - 520 SFR to be located within Suburban FLUC and 120 within Rural FLUC
Z-00-029 <a href="#">Go To E-Connect</a> <a href="#">Click For Resolution</a>	99-10-090.03Z 01.01	12/04/2000	Yes	Rezone 325 acres from AG-2 to RPD

**RECEIVED**  
 MAY 27 2020

COMMUNITY DEVELOPMENT



**MORRIS**

2914 Cleveland Avenue | Fort Myers, Florida 33901

**DEPEW**

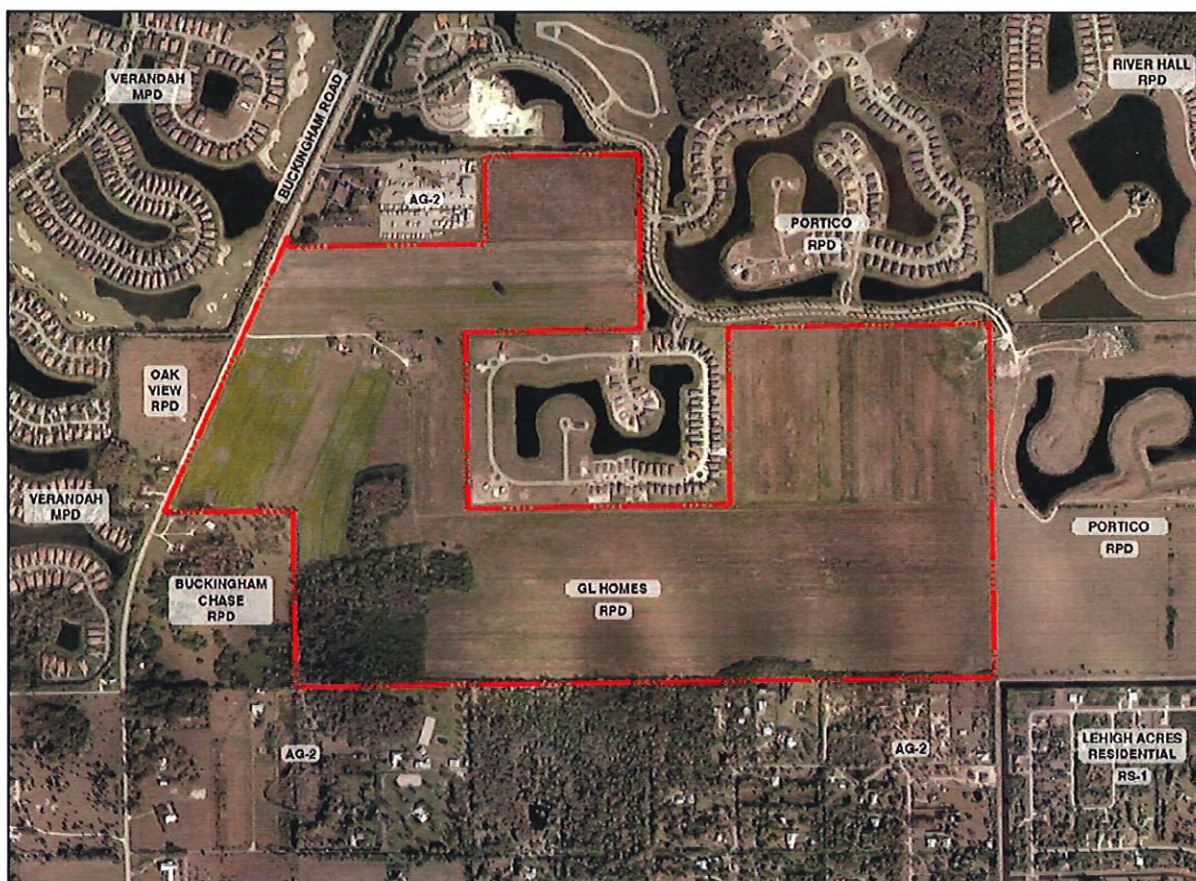
Phone (239) 337-3993 | Toll Free (866) 337-7341

www.morris-depew.com

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS

**Lee County Homes**  
**Residential Planned Development Amendment**  
 Project Request Narrative

The property subject to this application request is the existing Buckingham 345 Residential Planned Development, an approximately ±345 acre community located on Buckingham Road in eastern Lee County in the Fort Myers Shores Planning Community. The property is currently designated Sub-Outlying Suburban and is zoned Residential Planned Development.



**Figure 1. Project Aerial**

The subject property was originally approved as a residential planned development in December 2000 by Resolution Z-00-029. At that time, Resolution Z-00-029 authorized 640 single family units on approximately 325 acres. In 2005, the existing 325 acres was rezoned, and an additional 20 acres were included in the overall project, increasing the density, and amending the property development regulations to permit a maximum density of 690 dwelling units per Resolution Z-05-074.

**RECEIVED**  
 MAY 27 2020

**COMMUNITY DEVELOPMENT**

Fort Myers | Tallahassee | Destin

**DCI2020-00010**

LC26000330



### Concurrent Applications

Lee County Homes Associates I, LLLP, (hereinafter "Lee County Homes") is seeking a companion Comprehensive Plan Amendment to shift approximately 345 acres from the Sub-Outlying Suburban FLU to the Outlying Suburban and Wetlands FLU categories. The proposed FLUM Map amendment will establish a density that provides a transition from the slightly higher densities west in the Verandah Planned Development and the existing Portico subdivision at 2 dwelling units per acre, River Hall to the northeast corner at a range of 1 to 2 dwelling units per acre and the Lehigh Acres Community at 6 dwelling units per acre southeast of the subject property.

This Planned Development is requested to permit the additional units allocated to the property by the companion Comprehensive Plan Amendment. The requested RPD Amendment will limit the maximum number of dwelling units to 1,035 establishing an overall density of 3 dwelling units per acre for the subdivision.

### Future Land Use

The subject property is currently within the Sub-Outlying Suburban Future Land Use Category and the Fort Myers Shores/Caloosahatchee Shores Planning Community. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category as well as additional planning requirements for development within the Planning Communities.

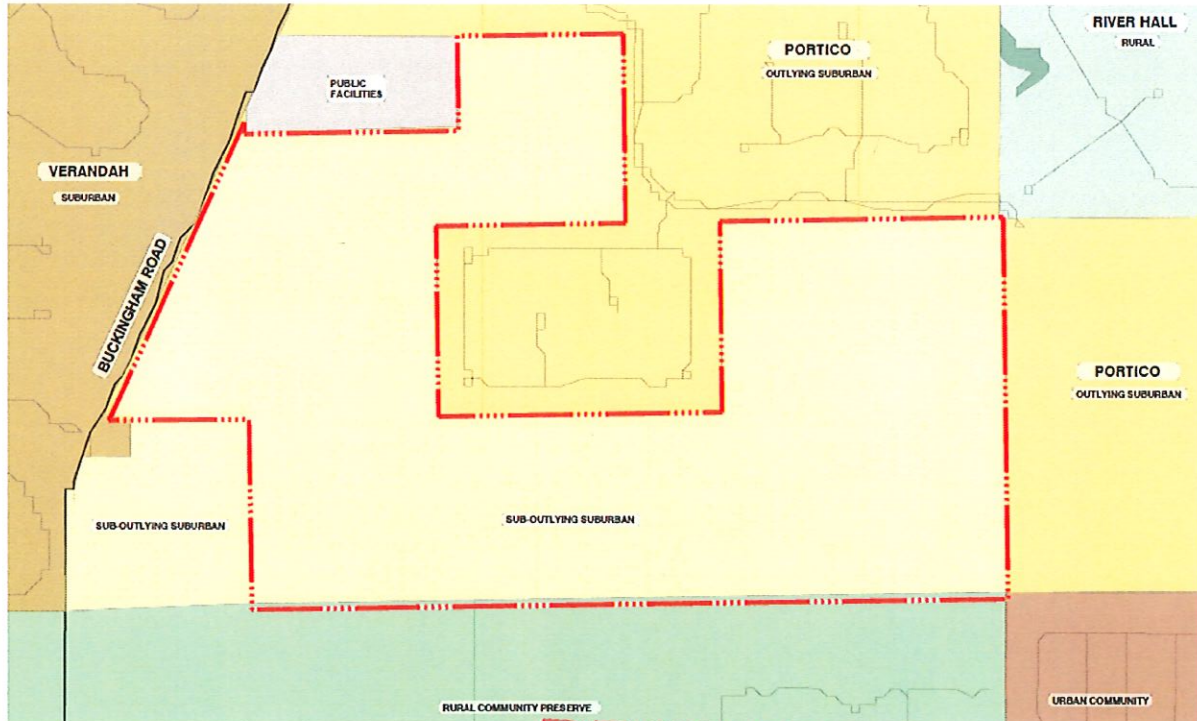


Figure 2. Existing Future Land Use Map

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT  
DCI2020-00010



**Outlying Suburban**

Approximately 331.6 acres of the subject property is proposed to be designated Outlying Suburban which is described by Policy 1.1.6 as "characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development." The Outlying Suburban FLU category will permit the subject property to act as a transition between the surrounding varying densities. Given the existing land uses in the immediate proximity to the existing subdivision (Verandah, River Hall, Portico and Lehigh Acres) which range from 6 dwelling units per acre to 1-2 dwelling units per acre, the requested density will provide a mid-range density and promote infill development for more efficient use of the land and existing available public services. Additionally, permitting additional units within an existing residential subdivision reduces development pressure on undeveloped, large acreage lands further east in Lee County and combats urban sprawl.

**Wetlands**

The Wetlands FLU category is proposed for a small portion of the subject property; approximately 13 acres are identified as wetlands at the corner of the southwest property boundary. Lee Plan Policy 1.5.1 permits low-density residential and recreational uses within the Wetland Future Land Use Category. This FLU is not currently within the subject property but is proposed to accurately reflect the wetlands located within the property. The Master Concept Plan identifies the existing wetlands on-site are to be preserved.

Proposed Future Land Use			
	Acreage	Dwelling Units/Acre	Dwelling Units permitted
Outlying Suburban	±331.6	3 du/ac	994.8
Wetlands	±13.4	3 du/ac	40.2
<b>Total Acres</b>	<b>±345</b>	<b>Total Dwelling Units</b>	<b>1,035</b>

**Surrounding Land Uses**

The subject property is surrounded by significant residential development as well as vacant, residential, agricultural, and school supporting land uses. This area of Lee County is continuing to develop and is transitioning to a more urban area. The expansion of Palm Beach Boulevard as part of the State's Strategic Intermodal System along with new commercial development, will ensure more services are available to existing and future residents within proximity to the existing and approved subdivisions of Portico, Verandah, River Hall, Hemmingway Pointe, etc.

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT  
DCI2020-00010



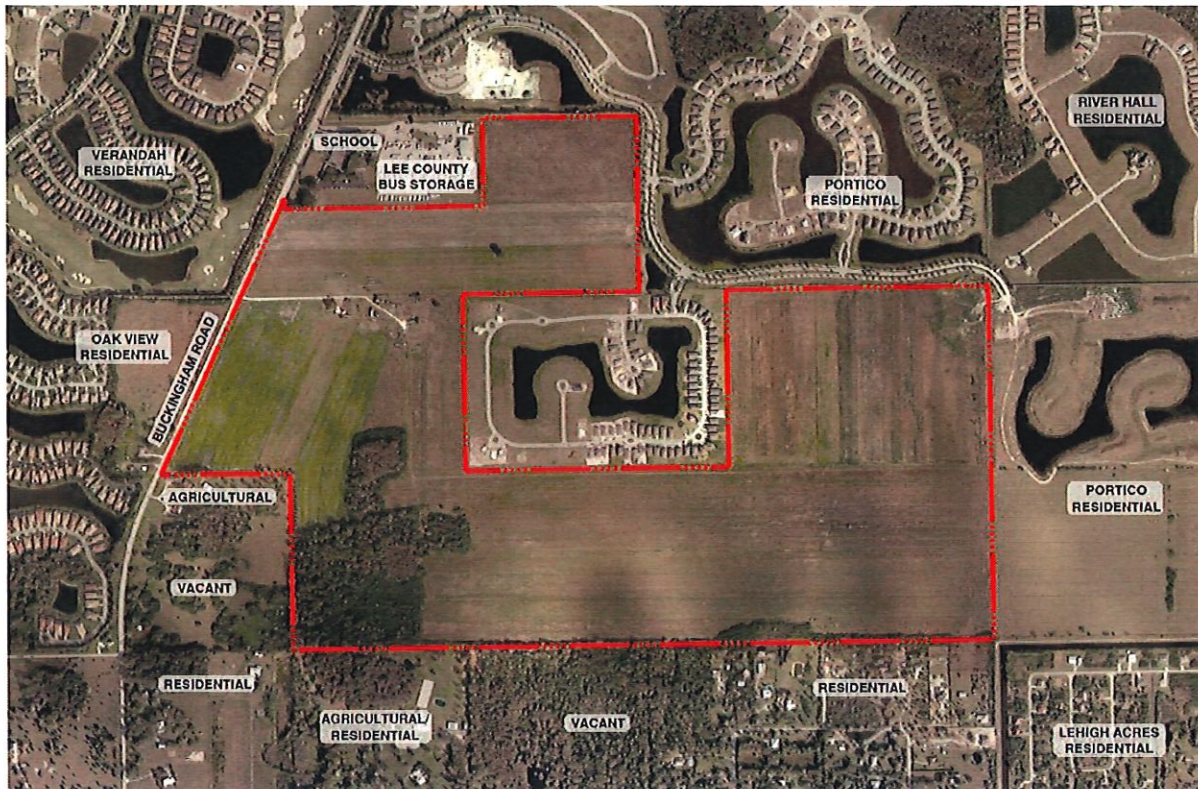


Figure 3. Surrounding Land Uses

#### North

The subject property has a unique geometry along the northern property boundary. Beginning at Buckingham Road for approximately .25 miles to the east, the adjacent northern property is owned by the Lee County School District. The front quarter of the School District property adjacent to Buckingham Road is the Lee County Buckingham Exceptional Student Center which is a special needs school from grade Pre-K to 12<sup>th</sup> grade. The remaining 3/4 of the property is utilized by the School District for outdoor storage of the District's bus fleet. The remainder of the northern property boundary is immediately adjacent to the Portico Subdivision, an existing Residential Planned Development that was amended in 2019 by Zoning Resolution Z-19-006 to allow 1,600 dwelling units on 589 acres.

At the northeast corner of the subject property, the Portico Subdivision is approximately 105 feet wide. The Portico spine road separates the subject property from the existing River Hall Subdivision which is approved by Zoning Resolution Z-15-003 for 2,695 dwelling units on approximately 1,978.5 acres for an overall density of 1.36 dwelling units per acre.

The requested residential planned development for the subject property will establish approximately 3 dwelling units per acre in a clustered development pattern with a master stormwater management system and community open space consistent with the adjacent and surrounding subdivisions of Portico and River Hall located north of the subject property. The

RECEIVED  
MAY 27 2020

DCI2020-00010

COMMUNITY DEVELOPMENT



proposed residential community is compatible with the existing surrounding residential communities.

#### **East**

The Portico Master Concept Plan in Z-19-006 shows single family residential along the Lee County Homes entire eastern property boundary, approximately 2,600 linear feet, which is also proposed for single family residential development in a similar development pattern. The requested residential planned development is compatible with the adjacent Portico Subdivision which has a similar development pattern and density as both communities are within the Outlying Suburban FLU.

#### **South**

Adjacent to the southwest corner of the subject property where the Master Concept Plan shows preservation of existing indigenous habitat is a 20 acre property owned by the School District that is currently vacant. North and south of the School District site are approximately 10 acre parcels, zoned Agricultural, each of which appears to have a single family home, and according the Property Appraiser are used for cattle grazing.

The southern property boundary, approximately 6,600 linear feet, is adjacent to large lots ranging from 5 to 20 acres within the Buckingham Community. These properties are within the Rural Community Preserve and are vacant, used for agricultural activities, or single family residential.

The southeast corner of the subject property is cater-corner to the platted community of Lehigh Acres. Lehigh Acres is an old platted subdivision with more than 500 acres of single-family lots with areas of multi-family residential uses within the Urban Community Future Land Use and is platted at a density of approximately 4 units per acre.

The proposed Master Concept Plan demonstrates the southwesternmost portion of the property is indigenous preserve, open spaces associated with the amenity and a reserved portion of the property for the school district possible acquisition. The remaining portion of the southern property boundary is a clustered residential development pattern with lots a minimum of 6,500 square feet, the average size of the residential lots within the existing RPD approval. The design features ensure the proposed residential planned development remains compatible with the existing and future land uses adjacent to the southern property boundary.

#### **West**

On the west boundary and serving as primary access to the subject property is the existing Buckingham Road, an arterial roadway serving the communities of Buckingham and Lehigh Acres. Further west of Buckingham Road is the Verandah a ±1,455-acre Mixed Use Planned Development, approved for 1,700 dwelling units, 36 holes of golf with accessory and recreational uses and a maximum of 230,000 square feet of commercial uses. The residential density and commercial intensity are consistent with the community's Suburban Future Land Use Category. Much of the development is setback from Buckingham Road due to the Golf Course design.

RECEIVED  
MAY 27 2020



However, the lots within the vicinity of the subject property are developed with single family units at approximately 8,500 square feet or approximately 5 units to the acre. Like the proposed Master Concept Plan, the Verandah was developed with a clustered development pattern of single-family units incorporating open spaces and water management areas.

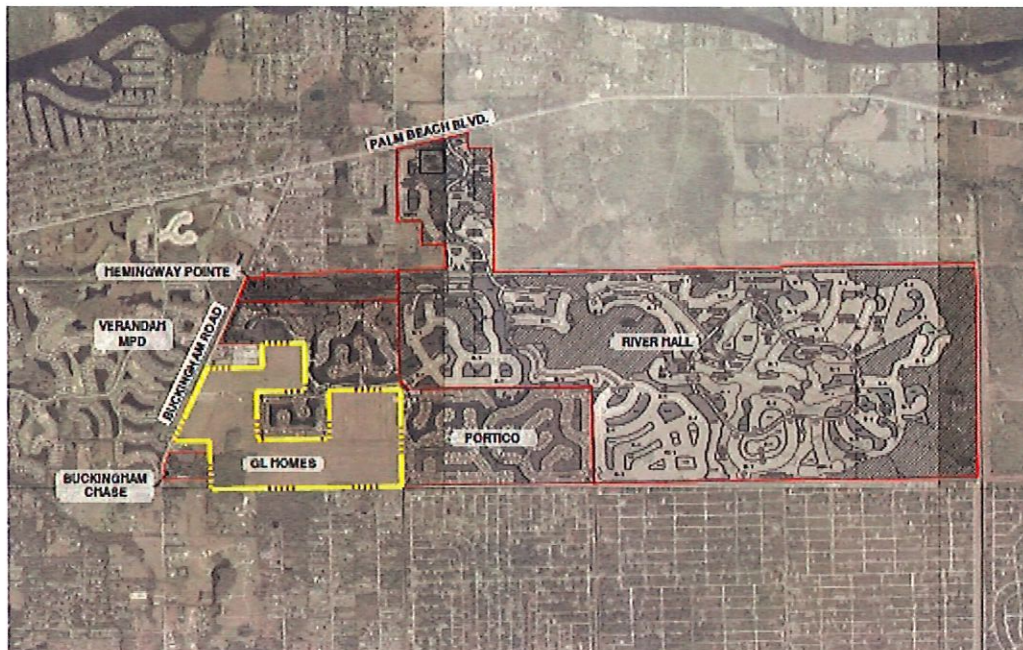


Figure 4. Surrounding Planned Developments

As demonstrated by the Master Concept Plan, the Lee County Homes proposed development pattern is similar to the existing and approved surrounding residential subdivisions. Each of the existing and approved subdivisions utilizes a clustered development pattern with preservation areas, open space and stormwater management lakes with similar dwelling unit types and minimum lot sizes. The requested Planned Development Amendment promotes infill development through the efficient utilization of existing infrastructure and available land by locating additional dwelling units within an already developed area that has urban services. The subject property is within proximity to existing clustered commercial nodes and Lee County Schools. The infrastructure necessary to support the additional dwelling units is in place.

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010



Surrounding Land Uses			
	FLU Designation	Use	Notes
North	Public Facilities, Outlying Suburban	School & Fleet Storage, Residential	Buckingham Exceptional Student Center and Portico
South	Rural Community Preserve, and Urban Community	Vacant, Agricultural and Residential Development	Buckingham Community & Lehigh Acres
East	Outlying Suburban	Residential Development	Portico
West	Suburban	County Maintained Arterial Road, Residential Development	Buckingham Road & Verandah RPD

Table 2. Surrounding Land Uses

### Urban Services & Accessibility

The subject property is in an area of the County which has a full slate of Urban services available to support the existing and proposed development. All urban services are located adjacent to the subject property and are available to serve the property. A copy of all received Letters of Availability from each service provided are attached to the application for reference.

#### Utilities

The subject property is within the service area for Lee County Utilities as depicted on Maps 6 and 7 of the Lee Plan. Potable water and sewer infrastructure are available adjacent to the Lee County Homes Planned Development along Buckingham Road. Lee County Utilities has adequate capacity at the Olga Treatment Plant to provide water service to the additional dwelling units and associated population. The City of Fort Myers Central Advance Wastewater Treatment Facility will provide wastewater service. A Letter of Availability has been received from Lee County Utilities and is included in the application materials to demonstrate that adequate capacity is available to serve the additional units and associated population proposed by the Comprehensive Plan Amendment.

#### Public Safety

The subject property is well within the service limits for Emergency Medical Services, Fire and Police services. Lee County Emergency Medical Service is the primary EMS transport for the subject property. The primary ambulance for the subject property is Medic 11, located 5.6 miles west of the subject property. A Letter of Availability from the Lee County Emergency Medical Service Division has been received and is included in the application materials to demonstrate the ability to serve the requested additional units and associated population.

The subject property is served by the Fort Myers Shores Fire District from Station 81 located at 12345 Palm Beach Boulevard. A Letter of Availability from the Fort Myers Shores Fire District has been received and is included in the application materials to demonstrate the ability to serve the requested additional units and associated population.

RECEIVED  
MAY 27 2020

DCI2020-00010 COMMUNITY DEVELOPMENT

The subject property is located wholly within the service area for the Lee County Sheriff. The Central District Station located at 14750 Six Mile Cypress Parkway is responsible for providing service to the subject property. A Letter of Availability from the Lee County Sherriff has been received and is included in the application materials to demonstrate the ability to serve the requested additional units and associated population.

#### Schools

The subject property is within the Lee County School District East Zone, E2. A request for a Letter of Availability from the Lee County School District was submitted but has not yet been received. Based on the 2019 Concurrency Report, the proposed development is estimated to generate 306 school-age children. The East Zone is currently experiencing a deficit in seating for middle and high schools with and without the project. To address the immediate deficit, additional portable seats will be added at Harns Marsh, Oak Hammock and Lehigh middle schools. A new 1,200 seat middle school is programmed to open in the East Zone during the 2021-22 school year. At the high school level an addition to Lehigh Acres high school will address the immediate deficiencies. Additionally, it is important to note Lee County Schools has also acquired a school site in Gateway for a future high school, which is expected to be constructed and open August 2021. All projected deficits in the East Zone will be addressed within the 2030-time horizon of the Lee Plan. There is capacity within the entire school district to accommodate the additional students from the proposed development.

#### Solid Waste

The property is within the Lee County Solid Waste Franchise area and is served through Lee County's franchised hauling contractor. Disposal of waste generated from the subject property will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Service is available to the subject property and plans have been established that target growth and long-term disposal capacity for this area. A Letter of Availability has been received from Lee County Solid Waste confirming capacity to serve the additional dwelling units and associated population.

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010





Figure 10. Surrounding Area Urban Services

### Amended Zoning Conditions

Due to the existing approval of a Residential Planned Development on the subject property, several amendments are proposed to the Zoning Conditions. These amendments are proposed to reflect the changing conditions of the subject property and surrounding properties, address existing conditions, and improve clarity. A separate document has been prepared in strikethrough and underlined format of the existing zoning conditions to demonstrate with additional detail the amendments requested.

### Conclusions and Findings

Pursuant to 34-145(d)(4)a, to recommend approval of the requested Residential Planned Development Amendment, the Hearing examiner must find:

1. *The Request Complies with the Lee Plan*

A separate narrative is attached to the application materials demonstrating the request's consistency and compliance with the Lee Plan as codified in May 2019.

2. *Meets this Code and other applicable County regulations or qualifies for deviations*

A single deviation was approved via Z-05-074 and is requested to be carried forward into this Planned Development Amendment request. Additional deviations are requested to address the existing conditions of the current approval that are proposed to remain as well as address the

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



desired development pattern of the requested Residential Planned Development. If a deviation is not requested, the applicant intends to abide by the regulations of the land development code.

*3. Is compatible with existing and planned uses in the surrounding area*

The development pattern of the proposed Master Concept Plan demonstrates the layout of the internal roadways and lots clusters the residential development around preserve areas, open spaces and stormwater management lakes in a similar pattern to the existing and approved residential subdivisions of the surrounding area. By exhibiting similar characteristics to the surrounding developments, the requested Residential Planned Development is compatible to the surrounding development as that term is defined by LDC Section 34-2.

*4. Will provide access sufficient to support the proposed development intensity*

Access to the subject property is already approved and conditioned. The applicant is proposing to retain the condition requiring the donation of right of way toward future improvement of Buckingham Road and turn lanes will be constructed if needed at the time of Development Order. The existing conditions governing the single access point and emergency access are also proposed to be retained.

*5. The expected impacts on transportation facilities will be addressed by existing County regulations or conditions of approval;*

Access to the subject property is already approved, right of way will be donated toward future improvement of Buckingham Road and turn lanes will be constructed if necessary. Should additional mitigation measures be necessary, impact fees will be assessed at the time of building permit as will Growth Increment Funding – a County program which allocates the increase in property tax from new construction to an infrastructure fund

The Traffic Impact Statement prepared by TR Transportation concludes that all county-maintained road segments are not adversely impacted by the proposed additional residential units. Additionally, the proposed units do not trigger additional improvements. The improvements identified are already needed due to future traffic conditions with and without the project.

*6. Will not adversely affect environmentally critical or sensitive areas and natural resources;*

The proposed Master Concept Plan demonstrates the design of the residential community with existing indigenous habitat on-site and provides a minimum 25-foot separation from the development tracts.

*7. Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.*

The subject property is located in area of Lee County with a full slate of urban services. A discussion of the urban services is provided in this narrative above and Letters of Availability were provided for the companion Comprehensive Plan Amendment.

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



Additionally, the Hearing Examiner must also find:

- a) The proposed use or mix of uses is appropriate at the proposed location;*

The uses included in the requested Schedule of Uses are the same as previously approved and remain appropriate. The uses have been restructured to demonstrate which uses are expected to be located within the residential development tracts and which uses are expected to be located within the residential amenity areas.

- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.*

The applicant has included a strikethrough underline version of the existing conditions and a brief discussion of any revisions proposed. Most of the requested revisions seek to promote clarity due to changes in the existing conditions of the surrounding properties.

- c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:*

- 1) Enhances the achievement of the objectives of the planned development;*

The applicant requests the existing deviations previously approved to be carried forward and to memorialize existing conditions of the current approval that will be retained by the current request. Additional deviations are requested to promote a flexible design that enhances the planned development. These deviations will promote a consistent development pattern throughout the community, which is also similar to the development patterns of the surrounding constructed and approved subdivisions.

- 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.*

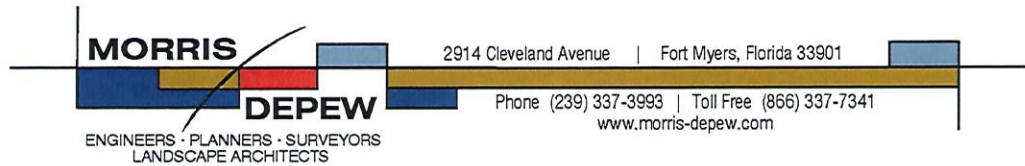
The existing deviations were found to preserve and promote the general intent of the code to protect the public health, safety and welfare. The newly requested deviations include a detailed justification demonstrating no impact to the public health, safety and welfare. A copy of the deviations with detailed justifications is attached to the application materials for review.

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010





**Lee County Homes Associates I, LLLP**  
Residential Planned Development  
Property Development Regulations  
May 26, 2020

Land Uses	Min Lot Area (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Min Street Setback <sup>2</sup> (FT)	Min Side Setback (FT)	Min Rear Lot Setback <sup>3</sup> (FT)	Min Accessory Structure Side Setback (FT)	Min Accessory Structure Rear Setback (FT)	Building Separation (FT)	Max Building Height (FT)	Max Lot Coverage (%)
<b>R-1</b>											
Single-Family	6,500	50	130	20	5	10	5	5	10	35	65
<b>R-2</b>											
Single-Family	4,500	45	100	20	5	10	5	5	10	35	55
Zero-lot Line <sup>1</sup>	4,500	45	100	20	0 or 5	10	5	5	10 <sup>1</sup>	35	55
Two-Family Attached	3,000	30	100	20	0 or 5	10	5	5	10	45	60
Townhouse	2,000	20	100	20	0 or 5	10	5	5	10	45	50
<b>Non-Residential</b>											
Clubhouse/Amenity Sites	10,000	100	100	20	10	10	10	10	10	50	60

Note 1: A minimum 10 foot building separation for zero lot line structures must be maintained.

Note 2: For Corner Lots, the secondary street setback is reduced to 5 feet to function as a side yard.

Note 3: Where lots abut a waterbody, setback is measured from the rear lot line.



**MORRIS**

2914 Cleveland Avenue | Fort Myers, Florida 33901

**DEPEW**Phone (239) 337-3993 | Toll Free (866) 337-7341  
www.morris-depew.comENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS**Lee County Homes Associates I, LLP**  
**Residential Planned Development**  
Proposed Conditions

The requested Residential Planned Development is technically a new zoning request; however, the subject property is currently an RPD. The applicant is proposing an amendment to the existing conditions to demonstrate compliance with the existing approval and modifications that may be necessary to address the additional density.

1. Development must be consistent with the two-page Master Concept Plan (MCP) for Lee County Homes Associates I, LLP Residential Planned Development Buckingham 345, Sheets 1 and 2 (Exhibit B\_\_), prepared by TKW Consulting Engineers Morris-Depew Associates, Inc. dated November 2004, last revised November 8, 2005, and date stamped "Received November 9, 2005 Zoning," except as modified by the conditions below.

Development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

~~The Resolution approving this amendment contains the pertinent conditions of the previous zoning approval, as well as new conditions relating to the proposed changes to the RPD. The Resolution approving this amendment rezoning supersedes all that previous Resolutions (#Z-00-029), thereby rendering it them null and void.~~

Maximum Number of Dwelling Units: ~~690~~ 1,035

~~Commercial uses are limited to a maximum +/- 7,500 square feet of floor area and ancillary to a recreational/clubhouse use only. See "Club, Private" and Condition 23.~~

~~Upon passage of this Zoning Resolution, Zoning Resolution #Z-00-29 and Administrative Amendment ADD2003-00067 will become null and void.~~

**Applicants Justification:** The proposed revisions reflect the current conditions of the application and zoning request. The proposed deletions seek to promote clarity and eliminate duplicate references to the land development code (section 34-937(2)). As a full rezoning of the subject property the applicant acknowledges all previous resolutions and amendments would be null and void.

RECEIVED  
MAY 27 2020

DCI2020-00010



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

B. Schedule of Uses

**Residential R-1**

Accessory Uses and Structures

Administrative Offices

Agricultural Uses SEE AGRICULTURAL CONDITION 9

~~Club, private LIMITED TO "REC. TRACT" ON THE APPROVED MASTER CONCEPT PLAN. CLUBHOUSE BUILDINGS MAY NOT EXCEED 40,000 SQUARE FEET IN TOTAL FLOOR AREA. This total includes the 7,500 square feet permitted for limited commercial uses. Also see Condition 23~~

Dwelling Units

Single-family,

~~Zero Lot Line~~

~~The number of units is also subject to compliance with concurrency requirements.~~

Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities, Group I

~~Excavation, Water Retention not to include the removal of excavated material from the site. Blasting is prohibited.~~

Fences and Walls

Home Occupation, No outside help.

~~Model Home and Model Unit must be in compliance with LDC §34-1954 only. ALSO SEE MODEL HOME/REAL ESTATE SALES CONDITION 6.~~

~~Model Display Center must be in compliance with LDC §34-1955, limited to one, which must be located in the sales center area shown on the MCP and must only serve this project. ALSO SEE MODEL HOME/REAL ESTATE SALES CONDITION 6.~~

Parking Lot, Accessory

~~Real Estate Sales Office limited to sales of lots, homes or units within the development, except as may be permitted in LDC §34-1951 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not to exceed five years from the date the Certificate of Occupancy for the sales office is issued. ALSO SEE MODEL HOME/REAL ESTATE SALES CONDITION 6.~~

~~Recreational Facilities Private, On-site only. LIMITED TO "REC. TRACT ON THE APPROVED MASTER CONCEPT PLAN.~~

~~Residential Accessory Uses In compliance with LDC §34-622(c)(42) and LDC Article VII, Division 2~~

Schools, Non-commercial

Signs, in compliance with LDC Chapter 30

~~Storage, Indoor LIMITED TO RESIDENTS WITHIN THE DEVELOPMENT ONLY.~~

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



Temporary Uses, Temporary Sales, Temporary Construction

**Residential R-2**

Accessory Uses and Structures

Dwelling Units

Single-family

Zero Lot Line

Two Family Attached

Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls

Home Occupation

Model Home and Model Unit

Model Display Center

Model Display Group

Parking Lot, Accessory

Real Estate Sales Office

Signs

Temporary Uses, Temporary Sales, Temporary Construction

~~The following commercial uses may be located in the clubhouse/on-site recreational facilities only and in compliance with Condition 23.~~

**Residential Amenity (RA)**

Accessory Uses and Structures

Administrative Offices

Bank and Financial Establishments - Group I (including ATMs)

Communication Facility, Wireless

Consumption on Premises - ~~Indoor only~~

Club, Private

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls

Food & Beverage Service, Limited

Parking Lot, Accessory

Personal Services, Group I

Recreational Facilities, Private

Real Estate Sales Office

Restaurant, Groups I, II, and III

Signs

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

Specialty Retail Shops, Groups I and II  
Storage, Indoor  
Temporary Uses, Temporary Sales, Temporary Construction

**Applicant's Justification:** The revisions proposed to the schedule of uses are to establish specific areas for related uses as identified on the Master Concept Plan and improve clarity. References to the Land Development Code and/or conditions below were removed to address duplication and improve clarity.

- Agricultural Uses – Condition 9 will remain to appropriately address this interim use of the property until the approval of a Development Order.
- Commercial Uses accessory to an RPD – LDC Section 34-937 will continue to govern the proposed commercial uses at the residential amenity.
- Concurrency – Conditions 15 and 16 will remain to appropriately address concurrency.
- Models – Condition 6 is will remain with an amendment to eliminate duplication of LDC Section 34-1954
- Blasting – Removed condition to reflect current regulations of the Land Development Code

C. Site Development Regulations.

***Overall Project***

~~Setbacks: (structure, parking areas, water management areas and pavement): In compliance with LDC §10-329 for water detention/retention excavation setbacks and LDC §10-416(d)(6)~~

~~Building Height:~~

~~35 feet/two stories for single family and zero lot line residential uses.~~

~~45 feet/two stories for all other structures such as, two-family attached and townhome residential uses.~~

~~50 feet/three stories for clubhouses and recreational facilities. Also See Condition 14~~

~~45 feet/three stories for gatehouses. Also See Condition 14~~

~~Open Space: 40 percent minimum.~~

~~10 percent must be distributed to individual dwelling units having immediate private ground floor access.~~

~~Indigenous open space must be provided as depicted on the MCP.~~

***Tracts 2 and 5***

***Single Family***

~~Minimum Lot Areas and Dimensions~~

~~Lot Size: 7,350 square feet~~

~~Lot Width: 70 feet~~

~~Lot Depth: 105 feet~~

~~Minimum Setbacks~~

~~Street 20 feet—garage 15 feet—house~~

~~Side: 6 5 feet~~

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



Lee County Homes Associates I LLLP

Proposed Conditions

May 26, 2020

Page | 5

~~Side-Corner: 17.5 feet or 25 percent of lot width for lots over 50 feet wide.~~  
~~Rear: 10 feet~~

~~Accessory Use: Per the LDC~~  
~~Perimeter Setbacks: 25 feet~~  
~~Maximum Lot Coverage: 50 percent~~

#### ~~Tracts 1, 3 and 4~~

##### ~~Zero-Lot-Line~~

~~Minimum Lot Areas and Dimensions~~  
~~Lot Size: 5,250 square feet~~  
~~Lot Width: 50 feet~~  
~~Lot Depth: 105 feet~~

##### ~~Minimum Setbacks~~

~~Street: 20 feet—garage 15 feet—house~~  
~~Side: Zero feet and 10 feet for Zero-lot-line~~  
~~Rear: 10 feet~~  
~~Side-corner: 12.5 feet or 25 percent of lot width for lots greater than 50 feet wide.~~  
~~Water body: 25 feet~~  
~~Accessory Use: Per the LDC~~  
~~Perimeter Setbacks: 25 feet~~  
~~Maximum Lot Coverage: 55 percent~~

##### ~~Recreational Tract~~

~~Minimum Lot Areas and Dimensions~~  
~~Lot Size: +/- 5.6 Acres~~  
~~Lot Width: N/A feet~~  
~~Lot Depth: N/A feet~~

##### ~~Minimum Setbacks~~

~~Street: Buckingham Road 25 feet 20 feet all other streets~~  
~~Side: 15 feet~~  
~~Rear: 20 feet~~  
~~Water body: 25 feet~~

~~Accessory Use: Per the LDC.~~  
~~Minimum Building Separation: 20 feet.~~  
~~Maximum Lot Coverage: 40 percent.~~

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

Land Uses	Min Lot Area (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Min Street Setback <sup>2</sup> (FT)	Min Side Setback (FT)	Min Rear Lot Setback <sup>3</sup> (FT)	Min Accessory Structure Side Setback (FT)	Min Accessory Structure Rear Setback (FT)	Building Separation (FT)	Max Building Height (FT)	Max Lot Coverage (%)
<b>R-1</b>											
Single-Family	6,500	50	130	20	5	10	5	5	10	35	65
<b>R-2</b>											
Single-Family	4,500	45	100	20	5	10	5	5	10	35	55
Zero-lot Line <sup>1</sup>	4,500	45	100	20	0 or 5	10	5	5	10 <sup>1</sup>	35	65
Two-Family Attached <sup>1</sup>	3,000	30	100	20	0 or 5	10	5	5	10	45	60
Townhouse <sup>1</sup>	2,000	20	100	20	0 or 5	10	5	5	10	45	50
<b>Non-Residential</b>											
Clubhouse/Amenity Sites	10,000	100	100	20	10	10	10	10	10	50	60

Note 1: A minimum 10 foot building separation for zero lot line structures must be maintained.

Note 2: For Corner Lots, the secondary street setback is reduced to 5 feet to function as a side yard.

Note 3: Where lots abut a waterbody the rear yard setback is measured from the rear lot line not the waterbody.

**Applicant's Justification:** The written site development section was replaced with a table to reflect the proposed Master Concept Plan.

3. The following recommendations are presented to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.

A. The developer must establish a homeowners' or residents' association. The organization must provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, that will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this condition is to provide a mechanism to educate residents concerning the actions necessary to mitigate the dangers inherent in these hazards.

B. The developer must formulate an emergency hurricane notification and evacuation plan for the development that will be subject to review and approval by the Lee County Office of Emergency Management.

C. Hurricane preparedness and impact mitigation, if required, must comply with the provisions of LDC §2-481 *et seq.*

4. ~~DELETED.~~

5. ~~The developer must provide written disclosure to all potential and actual property owners of the existence of The School District of Lee County's transportation facility on the Buckingham campus and the potential for expansion of this facility.~~

**Applicant's Justification:** The transportation site owned by the School District is an existing use, visible from Buckingham Road adjacent to the subject property; additional disclosures are not necessary.

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



- ~~4. 6. Model units, homes, model display centers, and real estate sales and homes (and real estate sales) are permitted in compliance with the following conditions:~~
- ~~a. Each model must be a unique example. Multiple examples of the same unit are not permitted.~~
  - ~~a. b. All Model Sites, Model Display Centers or Model Groups must be designated on the development order plans. Parking areas for these uses will be buffered with a single-row hedge and tree canopy for parking areas per the LDC.~~
  - ~~c. Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat (not the final). The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for this project.~~
  - ~~d. Dry models are prohibited.~~
  - ~~b. e. The number of model homes or model units will be limited to no more than 15 within the development at one time.~~
  - ~~f. Model homes or units must be developed within the areas identified as "model homes, sales location center, parking for sales center, rec. tract" on the approved MCP.~~
  - ~~g. Model display Centers or Model Display Groups must be shown on the development order plans. Parking areas for these uses will be buffered with a single row hedge and tree canopy for parking areas per the LDC.~~
  - ~~c. h. Real estate sales are limited to the sale of lots or units within the development only. Real estate sales are limited to temporary real estate trailers, model units, model display centers, recreational area and clubhouse.~~
  - ~~i. Real estate sales are limited to temporary real estate trailers, model units, model display centers, recreational area and clubhouse.~~
  - ~~d. j. Hours of operation for both models and real estate sales are limited to Monday through Sunday 8 a.m. to 8 p.m.~~
  - ~~e. k. Model homes and real estate sales uses will be permissible for a period of up to 5 years from the date of issuance of a certificate of occupancy of a model home. in accordance with LDC§ 34-1954(d)(1).~~

Applicant's Justification: The proposed revisions to this condition seek to address the type of models included in the schedule of uses, eliminate duplications from LDC Section 34-1951 et.al., provide clarity, and reflect the current process for permitting models.

~~7. DELETED.~~

~~5. 8.~~

**A. BUFFER ON SOUTHERN AND WESTERN PROPERTY LINES**

A buffer 20 feet in width must be planted along the southern and western property line (excluding lands abutting Buckingham Road) prior to the approval of building permits for dwelling units in Tracts 4 and 5. The developer must also install a 6-foot-

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

Lee County Homes Associates I LLLP

Proposed Conditions

May 26, 2020

Page | 8

high wall or fence along the southern property line - in compliance with the provisions of LDC Chapter 10, except where it would encroach into the preserved wetlands. The vegetation in the buffer must contain, at a minimum, six native trees per 100 linear feet. All trees must be a minimum of 10 feet tall at time of planting. All shrubs must be a minimum of four feet tall at the time of planting and must create an unbroken hedge. Existing indigenous native vegetation may be counted toward the vegetation requirements of this condition, and no buffer is required in the area on the approved MCP shown as upland preserve areas.

**B. BUFFER ON LANDS ABUTTING BUCKINGHAM ROAD**

The Development Order must provide an enhanced 25-foot Type "D" buffer along Buckingham Road including 10 trees per 100 linear feet (which must include live oaks, no palms) and a berm a minimum of 3 feet in height.

**6. ~~9.~~ AGRICULTURAL USES:** Existing bona fide agricultural uses on this site in the form of cattle pasture and the raising of hay are allowed only in strict compliance with the following:

- (a) Bona fide agricultural uses of cattle grazing and the raising of hay in existence at the time the application for rezoning was filed, and as shown on Exhibit D\_\_ attached hereto, may continue until approval of a local development order for the area of the project containing those uses.
- (b) Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
- (c) Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
  - (1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
    - a) the date the agricultural uses ceased;
    - b) the legal description of the property subject to the development order approval;
    - c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is rezoned to permit such uses; and,
    - d) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest. The covenant must be properly recorded in the public records of the county at the owner's expense.
  - (2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010



Lee County Homes Associates I LLLP

Proposed Conditions

May 26, 2020

Page | 9

must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.

~~10. DELETED.~~

~~11. DELETED.~~

~~12. DELETED.~~

~~13. DELETED.~~

~~14. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §§ 34-2174(a) and 34-935(e)(4).~~

**Applicant's Justification:** This is duplicate of the Land Development Code and is not necessary.

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

8. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with all other Lee Plan provisions.

~~17. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.~~

**Applicant's Justification:** Since the time of the approval, the LDC has been amended to eliminate the residential blasting provisions.

~~18. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.~~

**Applicant's Justification:** Duplication of LDC §34-1173 & §34-1174.

9. ~~19.~~ The developer has offered to voluntarily reserve a 20-foot wide strip along Buckingham Road for county right of way purposes. Dedication of this 20-foot strip may be accomplished by recording an instrument (i.e. deed or plat) that grants or dedicates to the County an exclusive easement for right-of-way purposes. The developer will be eligible for 100% road impact fee credits for land dedicated for Buckingham Road.

If the easement is dedicated via a plat, the dedication must be clear and unambiguous. Use of the label "Future Right-of-Way" will not be acceptable. The dedicated area may not be used for required development buffering or any other non-county right-of-way

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

Lee County Homes Associates I LLLP

Proposed Conditions

May 26, 2020

Page | 10

improvements. This dedication must be complete prior to the issuance of the first building permit allowing vertical construction within the project.

**20. SETBACKS Applicable to Tracts 2 and 5.**

- ~~A. No structures, including but not limited to, sidewalks, mechanical equipment, door stoops, walls, etc. may be constructed or placed within the required 6 foot side setbacks; or~~
- ~~B. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided as part of the building permit process.~~

**Applicant's Justification. This condition is a duplication of LDC §34-2191 and 34-3104.**

10. ~~21.~~ All required buffers must utilize 100% native vegetation.

11. ~~22.~~ ACCESS TO BUCKINGHAM ROAD

- ~~A. The approved MCP and local development order must depict a minimum 70-foot wide divided entrance on Buckingham Road that includes a 14-foot wide median with two 11-foot wide lanes on both sides of the median for ingress and egress.~~
- ~~B. The local development orders must include an emergency access point on Buckingham Road as shown on the approved MCP.~~
- ~~C. Prior to issuance of a development order, the developer must provide written documentation from the Fort Myers Shores Fire District indicating that these access points are acceptable and provide adequate access for emergency vehicles.~~

12. ~~23.~~ COMMERCIAL USES AND CONSUMPTION ON PREMISES.

~~Commercial uses are limited to a maximum of +/- 7,500 square feet of floor area for the entire development.~~

- ~~A. Commercial uses are limited to amenity "Recreation" sites only as shown on the approved MCP.~~
- ~~B. Commercial uses are limited to members and guests of a private club. Use by the general public is prohibited.~~
- ~~C. Consumption on Premises (indoor only) is limited to sales within a residential clubhouse setting only. No restaurants, bars, package stores, or similar uses are permitted.~~
- ~~a. D. Hours of operation for consumption on premises (indoor only) is limited to 7:00 a.m. to midnight, daily. Other commercial uses may operate at hours consistent with the LDC.~~
- ~~E. Outdoor seating for Consumption on Premises may only be approved by Special Exception (public hearing required).~~
- ~~F. Outdoor sale of alcohol is prohibited, and may not be permitted on a temporary or permanent basis.~~

RECEIVED  
MAY 27 2020

DCI2020-00010

COMMUNITY DEVELOPMENT



Lee County Homes Associates I LLLP

Proposed Conditions

May 26, 2020

Page | 11

**Applicant's Justification:** The Master Concept Plan and Schedule of Uses have been amended to only request Commercial Use and Consumption on Premise as a use within the Residential Amenity Tract. The general location of the amenity building, and outdoor seating have been demonstrated on the Master Concept Plan and are internal to the subdivision with native habitat buffering the amenity area from the adjacent property to the south. Given these changes to the request, the applicant does not feel this condition needs to remain.

**13. ~~24.~~ PUBLIC SCHOOL USE.**

- A. If the school site is transferred through purchase to the Lee County School District, the zoning approval may be amended administratively to remove the 13-acre parcel from the MCP. The deletion of the school site from the MCP will not affect applicant's right to develop ~~690~~ 1,035 single-family dwelling units on the remaining portion of the land covered by the approved MCP.
- B. If not transferred, the "Future School Site" may be developed with single-family and accessory uses consistent with the Land Development Regulations for ~~Tracts 2 and 5, R-1 and R-2,~~ and the enhanced buffer along Buckingham Road, without an amendment to the Master Concept Plan.
- C. If the "Future School Site" is utilized for residential development, no more than ~~690~~ 1035 dwelling units may be permitted for the entire development.
- ~~D. Deleted at public hearing.~~
- ~~E. Deleted at public hearing.~~

~~25. Prior to local development order approval, the developer must submit a brochure to the Division of Environmental Sciences and the Division of Zoning for review and approval that will be given to all residents advising them of the historically rural environment in Fort Myers Shores, Buckingham, Caloosahatchee Shores and the environmentally sensitive nature of a portion of the property. This brochure must include references to the wetland preserves on site, civic organizations in East Lee County, and history of the Buckingham, Fort Myers Shores, and Caloosahatchee Shores communities.~~

**Applicant's Justification:** The property has been cleared and is currently being used for an active agricultural use and therefore is not environmentally sensitive. The property is also surrounded by other residential subdivisions with a similar entry features and land patterns, advising residents of the surrounding rural environment does not appear to consistent with the existing conditions surrounding the property. The applicant notes that there are Lee County Parks and Preserves in the surrounding area with education signage and features related to the history of the County and the unique feature existing off-site.

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

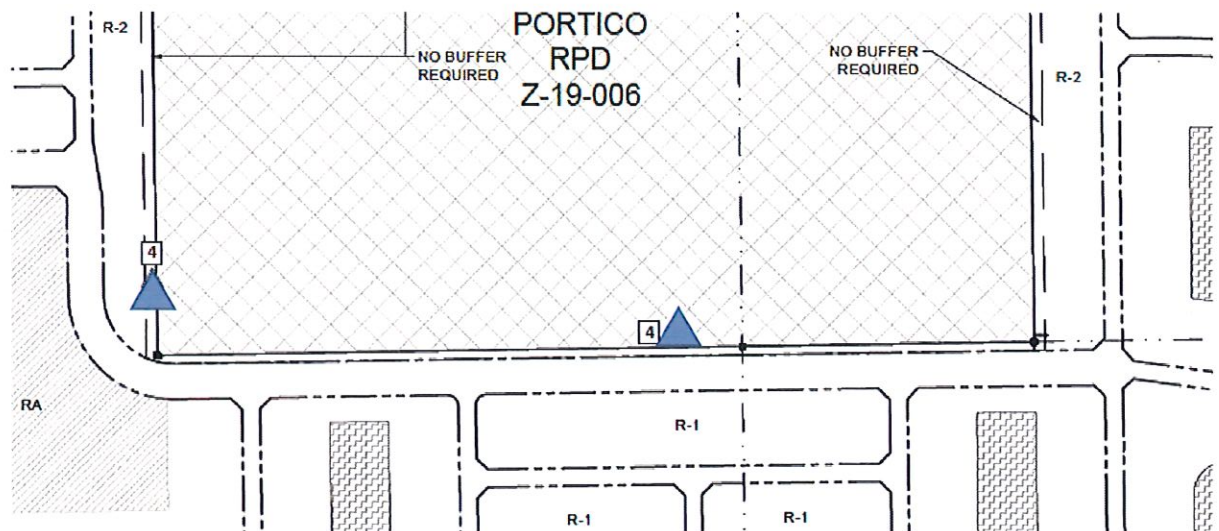
**MORRIS**

2914 Cleveland Avenue | Fort Myers, Florida 33901

**DEPEW**Phone (239) 337-3993 | Toll Free (866) 337-7341  
www.morris-depew.comENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS**Lee County Homes Associates I, LLLP****Residential Planned Development**  
Schedule of Deviations & Justifications

1. An existing approved deviation from LDC §10-416(d)(6) which requires where a road is located less than 125 feet from an adjacent single-family residential subdivision, the developer must provide a combination berm, and solid wall not less than eight feet in height not less than 25 feet from the abutting property and install landscaping between the wall and abutting property with a Type "C" buffer (a minimum of five (5) trees and 18 shrubs per 100 linear feet) so as to allow landscaping and a three-foot high berm/five-foot high wall combination to be located closer to the abutting property.

**Justification:** The applicant desires to maintain this deviation as approved by Zoning Resolution Z-05-74. A portion of the Portico Subdivision boundary is within 125 feet of the internal spine road for the residential planned development. The applicant agrees to maintain an enhanced Type C buffer is proposed in this area (see the location denoted by the red triangles in Figure 1 below).



**Figure 1. Location of Reduced Buffer**

2. Deviation from LDC § 10-415(b)(1)(a) which requires developments, with existing indigenous native vegetation communities to provide 50 percent of their open space percentage requirement through the onsite preservation of existing native vegetation

DCI2020-00010

COMMUNITY DEVELOPMENT



communities to allow 17.3 acres existing native vegetation communities to be maintained onsite.

**Justification:** The site has been previously cleared and is currently utilized for cattle grazing, which maintains the property in a cleared condition. To comply with this provision of the Land Development Code, 50 acres of the property would need to be existing indigenous habitat. While there is an area of indigenous vegetation along the southwest property corner, which is being maintained by the proposed Master Concept Plan, it is only 17.3 acres. A small wetland (1 acre) exists along the southern property boundary; however, this area is proposed to be impacted due to size and lack of connectivity to other wetlands. A review of the FLUCCS Map provided by Passarella and Associates demonstrates that the required 50 acres of indigenous habitat does not exist on the subject property. The proposed design of the residential community preserves the larger areas of wetland habitat and adjacent uplands providing larger contiguous indigenous habitat meeting the intent of this provision of the land development code. The master concept plan utilizes the location of the contiguous indigenous as enhancing the planned development by locating the amenity adjacent to this area so all residents can observe the natural resources existing on-site.

3. Deviation from LDC§ 10-296 (e)(2)(h)(5) Table 15 Suburban Local Streets which requires residential land uses to have 10 ft travel lane width, 5 ft planning strip and 5 ft pedestrian facility width on both sides of the roadway to allow a roadway cross section with a 10 to 12 ft travel lane, no planting strip and a 5ft pedestrian facility on only one side of the primary road and Village road .

**Justification:** The requested residential planned development will be a private subdivision that is committed to providing pedestrian connectivity; however, the volume of activity on the internal roads will be limited to residents and will not provide interconnectivity to other residential areas. The internal roadways are also expected to have a lower speed than local roads interconnected to multiple neighborhoods. As a result, the Master Concept Plan includes 2 separate cross sections for the internal roadways. In each configuration a sidewalk is proposed to be constructed on only one side of the roadway; thereby providing additional open space on the opposite side of the roadway enhancing the visual aesthetic of the internal roadways and continuing to provide for safe travel for non-motorized vehicular traffic. The limitation of the sidewalk to one side of the road will not limit mobility and will continue to protect the safety of residents and guests.

4. Deviation from LDC§ 10-296 (e)(2)(h)(5) Table 15 Suburban Local Streets which requires residential land uses to have 10 ft travel lane width, 5 ft planning strip and 5 ft pedestrian facility width on both sides of the roadway to allow a roadway cross section with a 10 to 12 foot travel lane, a 5 ft planting strip and a 5ft pedestrian facility on only one side of the primary road at the community entry.

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT  
DCI2020-00010



**Justification:** At the entry to the community, a boulevard street design is proposed consistent with condition 22 of Z-05-074 and is proposed to be maintained as part of this zoning request. This deviation is requested to permit the planting strip to be provided either on the sides of the road or within the central median and to permit pedestrian facilities on only one side of the roadway. The sidewalk will be placed on the side of the street that will have the greatest benefit to residents and facilitate pedestrian travel within the subdivision, most likely the south side of the road to facilitate pedestrian and vehicular travel in the same direction. Due to the proposed entry gate and boulevard design travel speed on this portion of the roadway is expected to be low and no thru traffic is possible from other adjacent properties.

5. Deviation from LDC§ 10-291 (3) which requires residential development of more than five acres must provide more than one means of ingress or egress for the development. Access points designated for emergency use only may not be used to meet this requirement. To memorialize a single point of access previously approved via Zoning Resolution Z-05-074 and an additional emergency access point to Buckingham Road.

**Justification:** Resolution Z-05-074 permits a single entry with an emergency access point only.

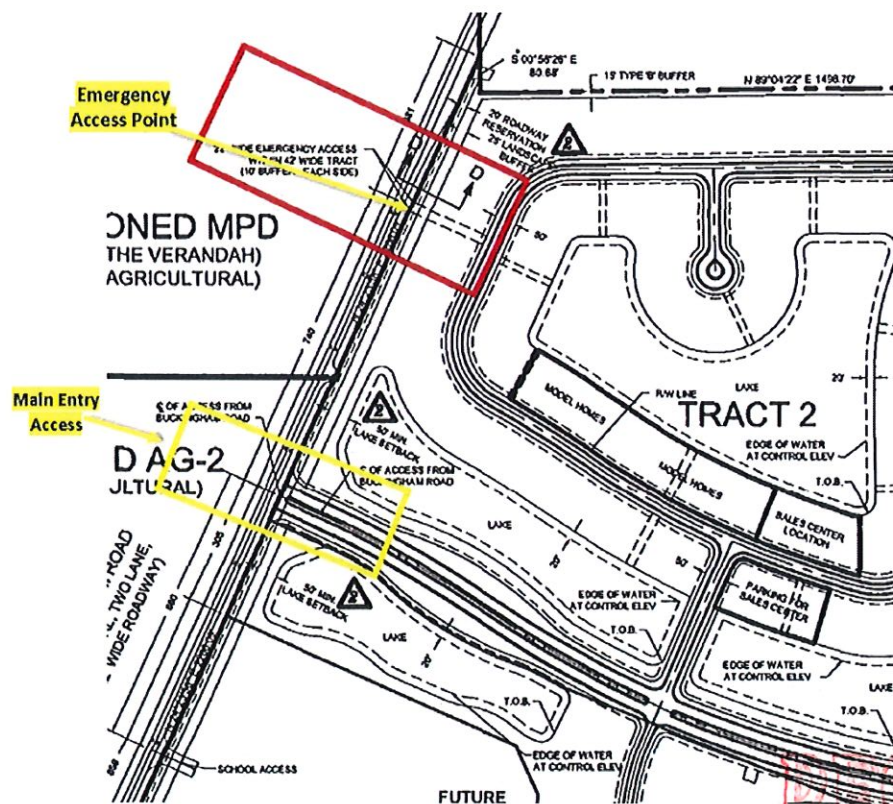


Figure 2. Location of Access Point of Approved MCP(Z-05-074)

RECEIVED  
 MAY 27 2020

COMMUNITY DEVELOPMENT  
 DCI2020-00010



This deviation is requested to memorialize the single point of entry as outlined in Condition 22 of Zoning Resolution Z-05-74:

22. ACCESS TO BUCKINGHAM ROAD

- A. The approved MCP and local development order must depict a minimum 70-foot wide divided entrance on Buckingham Road that includes a 14-foot wide median with two 11-foot wide lanes on both sides of the median for ingress and egress.
- B. The local development orders must include an emergency access point on Buckingham Road as shown on the approved MCP.
- C. Prior to issuance of a development order, the developer must provide written documentation from the Fort Myers Shores Fire District indicating that these access points are acceptable and provide adequate access for emergency vehicles.

Figure 3. Condition 22 Excerpt from Zoning Resolution Z-05-074

As demonstrated by Deviation 4, the applicant intends to continue to abide by the provisions of this condition with a boulevard entry that is a minimum of 70 feet wide. The proposed master concept plan demonstrates that an emergency access point continues to be provided further north along Buckingham Road consistent with the existing master concept plan. The applicant agrees to continue to seek a letter from the Fire District at the time of Development Order that the access points as designed are adequate for emergency vehicles.

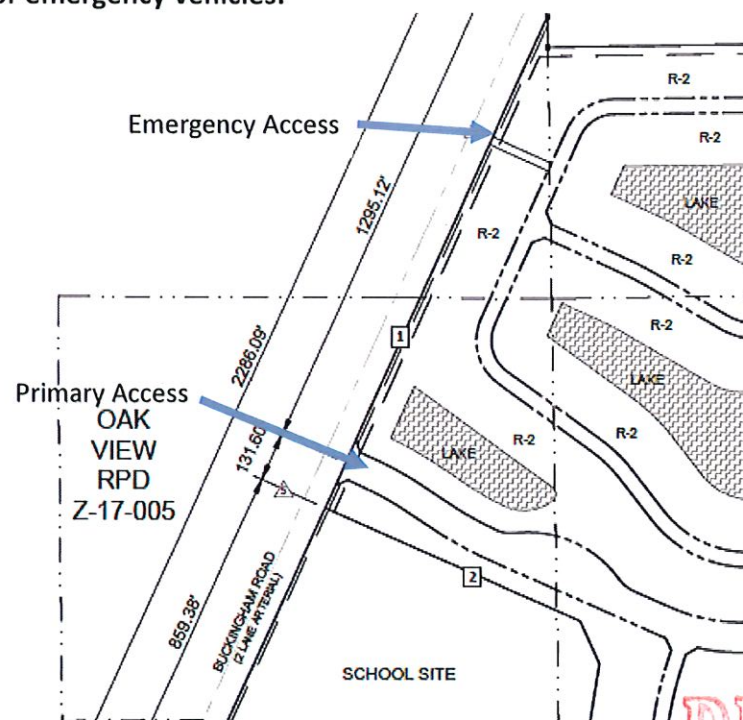


Figure 4. Location of Emergency Access Point New MCP

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

6. Deviation LDC §10-296(k)(1) which requires that all dead end streets be closed at one end by a circular turnaround to allow the use of hammerheads.

**Justification:** The proposed master concept plan includes several hammerheads at the end of a street providing access to only one or two residential lots. The hammerheads are located within 100 feet of an intersecting street and are not in excess of 250 feet.

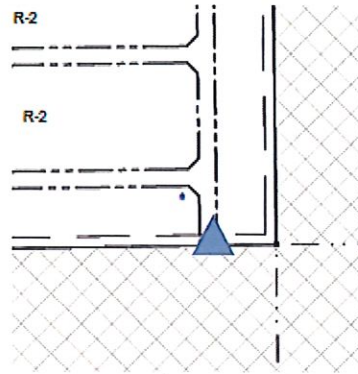


Figure 5. Proposed Hammerhead Design

An emergency vehicle or sanitary truck needing to access the end lot would be able to pull forward to the end unit and back up straight past the intersection or conduct a turn in reverse to leave the subdivision ensuring not only adequate entry to the lot but also exit to the internal street network. The adjacent properties are already developed with either residential subdivisions or large lot single family residential inhibiting interconnectivity between neighborhoods. The requested design will continue to promote access by emergency services and will not negatively impact public health safety and welfare.

7. Deviation from LDC §10-418(1) which requires "Shorelines must be sinuous in configuration to provide increased length and diversity of the littoral zone," to allow some of the stormwater management ponds to be more rectangular in shape rather than sinuous which *"is defined as serpentine, bending in and out, wavy or winding."*

**Justification:** The internal design of the proposed residential planned development generally follows the city block design with interconnecting streets and minimal cul-de-sac neighborhoods. By utilizing smaller linear connections between blocks the residential neighborhood will naturally provide a slower vehicular speed and interconnectivity for residents. When coupled with the unique geometry of the subject property and the shorter intersecting streets, the stormwater management lakes in the rear of the residential lots have a more linear shape. The required slope, littoral plantings and design requirements will continue to be met thereby protecting the public health, safety and welfare of future residents of the community.

DCI2020-00010

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT



**MORRIS**

2914 Cleveland Avenue | Fort Myers, Florida 33901

**DEPEW**Phone (239) 337-3993 | Toll Free (866) 337-7341  
www.morris-depew.comENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS**Lee County Homes Associates I, LLLP**  
**Residential Planned Development**  
Schedule of Uses**RESIDENTIAL R-1**

Accessory Uses and Structures

Dwelling Units:

Single-Family, minimum lot size 6,5000 square feet

Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls

Home Occupation

Model Home and Model Unit

Model Display Center

Model Display Group

Parking Lot, Accessory

Real Estate Sales Office

Signs

Temporary Uses, Temporary Sales, Temporary Construction

**RESIDENTIAL R-2**

Accessory Uses and Structures

Dwelling Units:

Single-Family

Zero-Lot-Line

Two-Family Attached

Townhomes

Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls

Home Occupation

Model Home and Model Unit

Model Display Center

Parking Lot, Accessory

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

Real Estate Sales Office

Signs

Temporary Uses, Temporary Sales, Temporary Construction

**AMENITY AREA**

Accessory Uses and Structures

Administrative Offices

Bank and Financial Establishments - Group I (including ATMs)

Communication Facility, Wireless

Consumption on Premises

Club, private

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls.

Food & Beverage Service, Limited

Model Display Center

Parking Lot, Accessory

Personal Services, Group I & II

Recreational Facilities – Private

Real estate sales office

Restaurant, Groups I, II, & III

Signs

Specialty Retail Shops, Groups I & II

Temporary Uses, Temporary Sales, Temporary Construction

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



**BUCKINGHAM 345  
LEE COUNTY PROTECTED SPECIES SURVEY**

**May 2020**

Prepared For:

***Lee County Homes Associates I, LLP***  
*1401 University Drive, Suite 200*  
*Coral Springs, Florida 33071*  
*(239) 293-4220*

Prepared By:

***Passarella & Associates, Inc.***  
*13620 Metropolis Avenue, Suite 200*  
*Fort Myers, Florida 33912*  
*(239) 274-0067*

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

Project No. 20LCH3210

**DCI2020-00010**

## TABLE OF CONTENTS

	<u>Page</u>
1.0 Introduction.....	1
2.0 Land Uses and Vegetation Associations.....	1
3.0 Methodology and Discussion.....	4
4.0 Survey Results .....	7
5.0 Abundance of Protected Species Observed .....	7
6.0 Management Plan.....	10
7.0 References.....	10

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

**DCI2020-00010**



## LIST OF FIGURES

	<u>Page</u>
Figure 1. Project Location Map.....	2

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

## LIST OF TABLES

	<u>Page</u>
Table 1. Existing Land Use and Cover Summary .....	1
Table 2. Potential Lee County Protected Species by Habitat Type .....	5
Table 3. Summary of Habitat Coverage.....	6
Table 4. Lee County Protected Species Abundance Calculations .....	8
Table 5. Lee County Protected Species Survey Summary.....	8

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010



## LIST OF APPENDICES

	<u>Page</u>
Appendix A. Aerial with FLUCFCS and Wetlands Map.....	A-1
Appendix B. Aerial with FLUCFCS, Survey Transects, and Protected Species Locations.....	B-1

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

## 1.0 INTRODUCTION

This report documents the Lee County Protected Species Survey (PSS) conducted by Passarella & Associates, Inc. (PAI) for Buckingham 345 (Project). The purpose of the survey was to review the Project for protected species in accordance with Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project is 344.78± acres and is located in Sections 32 and 33, Township 43 South, Range 26 East, Lee County (Figure 1). The Project is approximately 1.2 miles south of State Road 80, on the east side of Buckingham Road.

The majority of the Project site consists of fields utilized for the production of hay, and contains forested uplands and wetlands in the southwest corner.

## 2.0 LAND USES AND VEGETATION ASSOCIATIONS

The vegetation mapping for the Project was conducted using January 2019 Lee County rectified aerials. Groundtruthing to map the vegetative communities was conducted on January 28, 2020 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote hydrological conditions and disturbance. “E” codes were used to identify levels of exotic infestation (i.e., melaleuca (*Melaleuca quinquenervia*), aquatic soda apple (*Solanum tampicense*) and Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2017 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map. An Aerial with FLUCFCS and Wetlands Map is provided as Appendix A.

A total of 14 vegetative associations and land uses (i.e., FLUCFCS codes) were identified on the property. Table 1 provides the breakdown of the FLUCFCS codes by acreage, while a description of each of the classifications follows.

**Table 1. Existing Land Use and Cover Summary**

FLUCFCS Code	Description	Acreage	Percent of Total
2153	Field Crops, Hay	301.84	87.5
260	Rural Open Land	4.67	1.4
422	Brazilian Pepper	9.72	2.8
4221	Brazilian Pepper, Hydric	2.36	0.7
4349 E2	Mixed Hardwood Conifer, Disturbed (25-49% Exotics)	10.22	3.0
4349 E4	Mixed Hardwood Conifer, Disturbed (76-100% Exotics)	6.22	1.8
514	Ditch	0.90	0.3
6189 E2	Willow, Disturbed (25-49% Exotics)	0.14	<0.1
6219 E2	Cypress, Disturbed (25-49% Exotics)	3.02	0.9
6219 E3	Cypress, Disturbed (50-75% Exotics)	0.70	0.2
6249 E2	Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics)	3.35	1.0



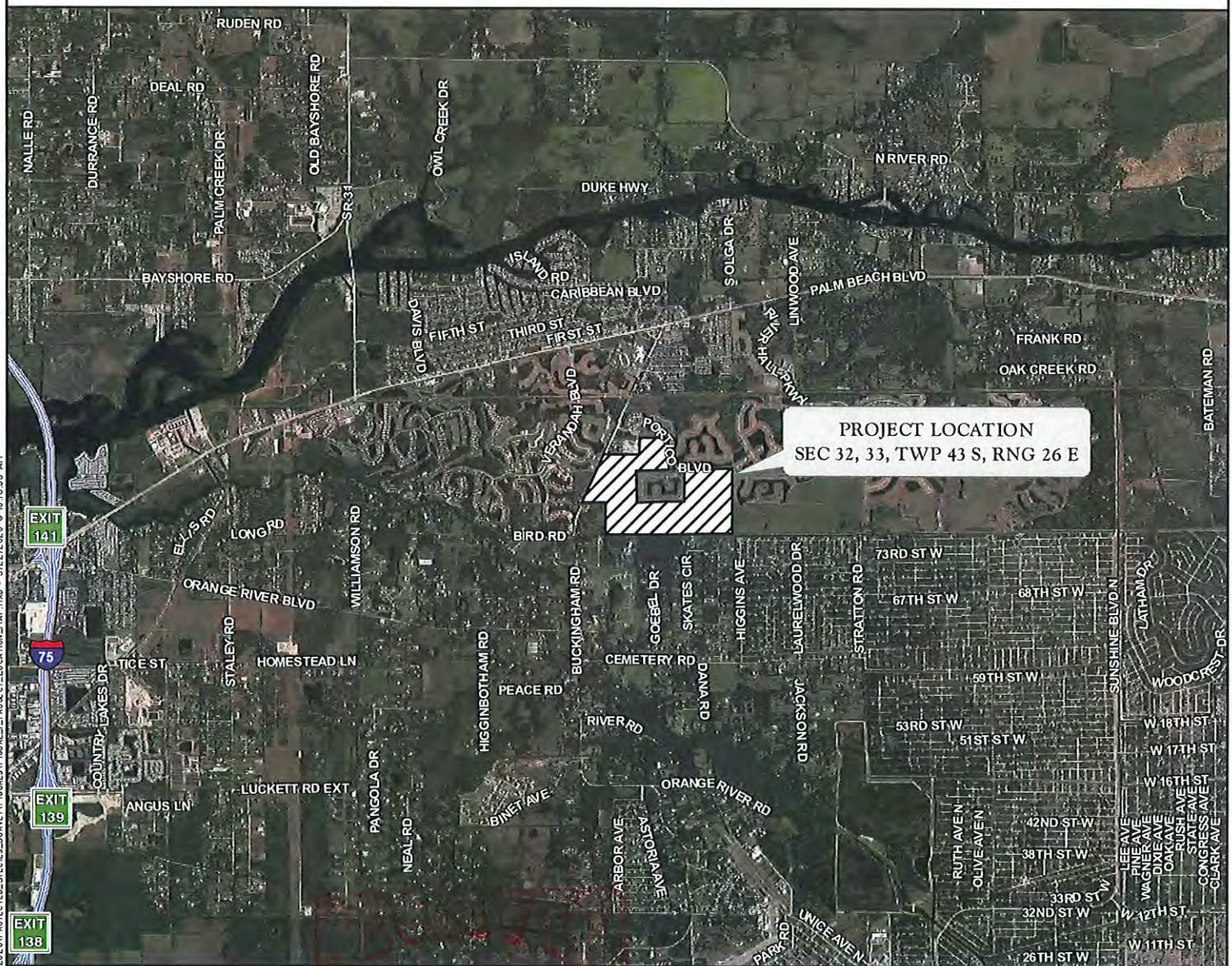
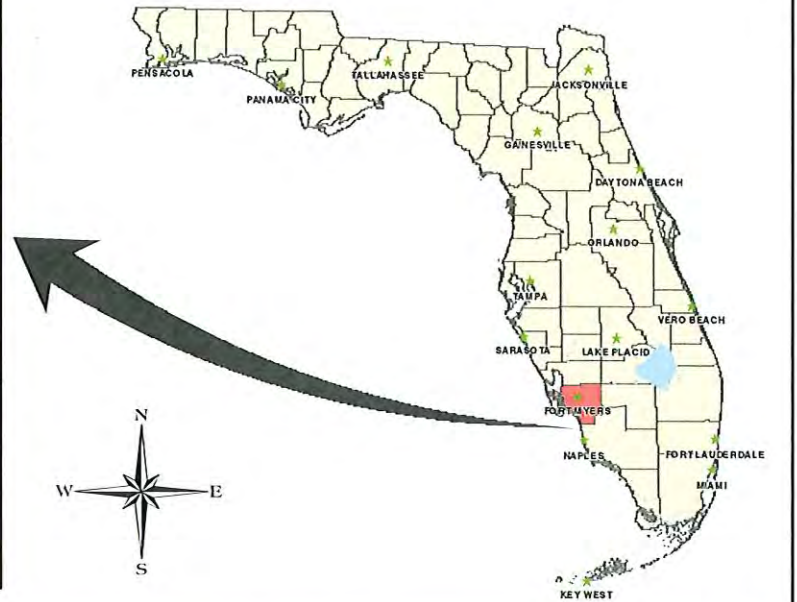
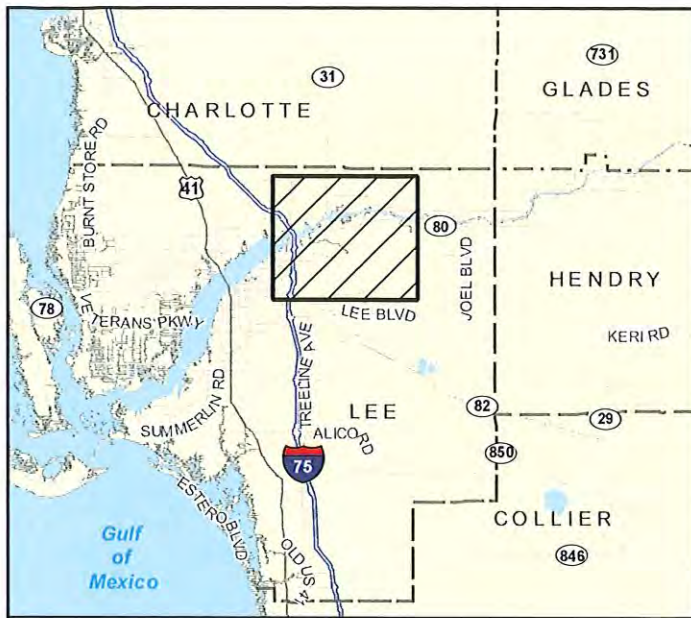




Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
740	Disturbed Land	0.84	0.2
7401	Disturbed Land, Hydric	0.35	0.1
8146	Unpaved Road	0.45	0.1
<b>Total</b>		<b>344.78</b>	<b>100.0</b>

Field Crops, Hay (FLUCFCS Code 2153)

This land use type consists of hay fields. The canopy and sub-canopy of this land use type are open. The ground cover contains primarily bahiagrass (*Paspalum notatum*), with some broomgrass (*Andropogon virginicus*), torpedograss (*Panicum repens*), bermudagrass (*Cynodon dactylon*), spermacoce (*Spermacoce verticillata*), and common ragweed (*Ambrosia artemisiifolia*), scattered water pennywort (*Hydrocotyle umbellata*), fingergrass (*Eustachys petraea*), musky mint (*Hyptis alata*), and tickseed (*Coreopsis* spp.).

Rural Open Lands (FLUCFCS Code 260)

This land use type consists of agricultural support structures, farm equipment and supplies. The canopy and sub-canopy vegetation may include scattered slash pine (*Pinus elliottii*), live oak (*Quercus virginicus*), cabbage palm (*Sabal palmetto*), and Brazilian pepper. The ground cover is mostly bahiagrass with some scattered common ragweed and broomgrass.

Brazilian Pepper (FLUCFCS Code 422)

The canopy of this vegetative community contains widely scattered cabbage palm, live oak, and laurel oak (*Quercus laurifolia*). The sub-canopy is dominated by Brazilian pepper, with some scattered cabbage palm. The ground cover is mostly open but may contain some scattered swamp fern (*Telmatoblechnum serrulatum*) and muscadine grape (*Vitis rotundifolia*).

Brazilian Pepper, Hydric (FLUCFCS Code 4221)

The canopy of this vegetative community contains widely scattered cabbage palm, live oak, and laurel oak. The sub-canopy is dominated by Brazilian pepper, with some scattered cabbage palm. The ground cover is mostly open but may contain some scattered swamp fern.

Mixed Hardwood Conifer, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)

The canopy of this upland habitat consists of a combination of species including slash pine, laurel oak, live oak, cabbage palm, and java plum (*Syzygium cumini*). The sub-canopy contains laurel oak, myrsine (*Myrsine cubana*), java plum, and Brazilian pepper. The ground cover includes some saw palmetto (*Serenoa repens*), caesarweed (*Urena lobata*), and greenbrier (*Smilax* spp.).

Mixed Hardwood Conifer, Disturbed (76-100% Exotics) (FLUCFCS Code 4349 E4)

The vegetative composition of this habitat is similar to FLUCFCS Code 4349 E2 except it contains 76-100 percent coverage by exotic species.

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT



The canopy of this land use type is mostly open. The sub-canopy contains Brazilian pepper, Peruvian primrose willow (*Ludwigia peruviana*) or Carolina willow (*Salix caroliniana*). The ground cover vegetation may include torpedograss, and water pennywort.

Willow, Disturbed (25-49% Exotics) (FLUCFCS Code 6189 E2)

The canopy of this vegetative community is open. The sub-canopy vegetation is dominated by Carolina willow with Brazilian pepper and Peruvian primrose willow. Typical ground cover vegetation includes red ludwigia (*Ludwigia repens*), cattail (*Typha latifolia*), climbing hempvine (*Mikania scandens*), and swamp fern.

Cypress, Disturbed (25-49% Exotics) (FLUCFCS Code 6219 E2)

The canopy of this vegetative community is dominated by bald cypress (*Taxodium distichum*) with scattered cabbage palm and red maple (*Acer rubrum*). The sub-canopy contains cabbage palm, Brazilian pepper red maple, myrsine, bald cypress and scattered java plum. The ground cover includes swamp fern, leather fern (*Acrostichum danaeifolium*), sawgrass (*Cladium jamaicense*), aquatic soda apple, and greenbrier.

Cypress, Disturbed (50-75% Exotics) (FLUCFCS Code 6219 E3)

The vegetative composition of this habitat is similar to FLUCFCS Code 6219 E2 except it contains 50-75 percent coverage by exotic species.

Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics) (FLUCFCS Code 6249 E2)

The canopy of this vegetative community contains mixed cypress, pine, cabbage palm, and laurel oak. The sub-canopy contains cabbage palm, bald cypress, laurel oak, java plum, and Brazilian pepper. The ground cover contains swamp fern, greenbrier, and aquatic soda apple.

Disturbed Land (FLUCFCS Code 740)

The canopy and sub-canopy of this land use type are open. The ground cover vegetation includes bahiagrass, smutgrass (*Sporobolus indicus*), dog fennel (*Eupatorium capilifolium*) caesarweed, common ragweed, muscadine grape, and peppervine (*Nekemias arborea*).

Disturbed Land, Hydric (FLUCFCS Code 7401)

The canopy of this land use type is open. The sub-canopy consists of Brazilian pepper and Peruvian primrose willow. The ground cover vegetation includes torpedograss.

Unpaved Road (FLUCFCS Code 8146)

This land use type consists of a well-traveled and maintained gravel road.

### 3.0 METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types as outlined in Appendix H of the LDC. The frequency of transects performed in these habitats was designed to meet or exceed the 80 percent minimum coverage requirement. Table 2 outlines those protected species that may inhabit or utilize a particular vegetation association.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code and Description		Potential Protected Species
2153*	Field Crops, Hay	Burrowing Owl ( <i>Athene cunicularia</i> )
		Gopher Tortoise ( <i>Gopherus Polyphemus</i> )
		Southeastern American Kestrel ( <i>Falco sparverius paulus</i> )
260*	Rural Open Land	Burrowing Owl ( <i>Athene cunicularia</i> )
		Gopher Tortoise ( <i>Gopherus Polyphemus</i> )
		Southeastern American Kestrel ( <i>Falco sparverius paulus</i> )
422	Brazilian Pepper	N/A
4221	Brazilian Pepper, Hydric	N/A
4349 E2	Mixed Hardwood Conifer, Disturbed (25-49% Exotics)	Florida Panther ( <i>Puma concolor coryi</i> )
4349 E4	Mixed Hardwood Conifer, Disturbed (76-100% Exotics)	Florida Panther ( <i>Puma concolor coryi</i> )
514	Ditch	American Alligator ( <i>Alligator mississippiensis</i> )
		Limpkin ( <i>Aramus guarauna</i> )
		Little Blue Heron ( <i>Egretta caerulea</i> )
		Reddish Egret ( <i>Egretta rufescens</i> )
		Roseate Spoonbill ( <i>Ajaia ajaja</i> )
		Snowy Egret ( <i>Egretta thula</i> )
		Tri-Colored Heron ( <i>Egretta tricolor</i> )
		Everglades Mink ( <i>Mustela vison evergladensis</i> )
6189 E2	Willow, Disturbed (25-49% Exotics)	Little Blue Heron ( <i>Egretta caerulea</i> )
		Snowy Egret ( <i>Egretta thula</i> )
		Tri-Colored Heron ( <i>Egretta tricolor</i> )
6219 E2	Cypress, Disturbed (25-49% Exotics)	American Alligator ( <i>Alligator mississippiensis</i> )
		Limpkin ( <i>Aramus guarauna</i> )
		Little Blue Heron ( <i>Egretta caerulea</i> )
		Snowy Egret ( <i>Egretta thula</i> )
		Tri-Colored Heron ( <i>Egretta tricolor</i> )
		Wood Stork ( <i>Mycteria americana</i> )
6129 E3	Cypress, Disturbed (50-75% Exotics)	American Alligator ( <i>Alligator mississippiensis</i> )
		Limpkin ( <i>Aramus guarauna</i> )
		Little Blue Heron ( <i>Egretta caerulea</i> )
		Snowy Egret ( <i>Egretta thula</i> )
		Tri-Colored Heron ( <i>Egretta tricolor</i> )
		Wood Stork ( <i>Mycteria americana</i> )



**Table 2. (Continued)**

FLUCFCS Code and Description		Potential Protected Species
6129 E3 (Continued)	Cypress, Disturbed (50-75% Exotics) (Continued)	Florida Black Bear ( <i>Ursus americanus floridanus</i> )
		Florida Panther ( <i>Puma concolor coryi</i> )
6249 E2	Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics)	Little Blue Heron ( <i>Egretta caerulea</i> )
		Snowy Egret ( <i>Egretta thula</i> )
		Tri-Colored Heron ( <i>Egretta tricolor</i> )
		Florida Black Bear ( <i>Ursus americanus floridanus</i> )
		Florida Panther ( <i>Puma concolor coryi</i> )
740*	Disturbed Land	N/A
7401*	Disturbed Land, Hydric	N/A
8146	Unpaved Road	N/A

\*Habitat surveyed for the species noted, although not required per the LDC

N/A – Not Applicable

The PSS for the Project was conducted by PAI on February 7, 2020. The survey was conducted during daylight hours. Weather conditions at the start of the day during the survey period consisted of temperatures in the mid-60s, overcast skies, and winds out of the northwest at 10 to 15 miles per hour. The type of survey utilized for the PSS included meandering pedestrian transects, per WilsonMiller, Inc. methodology previously approved by Lee County.

Visibility in the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, number, length of transects walked, and percent of coverage by habitat type is provided in Table 3. These summaries are not provided for habitats not technically required to be surveyed per the LDC, unless a Lee County protected species was observed within that habitat. Habitats were surveyed at or greater than 80 percent coverage.

**Table 3. Summary of Habitat Coverage**

FLUCFCS Code	Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet) <sup>1</sup>	Percent Coverage
2153*	Field Crops, Hay	301.84	29,583	200	90
260*	Rural Open Land	4.67	644	150	95
4349 E2	Mixed Hardwood Conifer, Disturbed (25-49% Exotics)	10.22	2,374	75	80
4349 E4	Mixed Hardwood Conifer, Disturbed (76-100% Exotics)	6.22	3,613	30	80
514	Ditch	0.90	314	50	80
6189 E2	Willow, Disturbed (25-49% Exotics)	0.14	58	45	85

Table 3. (Continued)

FLUCFCS Code	Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet) <sup>1</sup>	Percent Coverage
6219 E2	Cypress, Disturbed (25-49% Exotics)	3.02	1,184	50	90
6219 E3	Cypress, Disturbed (50-75% Exotics)	0.70	274	50	90
6249 E2	Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics)	3.35	1,313	50	90

<sup>1</sup>Average visibility to one side of transect.

\*Habitat surveyed as a precautionary measure, although not required per the LDC.

#### 4.0 SURVEY RESULTS

During the survey, two limpkins (*Aramus guarauna*) were documented on the Project site. Also observed was a Florida black bear (*Ursus americanus floridanus*) scratch tree. An aerial with FLUCFCS, survey transects, and protected species locations is provided as Appendix B. Additionally, although not designated as a Lee County protected species, multiple state endangered cardinal airplants (*Tillandsia fasciculata*) and giant wild pine airplants (*Tillandsia utriculata*) were also observed within forested areas of the Project site.

The two limpkins were observed in fields utilized for the production of hay (FLUCFCS Code 2153) and rural open lands (FLUCFCS Code 260). The limpkin is not listed by the U.S. Fish and Wildlife Service (USFWS) or the Florida Fish and Wildlife Conservation Commission (FWCC), but is designated as protected per the Lee County LDC. The Florida black bear scratch tree was observed in cypress habitat (FLUCFCS Code 6219). The Florida black bear is not listed, but is designated as protected per the Lee County LDC.

The airplant species were observed within cypress habitat (FLUCFCS Code 6219), cypress, pine, and cabbage palm habitat (FLUCFCS Code 6249), and mixed hardwood/conifer habitat (FLUCFCS Code 4349). The cardinal airplant and giant wild pine airplant are listed as endangered by the Florida Department of Agriculture and Consumer Services (FDACS) under rule 5B-40.0055 of the Regulated Plant Index.

#### 5.0 ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type. Separate calculations will be provided if more than one of the same protected species is observed within different habitat types. Please note that density estimates for wildlife species are only provided for direct sightings. Density calculations will not be provided for protected plant species unless there is a carrying capacity for that species.



The Lee County protected species abundance calculations are provided in Table 4, while Table 5 summarizes the protected species survey findings.

**Table 4. Lee County Protected Species Abundance Calculations**

Protected Species Density:

$$= \{n/[L_1(W_1+W_2)]\}(43,560 \text{ ft}^2/\text{ac.})$$

where n = Number of individuals observed  
 $L_1$  = Length of transect (feet)  
 $W_1$  = Distance of visibility to the right of transect (feet)  
 $W_2$  = Distance of visibility to the left of transect (feet)

### Limpkin

*FLUCFCS Code 2153*

$$\begin{aligned} &= \{1/[(29,583 \text{ ft.})(200 \text{ ft.} + 200 \text{ ft.})]\}(43,650) \\ &= \{1/11,833,200\}(43,560) \\ &= \{8.451 \times 10^{-8}\}(43,560) \\ &= 0.004 \text{ limpkin/acre} \end{aligned}$$

*FLUCFCS Code 260*

$$\begin{aligned} &= \{1/[(644 \text{ ft.})(150 \text{ ft.} + 150 \text{ ft.})]\}(43,650) \\ &= \{1/193,200\}(43,560) \\ &= \{5.176 \times 10^{-6}\}(43,560) \\ &= 0.225 \text{ limpkin/acre} \end{aligned}$$

**Table 5. Lee County Protected Species Survey Summary**

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
<b>Reptiles</b>					
American Alligator ( <i>Alligator mississippiensis</i> )	514	80		X	
	6219 E2	90		X	
	6219 E3	90		X	
Gopher Tortoise ( <i>Gopherus polyphemus</i> )	2153	90		X	
	260	95		X	
<b>Birds</b>					
Burrowing Owl ( <i>Athene cunicularia</i> )	2153	90		X	
	260	95		X	
Limpkin ( <i>Aramus guarana</i> )	2153	90	X		0.004
	260	95	X		0.225
	514	80		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
<b>Birds (Continued)</b>					
Limpkin ( <i>Aramus guarana</i> ) (Continued)	6219 E2	90		X	
	6219 E3	90		X	
Little Blue Heron ( <i>Egretta caerulea</i> )	514	80		X	
	6189 E2	85		X	
	6219 E2	90		X	
	6219 E3	90		X	
	6249 E2	90		X	
Reddish Egret ( <i>Egretta rufescens</i> )	514	80		X	
Roseate Spoonbill ( <i>Ajaia ajaja</i> )	514	80		X	
Snowy Egret ( <i>Egretta thula</i> )	514	80		X	
	6189 E2	85		X	
	6219 E2	90		X	
	6219 E3	90		X	
	6249 E2	90		X	
Southeastern American Kestrel ( <i>Falco sparverius paulus</i> )	2153	90		X	
	260	95		X	
Tri-Colored Heron ( <i>Egretta tricolor</i> )	514	80		X	
	6189 E2	85		X	
	6219 E2	90		X	
	6219 E3	90		X	
	6249 E2	90		X	
Wood Stork ( <i>Mycteria americana</i> )	6219 E2	90		X	
	6219 E3	90		X	
<b>Mammals</b>					
Everglades Mink ( <i>Mustela vison evergladensis</i> )	514	80		X	
Florida Black Bear ( <i>Ursus americanus floridanus</i> )	6219 E2	90		X	
	6219 E3	90		X	
	6249 E2	90		X	
Florida Panther ( <i>Puma concolor coryi</i> )					
	4349 E2	80		X	
	4349 E4	80		X	
	6219 E2	90		X	
	6219 E3	90		X	
	6249 E2	90		X	



## **6.0 MANAGEMENT PLAN**

A protected species management plan per LDC 10-474 will be prepared and submitted to the Division of Environmental Sciences prior to Development Order approval. The protected species management plan will outline protection measures for the protected species documented on the Project site.

## **7.0 REFERENCES**

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

**DCI2020-00010**

**APPENDIX A**

**AERIAL WITH FLUCFCS AND WETLANDS MAP**

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

**DCI2020-00010**





PC12020-00010



**APPENDIX B**

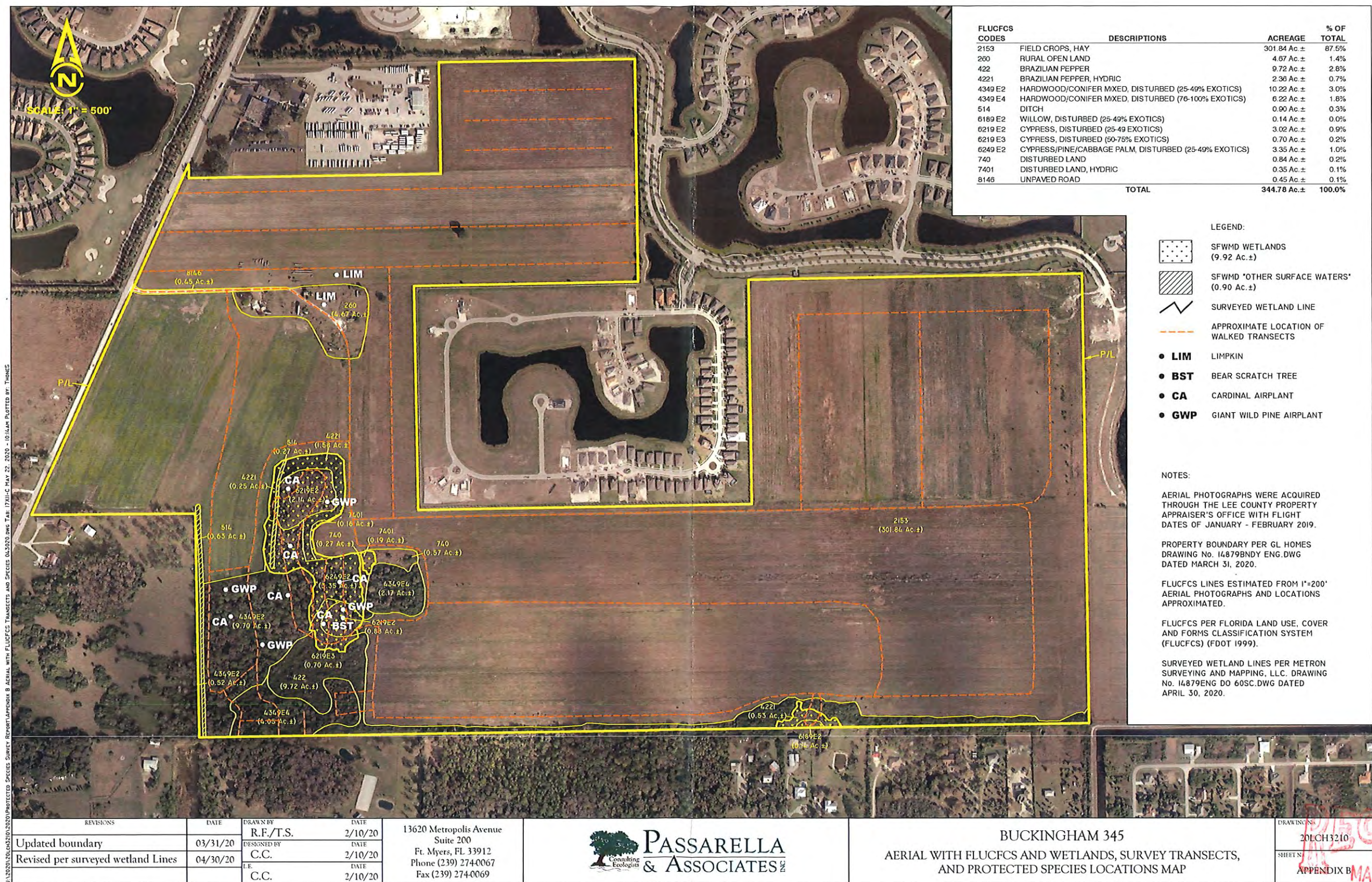
**AERIAL WITH FLUCFCS, SURVEY TRANSECTS,  
AND PROTECTED SPECIES LOCATIONS**

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

**DCI2020-00010**







**PART 8  
ENVIRONMENTAL REQUIREMENTS**

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

Please refer to the maps prepared by Morris-Depew Associates.

- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flow-ways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].

Vegetation mapping for the Project was conducted using 2019 rectified color aeriels. Groundtruthing to map the vegetative communities was conducted on January 28, 2020 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (Florida Department of Transportation 1999). The property consists of Field Crops, Hay (FLUCFCS Code 2153), Rural Open Land (FLUCFCS Code 260), Brazilian Pepper (*Schinus terebinthifolius*) (FLUCFCS Code 422), Brazilian Pepper, Hydric (FLUCFCS Code 4221), Mixed Hardwood Conifer, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2), Mixed Hardwood Conifer, Disturbed (76-100% Exotics) (FLUCFCS Code 4349 E4), Ditch (FLUCFCS Code 514), Willow, Disturbed (25-49% Exotics) (FLUCFCS Code 6189 E2), Cypress, Disturbed (25-49% Exotics) (FLUCFCS Code 6219 E2), Cypress, Disturbed (50-75% Exotics) (FLUCFCS Code 6219 E3), Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics) (FLUCFCS Code 6249 E2), Disturbed Land (FLUCFCS Code 740), Disturbed Land, Hydric (FLUCFCS Code 7401) and Unpaved Road (FLUCFCS Code 8146). AutoCAD Map 3D 2017 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS and Wetlands Map (Sheet 1). According to the FLUCFCS and Wetlands Map, there are approximately 9.93 acres of jurisdictional wetlands located on the property.

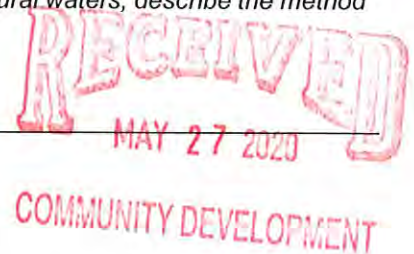
A Lee County protected species survey was conducted on the property on February 7, 2020. Two limpkins (*Aramus guarauna*) were documented on the site. Also observed was a Florida black bear (*Ursus americanus floridanus*) scratch tree. In addition to the Lee County protected species observed, multiple cardinal airplants (*Tillandsia fasciculata*) and giant wild pine (*Tillandsia utriculata*) were observed within the site. The cardinal airplant and giant wild pine airplant are listed as endangered by the Florida Department of Agriculture and Consumer Services (FDACS). Please refer to Appendix B in the attached Protected Species Survey report for the locations of protected species observed.

- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 8.B. above will be protected by the completed project:

Approximately 7.07 acres of wetland habitat will be preserved, all of which are considered indigenous native vegetation per the Lee County Land Development Code (LDC) Section 10-1. Additionally, 10.22± acres of uplands will be preserved, all of which are considered indigenous native vegetation. The preserved areas will be enhanced by the removal of exotic vegetation. The preserve areas will be maintained free of exotic vegetation in perpetuity.

- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not applicable





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

A soils map is attached as Sheet 2.

---

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

A FLUCFCS and Wetlands Map is attached as Sheet 1. There are approximately 9.93 acres of jurisdictional SFWMD wetlands on the property and 0.90± acre of "other surface waters."

---

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

There is no rare and unique upland habitat on the Project site.

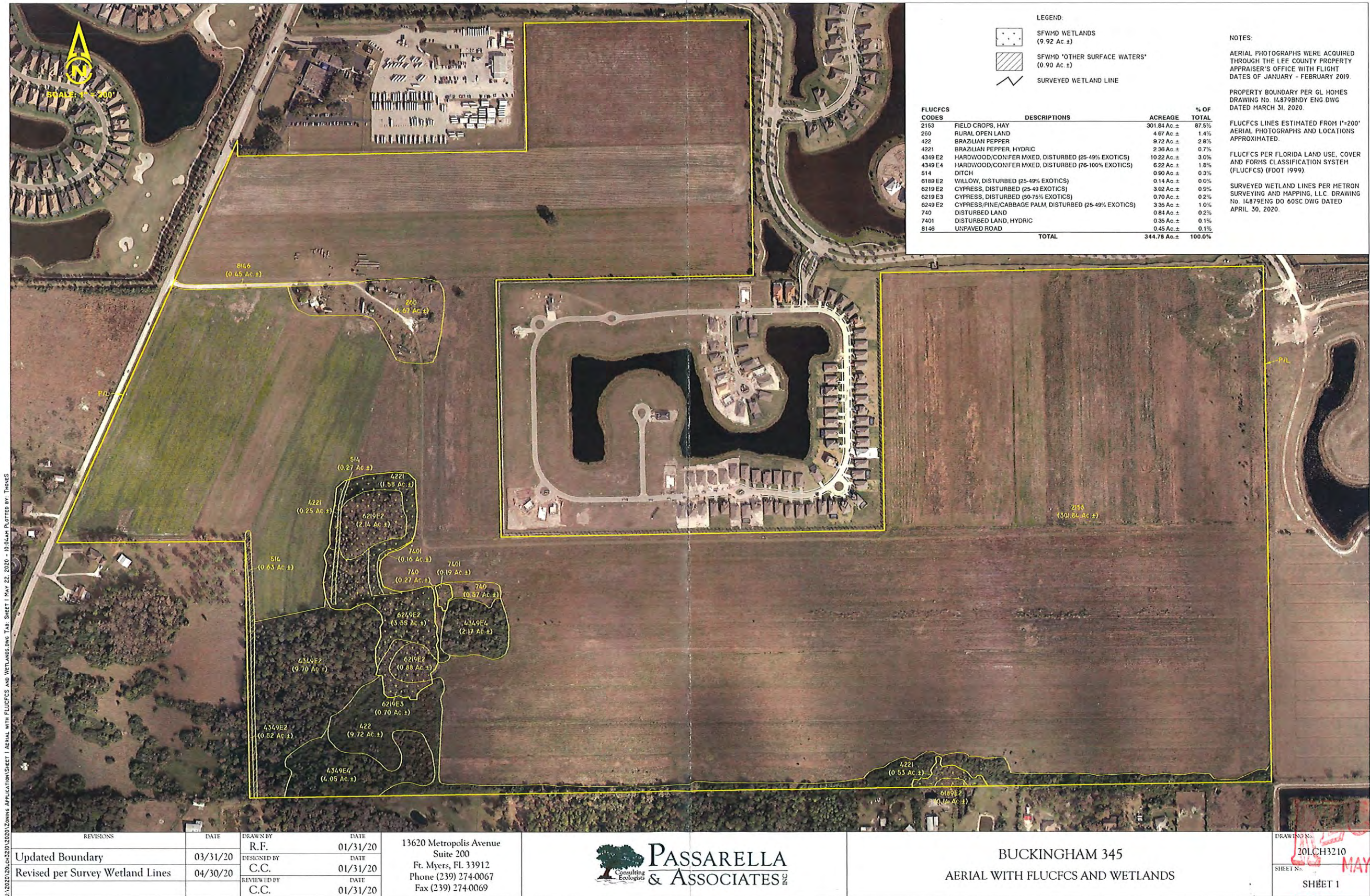
---

- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

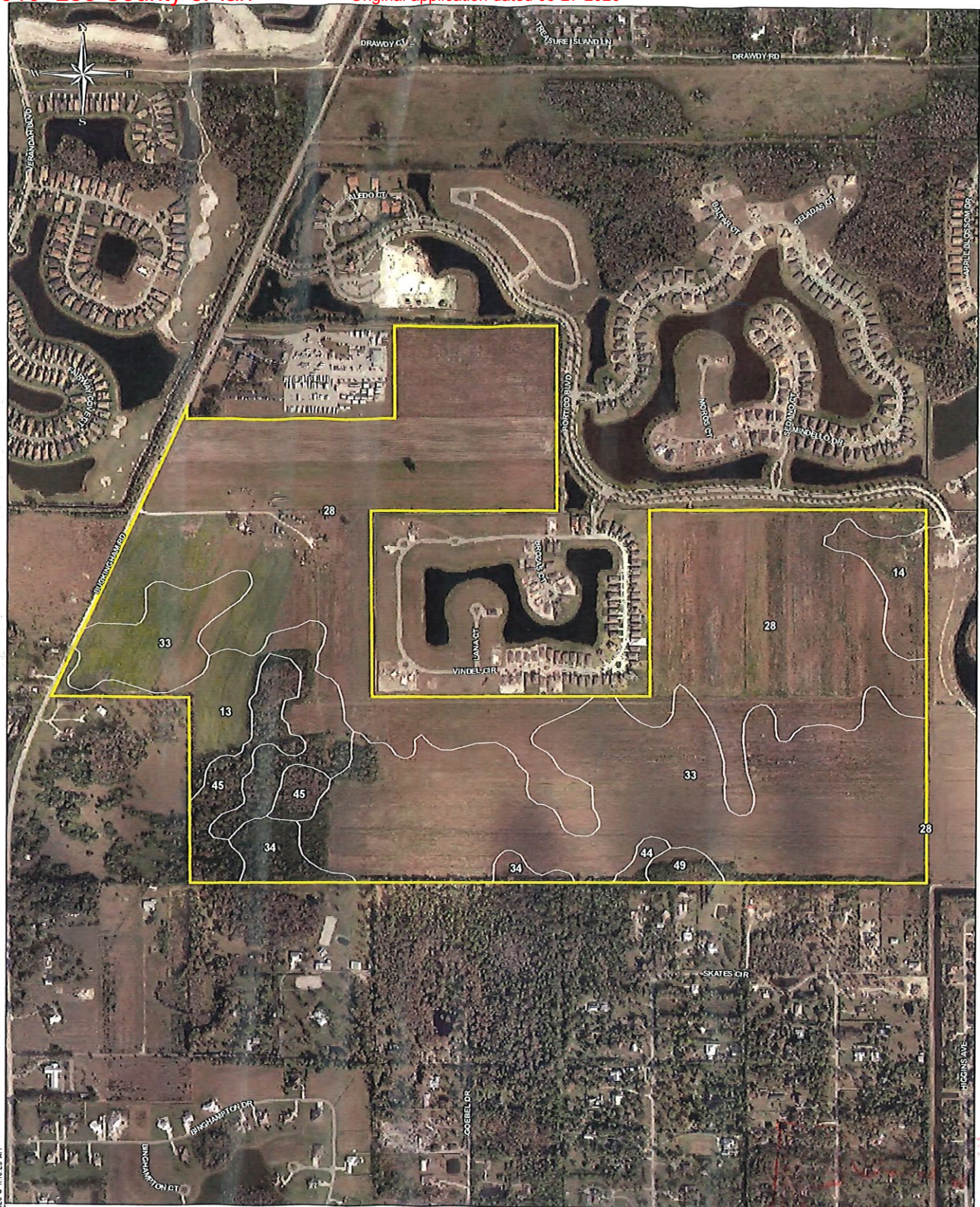
Not applicable.

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT









MAY 27 2020

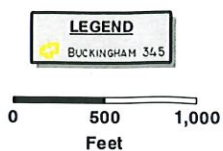
# COMMUNITY DEVELOPMENT

NOTES:

ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

SOILS MAPPING WAS ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE OCTOBER 2007 AND CREATED BY THE NATURAL RESOURCES CONSERVATION SERVICE 1990.

C:\2020\ZOLCH3210\GIS\2020\ZONING\_APPLICATION\SHEETS\SHEET\_2\_5013\_MAP.MXD - 5/22/2020 @ 11:02:23 AM



Soil Unit	Description
13	BOCA FINE SAND
14	VALKARIA FINE SAND
28	IMMOKALEE SAND
33	OLDSMAR SAND
34	MALABAR FINE SAND
44	MALABAR FINE SAND, DEPRESSIONAL
45	COPELAND SANDY LOAM, DEPRESSIONAL
49	COPELAND SANDY LOAM, DEPRESSIONAL

DRAWN BY	DATE
D.B.	4/13/20
REVIEWED BY	DATE
L.E.	4/13/20
REVISED	DATE

13620 Metropolis Avenue  
Suite 200  
Fort Myers, Florida 33912  
Phone (239) 274-0067  
Fax (239) 274-0069



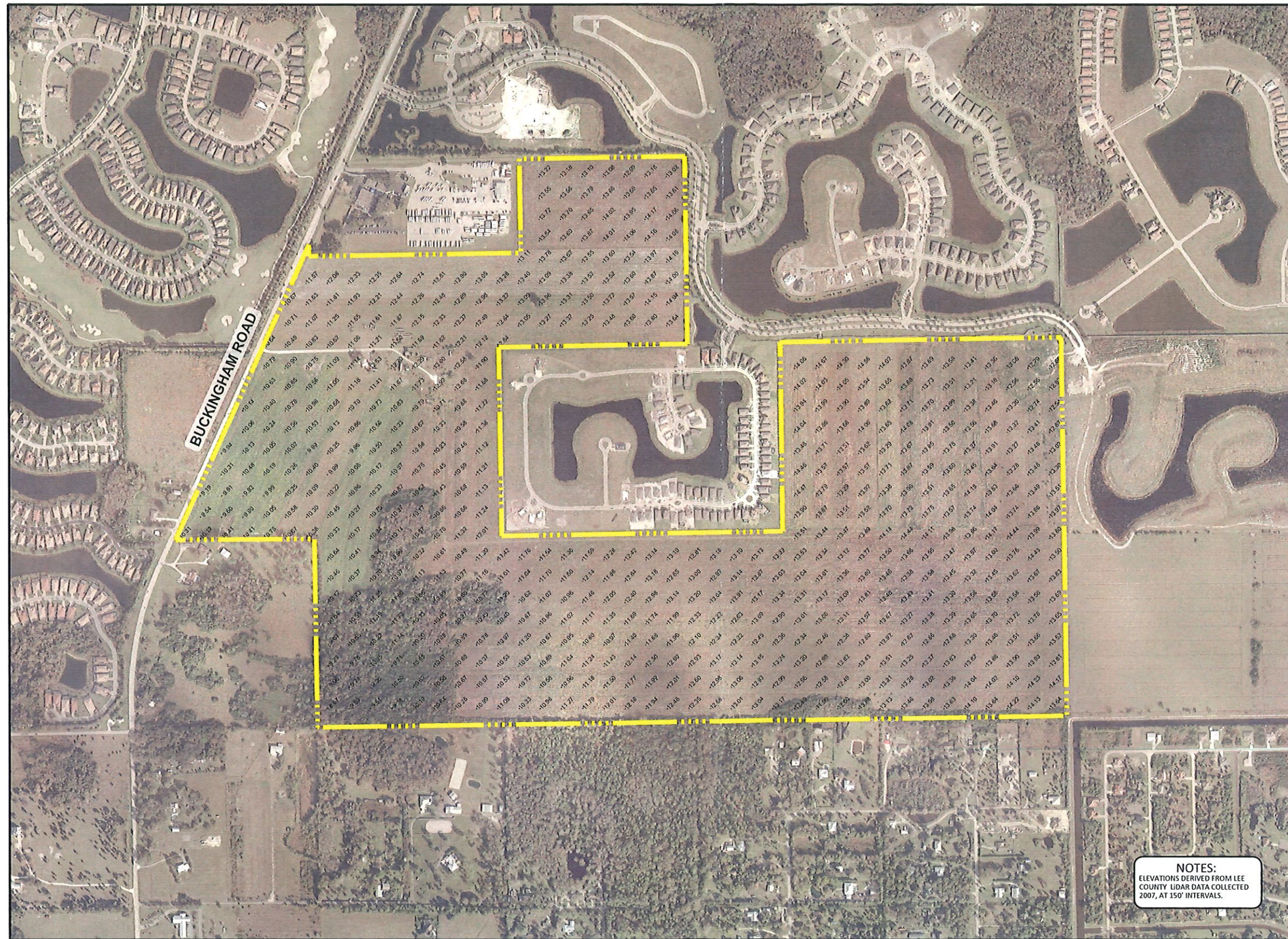
PASSARELLA  
& ASSOCIATES

BUCKINGHAM 345  
SOILS MAP

DRAWING No.	20LCH3210
SHEET No.	SHEET 2

DC12020-00010





<b>PROJECT:</b>																							
GL HOMES																							
<b>LOCATION:</b>																							
ACCESS UNDETERMINED FORT MYERS, FL																							
<b>CLIENT:</b>																							
<b>CONSULTANT:</b>																							
 ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 5502 / FL CERT NO. 180697 / LC20000330  Fort Myers 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3000 Fax: (239) 337-3964 Toll Free: 800-337-7341  Tallahassee 113 S. N. Morris Street 1st Floor Tallahassee, Florida 32301 Toll Free: 800-337-7341  Destin 9517 Highway 98 Unit 202 Destin, Florida 32549 Toll Free: 800-337-7341																							
<b>PREPARED BY:</b>																							
<b>REVISIONS</b>																							
<table border="1"><thead><tr><th>REVISIONS</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>		REVISIONS	DATE																				
REVISIONS	DATE																						
<b>PROJECT MANAGER:</b> TME																							
<b>DRAWING BY:</b> C/JV																							
<b>JURISDICTION:</b> LEE COUNTY																							
<b>DATE:</b> 04/17/2020																							
<b>SHEET TITLE:</b>																							
TOPOGRAPHY EXHIBIT																							
<b>SHEET NUMBER:</b> X-109																							
<b>JOB FILE NUMBER:</b> 18079-00																							

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT





## BOARD OF COUNTY COMMISSIONERS

John E. Manning  
*District One*

January 23, 2020

Via E-Mail

Cecil L. Pendergrass  
*District Two*

Raymond Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm Wesch  
*County Attorney*

Donna Marie Collins  
*County Chief  
Hearing Examiner*

Heather M Urwiller, AICP, CFM  
Morris Depew Associates, Inc.  
2914 Cleveland Avenue  
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**  
**GL Homes, +/- 345-Acre Parcel for Residential Development**  
**STRAP # 32-43-26-00-00003.0000 and 33-43-26-00-00004.0000**

Dear Ms. Urwiller:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. 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.

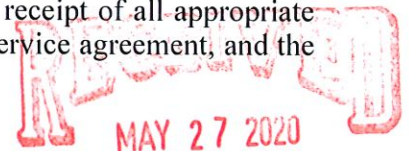
Your firm has indicated that this project will consist of 1035 single family residential units with an estimated flow demand of approximately 258,750 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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 Olga Water Treatment Plant.

Sanitary sewer service will be provided by our the City of Fort Myers North 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.

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.



P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111  
lee-county.com

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

DCI2020-00010

GL Homes - Letter.Docx

January 23, 2020

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

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010





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

TRAFFIC ENGINEERING  
TRANSPORTATION PLANNING  
SIGNAL SYSTEMS/DESIGN

# TRAFFIC IMPACT STATEMENT

FOR

## BUCKINGHAM 345

(PROJECT NO. F2001.01)

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

April 9, 2020

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



## CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION
- VI. FUTURE TRAFFIC CONDITIONS
- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. INTERSECTION ANALYSIS
- IX. CONCLUSION

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010





## I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The proposed development is located on the east side of Buckingham Road and approximately 1.1 miles to the south of Palm Beach Boulevard (S.R. 80) in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The approximate 345 acre subject site is currently zoned Residential Planned Development (RPD) and is governed by Zoning Resolution Z-05-074. Zoning Resolution Z-05-074 permits the site to be developed with up to 690 residential dwelling units. The proposed rezoning will allow for additional 345 dwelling units for a total of 1,035 dwelling units on the 345 acre property. Access to the subject site is proposed to Buckingham Road via a single connection. An emergency access only is also proposed to be provided to Buckingham Road.

A methodology meeting was held with the Lee County Development Services staff on January 29, 2020 to discuss the proposed development. The methodology meeting notes are attached to the Appendix of this report for reference. This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

## II. EXISTING CONDITIONS

The subject site is currently vacant. The overall site is generally bordered by residential uses, the Buckingham Exceptional Student Center and Lee County Schools Transportation facility to the north, Buckingham Road to the west, and by residential uses and vacant land to the east and south.

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT









**Buckingham Road** is a north/south two lane undivided arterial the borders the subject site to the west. Buckingham Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

### III. PROPOSED DEVELOPMENT

The subject is currently governed by Zoning Resolution Z-05-074, which permits the site to be developed with up to 690 residential dwelling units. The applicant is proposing to rezone the subject site to allow for an additional 345 dwelling units for a total of 1,035 dwelling units on the 345 acre property. **Table 1** summarizes the land uses utilized for the purposes of this analysis.

**Table 1**  
**Land Uses**  
**Buckingham 345**

<b>Land Use</b>	<b>Permitted</b>	<b>Proposed</b>
Residential	690 Dwelling Units	1,035 Dwelling Units

Access to the subject site is proposed to Buckingham Road via a single connection. An emergency access only is also proposed to be provided to Buckingham Road.

### IV. TRIP GENERATION

The trip generation for the approved and proposed zoning was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 10<sup>th</sup> Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the permitted and proposed residential dwelling units. The trip generation equations utilized from this land use are attached to the Appendix for reference.

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



**Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently approved. **Table 3** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed.

**Table 2**  
**Trip Generation – Approved**  
**Buckingham 345**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (690 Dwelling Units)	124	371	495	409	240	649	6,147

**Table 3**  
**Trip Generation – Proposed**  
**Buckingham 345**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (1,035 Dwelling Units)	185	555	740	604	354	958	8,927

**Table 4** illustrates the trip generation comparison of the approved uses to the trip generation of the proposed uses (Table 2 vs Table 3) on the subject site.

**Table 4**  
**Trip Generation Comparison– Approved Zoning vs Proposed Zoning**  
**Buckingham 345**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Zoning	185	555	740	604	354	958	8,927
Approved Zoning	-124	-371	-495	-409	-240	-649	-6,147
<b>Resultant Trip Change</b>	<b>+61</b>	<b>+184</b>	<b>+245</b>	<b>+195</b>	<b>+114</b>	<b>+309</b>	<b>+2,780</b>

Note: Positive number represents an increase in Trip Generation.

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT





As can be seen from Table 4, the requested zoning will increase the traffic impacts of the development by approximately 50% in the AM peak hour, 48% in the PM peak hour and approximately 45% over the entire weekday from what is currently approved.

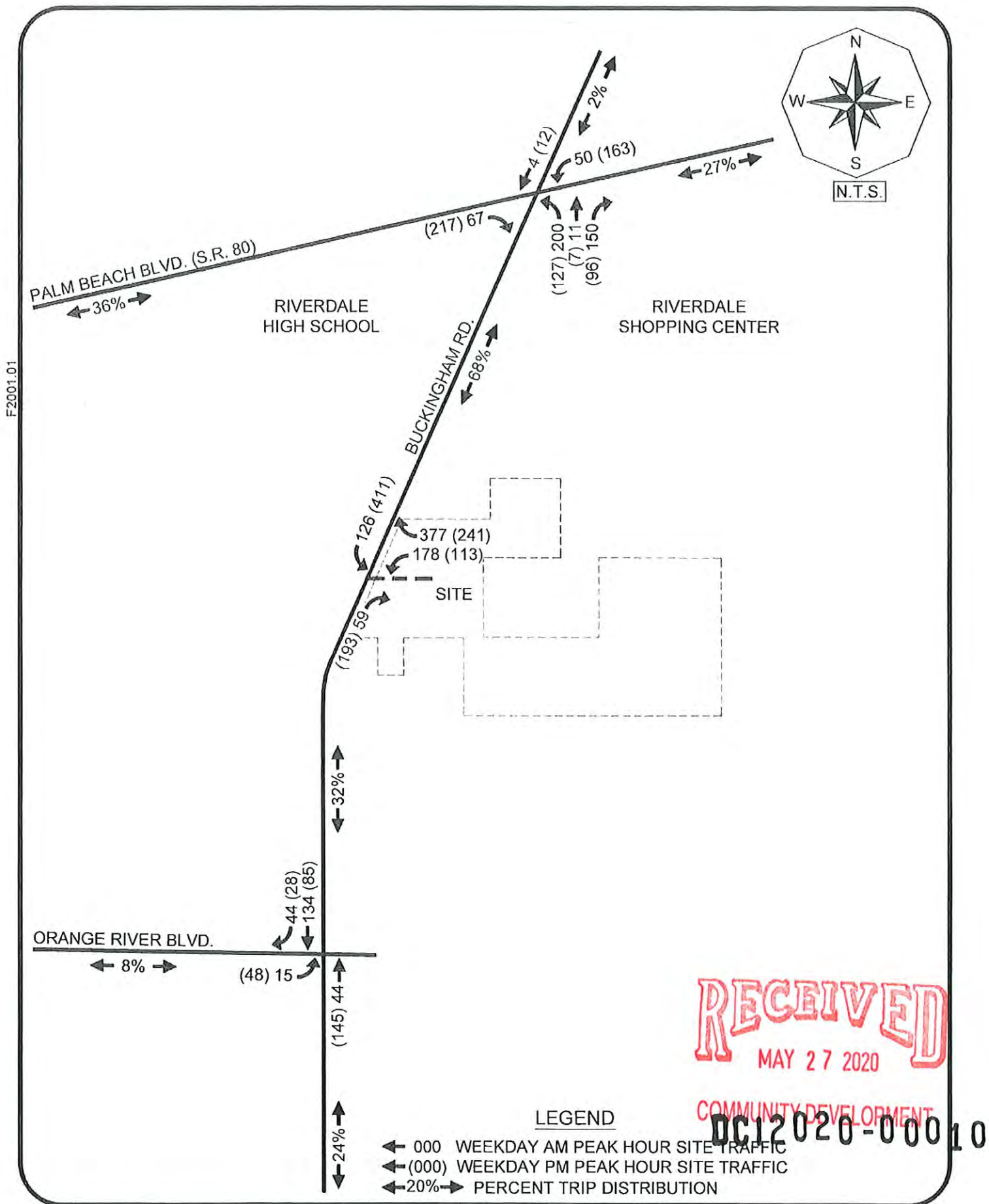
## V. TRIP DISTRIBUTION

The trips as a result of the proposed development shown in Table 3 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The trip distribution of the development traffic as approved in the methodology meeting with the County Staff is shown on **Figure 2**. Also shown on Figure 2 is the site traffic assignment to the proposed site access drive on Buckingham Road as well to the surrounding intersections.

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. The Level of Service threshold volumes for County maintained roadways were obtained from the **Lee County Generalized Peak Hour Directional Service Volume Tables** (April, 2016). The Level of Service threshold volumes for FDOT maintained roadways were obtained from the FDOT's *Generalized Peak Hour Directional Volumes*, Table 7. Note, the FDOT capacity volumes were consistent with FDOT's *2018 District One Level of Service Report*. Based on Table 1A, Buckingham Road, Orange River Boulevard, and S.R. 80 from S.R. 31 to Buckingham Road are projected to be significantly impacted as a result of the proposed development.

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT



**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT  
DCI2020-00010





## VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2028 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were calculated through comparisons of traffic data obtained from the FDOT's *Florida Traffic Online* resource. Per discussion with the County Staff, an additional growth rate of 1% compounded annually was added to the calculated growth rate due to the approved Portico project (DCI2018-00018) in the study area. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2028 without the development and year 2028 with the development.

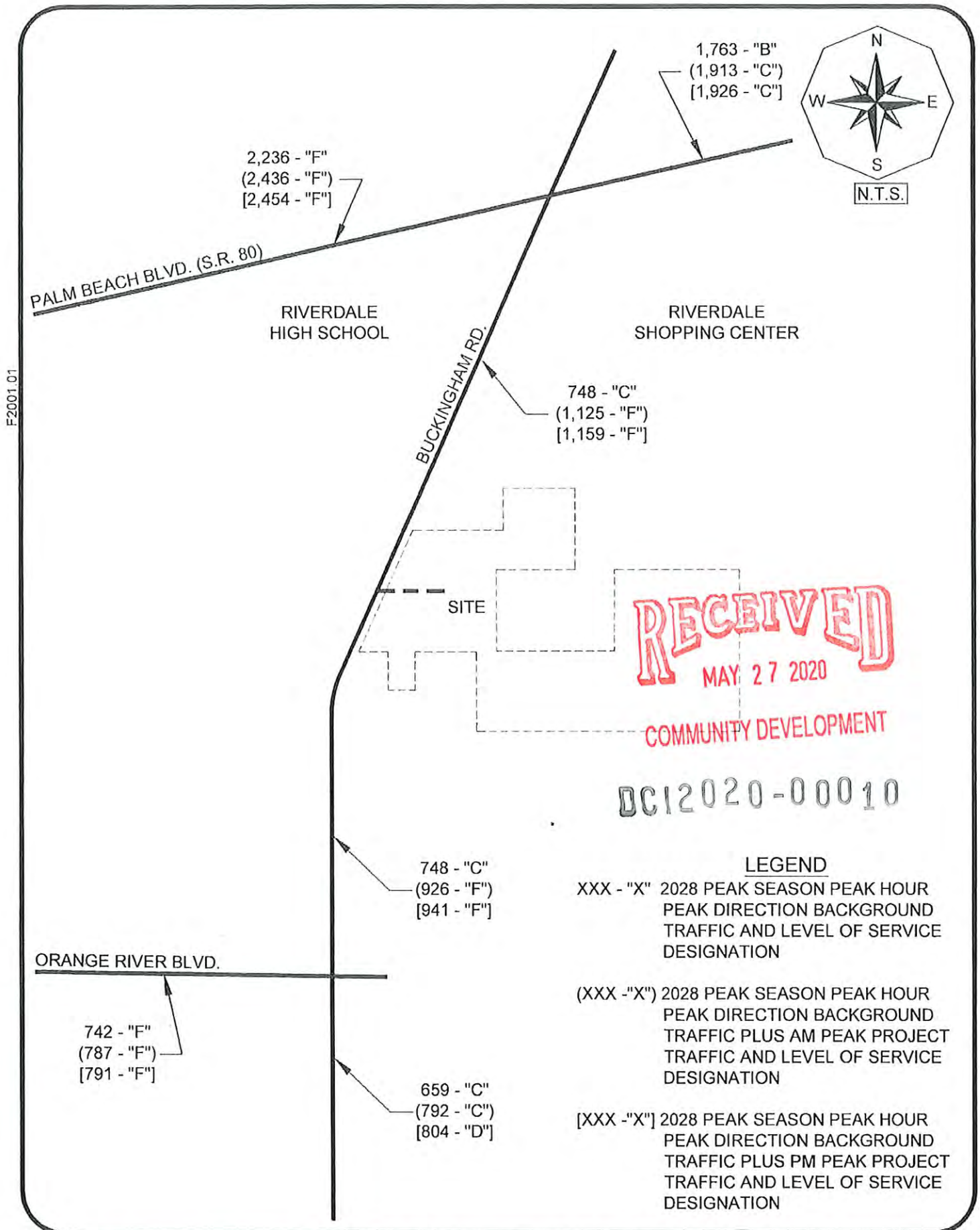
**Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2028 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes for County maintained roadways were obtained from the 2019 *Lee County Public Facilities Level of Service and Concurrency Report*. The base year volumes for FDOT maintained roadways were calculated by adjusting the 2018 AADT volumes by appropriate K & D factors. The latest AADT volumes as well as K & D factors were obtained from the FDOT's *Florida Traffic Online* webpage and are attached to the Appendix of this report for reference.

**Figure 3** indicates the year 2028 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010







## VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2028 traffic volumes to the Service Volume Tables, it was determined that Buckingham Road from Orange River Boulevard to Gunnery Road, S.R. 80 between S.R. 31 and Orange River Boulevard as well as S.R. 80 between Buckingham Road and Old Olga Road are projected to operate above the minimum adopted Level of Service in 2028 both with and without the proposed development in the AM and PM peak hour conditions. Orange River Boulevard and S.R. 80 between S.R. 31 and Buckingham Road were shown to operate at a poor Level of Service in 2028 background conditions (without project traffic). Therefore, these roadways are considered as future pre-existing background deficiencies that this project should not be responsible for mitigating.

Buckingham Road from S.R. 80 to Orange River Boulevard was shown to operate at a poor Level of Service in 2028 as a result of the proposed development. However, there are three future road projects that are identified in the 2040 Long Range Transportation Plan Needs Plan, which are identified as a need by 2040 but do not have identified funding at this time. The projects that are currently on the 2040 LRTP Needs Plan in the study area include:

- Buckingham Road – Widen from 2 to 4 lanes from Orange River Blvd to S.R. 80
- Orange River Blvd. – Widen from 2 to 4 lanes from SR 80 to Buckingham Road
- S.R. 80 – Widen from 4 to 6 lanes from S.R. 31 to Buckingham Road

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT  
**DCI2020-00010**



However, the widening of Orange River Boulevard, which is in the 2040 Needs Plan, is in direct conflict with Lee Plan Policy 20.2.1, which states:

*POLICY 20.2.1: Future multi-lane expansions within the Buckingham Community Plan area will be limited to the four-laning of Buckingham Road (except for the portion of Buckingham Road that is encompassed by the Luckett Road Extension). All other existing roadways within the boundaries of the Buckingham Community Plan area will remain in their two-lane configuration. This policy does not include bicycle, pedestrian and equestrian facilities or safety improvements. Prior to adding any multi-lane expansions of Buckingham Road to the schedule of capital improvements, one public meeting after 5:00 p.m. regarding the proposed road expansion must be held in accordance with Policies 17.3.3 and 17.3.4.. (Ordinance No. 10-15, 18-18).*

Therefore, Orange River Boulevard should be recognized as a “Constrained Facility” in the Lee County Comprehensive Plan as no widening is permitted to this roadway pursuant to the Lee Plan Policy 20.2.1.

The 2019 *Lee County Public Facilities Level of Service and Concurrency Report* indicates Buckingham Road from S.R. 80 to Orange River Boulevard to operate at LOS “F” in 2023 due to the currently approved densities within the Portico and Buckingham 345 projects. At the time of the development order applications, these projects will be further reviewed to determine the required site-related traffic improvements. The mitigation of the Buckingham 345 impacts on the surrounding roadway network will be accommodated through the collection of the road impact fees.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Local Development Order approval.

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010





## VIII. INTERSECTION ANALYSIS

Per the methodology meeting with the County Staff, intersection analysis was performed at the signalized intersections of Buckingham Road with S.R. 80 and Orange River Boulevard utilizing *SYNCHRO*® program. Intersection analysis was also performed at the proposed site access connection to Buckingham Road utilizing *Highway Capacity Software* (HCS7™). The analysis was based on the projected 2028 weekday AM and PM peak hour traffic conditions both with and without the project traffic. The traffic counts were conducted in peak season between hours of 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. The existing peak season traffic volumes were then increased by a growth rate factor to determine the projected 2028 background turning movement volumes. The turning volumes projected to be added to the intersection as illustrated on Figure 2 were then added to the 2028 background volumes to estimate the future 2028 traffic volumes with the project. These volumes are based on the data from the spreadsheets contained in the Appendix of this report titled *Development of Future Year Background Turning Volumes*.

Based upon the results of the capacity analysis at the Buckingham Road and Orange River Boulevard intersection, the intersection is shown to operate at LOS "C" or better in 2028 both with and without the proposed development traffic added to the intersection in the AM and PM peak hour conditions. The results of the intersection analysis at the proposed site access connection to Buckingham Road indicate all major movements to operate at acceptable Level of Service.

Based upon the results of the capacity analysis at the Buckingham Road and S.R. 80 intersection, the intersection is shown to operate at LOS "D" in 2028 both with and without the proposed development traffic added to the intersection in the AM peak hour conditions. In the PM peak hour conditions, this intersection is shown operate at a LOS "F" in 2028 as a result of the proposed development. However, the intersection of Buckingham Road and S.R. 80 is considered as an off-site intersection. All off-site

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



project impacts are mitigated through the payment of the road impacts fees paid by the project.

## IX. CONCLUSION

The proposed development is located on the east side of Buckingham Road and approximately 1.1 miles to the south of Palm Beach Boulevard (S.R. 80) in Lee County, Florida. The proposed rezoning request will allow for additional 345 dwelling units for a total of 1,035 dwelling units on the 345 acre property.

The Level of Service analysis conducted as part of this report indicates all roadways, except for Orange River Boulevard, Buckingham Road between S.R. 80 and Orange River Boulevard as well as S.R. 80 between Buckingham Road and S.R. 31, to operate above the minimum adopted Level of Service in 2028 both with and without the proposed development in the AM and PM peak hour conditions. Orange River Boulevard and S.R. 80 between S.R. 31 and Buckingham Road were shown to operate at a poor Level of Service in 2028 background conditions (without project traffic). Therefore, these roadways are considered as future pre-existing background deficiencies that this project should not be responsible for mitigating.

Buckingham Road from S.R. 80 to Orange River Boulevard was shown to operate at a poor Level of Service in 2028 as a result of the proposed development. However, this roadway is identified to be widened from two lanes to four lanes in the 2040 Long Range Transportation Plan Needs Plan. The 2019 *Lee County Public Facilities Level of Service and Concurrency Report* also indicates Buckingham Road from S.R. 80 to Orange River Boulevard to operate at LOS "F" in 2023 due to the currently approved densities within the Portico and Buckingham 345 projects. At the time of the development order applications, these projects will be further reviewed to determine the required site-related traffic improvements at the site access drive intersections. The mitigation of the

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010





Buckingham 345 impacts on the surrounding roadway network will be accommodated through the collection of the road impact fees.

Based upon the results of the capacity analysis at the Buckingham Road and Orange River Boulevard intersection, the intersection is shown to operate at LOS "C" or better in 2028 both with and without the proposed development traffic added to the intersection in the AM and PM peak hour conditions. The results of the intersection analysis at the proposed site access connection Buckingham Road indicate all major movements to operate at acceptable Level of Service.

Based upon the results of the capacity analysis at the Buckingham Road and S.R. 80 intersection, the intersection is shown to operate at LOS "D" in 2028 both with and without the proposed development traffic added to the intersection in the AM peak hour conditions. In the PM peak hour conditions, this intersection is shown operate at a LOS "F" in 2028 as a result of the proposed development. However, the intersection of Buckingham Road and S.R. 80 is considered as an off-site intersection. All off-site project impacts are mitigated through the payment of the road impacts fees paid by the project.

# APPENDIX

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



## METHODOLOGY MEETING NOTES

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

## BUCKINGHAM 345

### CPA AND REZONING TRAFFIC IMPACT STUDY METHODOLOGY

Seeking Land Use Amendment from Sub-Outlying Suburban (2 units/acre) to Outlying Suburban (3 units/acre) to allow a maximum of 1,035 dwelling units. A portion of property will be designated with Wetlands land use.

Zoning approved under Z-05-074 (Buckingham 345) – Permitted 690 single-family dwelling units.

Propose Zoning – 995 single-family dwelling units.

#### **Trip Generation:**

ITE Trip Generation Report, 10<sup>th</sup> Edition  
Single-Family Detached Housing (LUC 210)

Two connections to Buckingham Road (1 full site access drive and 1 emergency access).

#### **Trip Distribution Assumptions:**

See attached 3-Mile Radius Map.

#### **Intersection Analysis:**

Buckingham Road/Site Access  
Buckingham Road/SR 80  
Buckingham Road/Orange River Road

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



**Link LOS Analysis:**

2019 Lee County Public Facilities Level of Service and Concurrency Report

CPA 20-Year Link LOS Analysis – Based on 1,035 Units and FSUTMS

CPA 5-Year Link LOS Analysis – Based on 125 Dwelling Units/Year or 625 Dwelling Units

Rezone Build-out Link Level of Service Analysis – Year 2028 (995 Dwelling Units) on roadway segments that are impacted by more than 10% of LOS “C” threshold volume.

Threshold volumes for County maintained roadways will be obtained from the latest Lee County Generalized LOS Table.

Threshold volumes for State maintained roadways will be obtained from the latest FDOT Generalized LOS Tables.

**Roadway Improvements:**

See attached 5-year CIP and 2040 Cost Feasible Plan.

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

**DCI2020-00010**

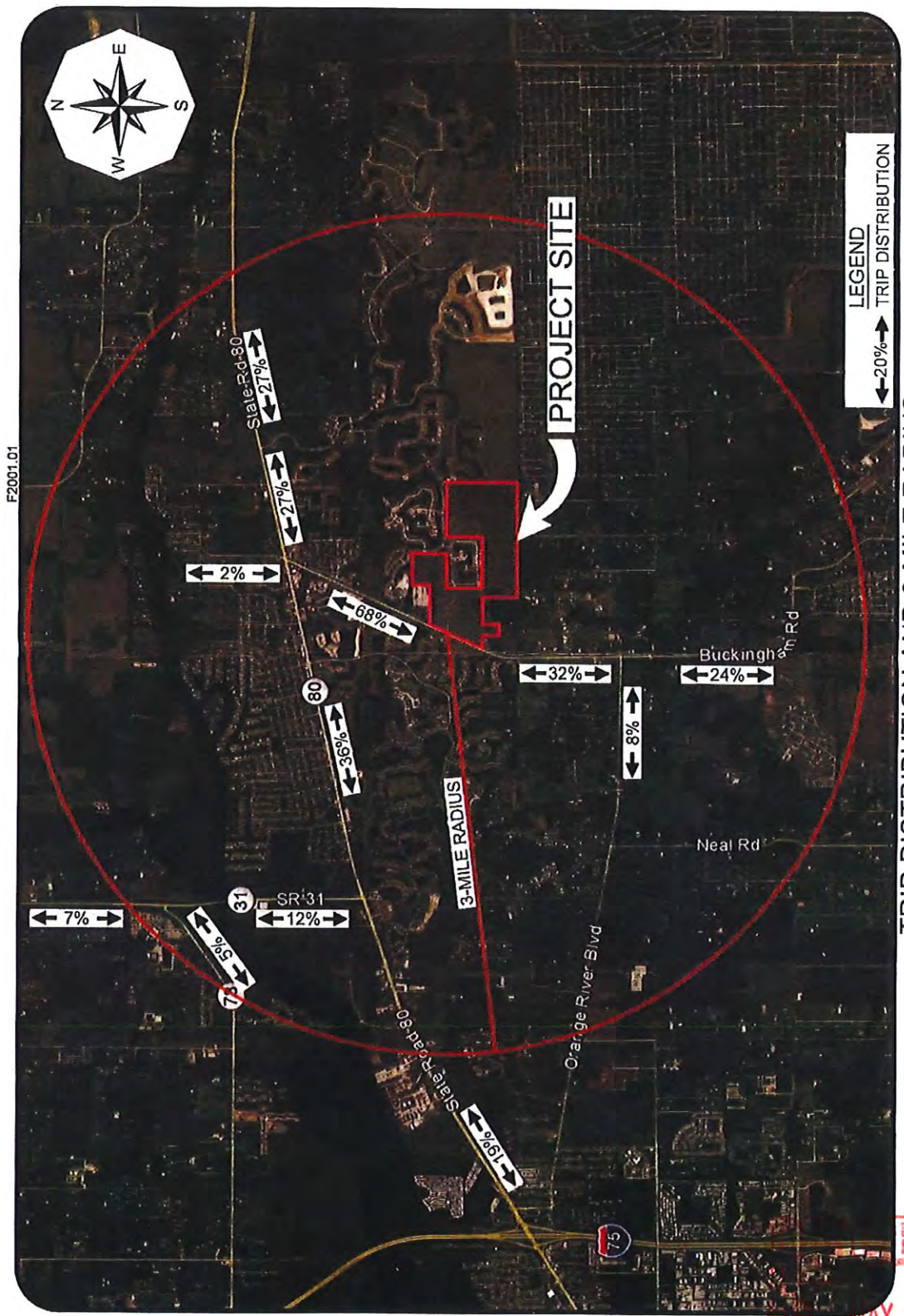


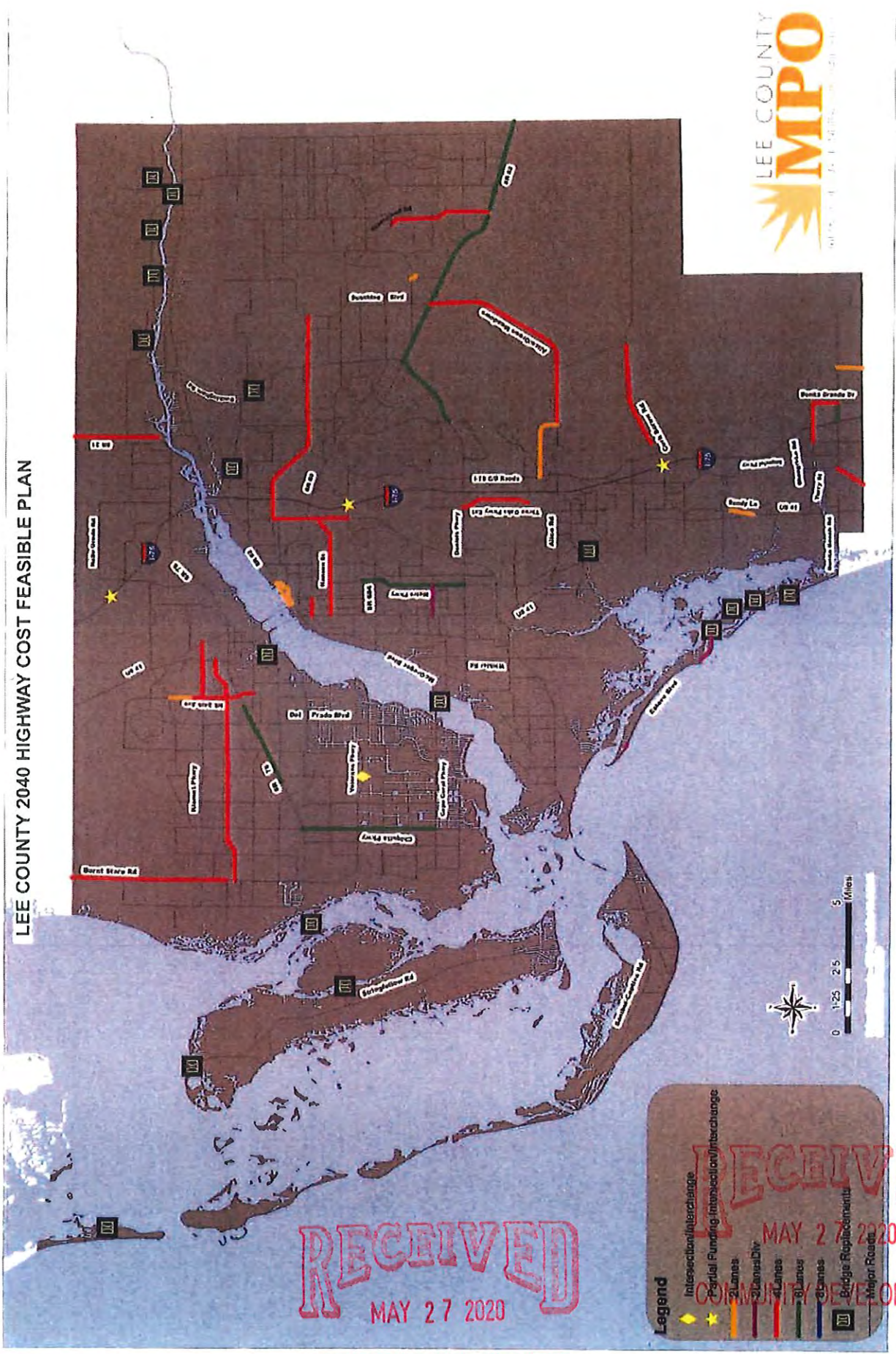
Figure 1

TRANSPORTATION CONSULTANTS, INC.

RECEIVED MAY 27 2020

COMMUNITY DEVELOPMENT





RECEIVED  
MAY 27 2020

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT



## SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY 18/19 TO FY 22/23

COMM DIST	PROJ. #	PROJECT NAME	DRIVER	LENGTH (MILES)	FY 98-17 PRIOR EXP.	17/18 BUDGET	18/19	19/20
		<b>MAJOR PROJECTS</b>						
2	205075	Alco Rd 4L/Ben Hill Airport Haul Rd (DESIGN UNDERWAY) 4L widening, including on-road bike lanes and 12' multi-use paths on both sides  <b>Received \$1 mill in funds from Economic Development Trust Fund Construction moved to FY 16/17</b>	Added capacity for future RED developments NM - Discretionary/Deferrable	1.78	1,928,431 PRELIM/DES	15,198,127 DES/MTT CST	0	540,000 LS
2,5	209245	Alco Rd. Connector/Alco Rd. to SR 82 opposite Sunshine Blvd Funds to purchase ROW through Florida Rock property prior to 12/31/2020 per purchase option agreement	People-to-jobs link, Daniels Pkwy. relief NM - Core Critical	9.00	0	-	0	2,249,666 ROW
All	208002	Bicycle/Pedestrian Facilities Annual project for facilities on existing County-maintained roads  <b>Specific Projects:</b>	Implementation of bike-ped plan, BPAC priorities, Complete Streets principals		18,840,810	6,065,816	1,298,216	127,466
1		Veterans Pkwy. SW 10th St. to Skyline Blvd.	<b>2016 Priority #22</b>				0	40,414 DES/SUR
1		Veterans Pkwy SW 3rd Pl to SW 2nd Ave	<b>2016 Priority #23</b>					44,818 DES/SUR
4		Hancock Bridge Pkwy. Orange Grove - 4055 Hancock	<b>2017 Priority #4</b>				0	0
5		Plaza Drive Victoria-Homestead Jointly funded with Parks and Rec	<b>2017 Priority #1</b>			8,925	58,311 CST/CEI	0
1		Stringfellow Rd SUP East, Sanibel Blvd to York Rd	<b>2014 Priority #3</b>			146,737	1,066,038 CST/CEI	0
5		Orange River Blvd. Palm Beach Blvd. to Lorraine Dr.	<b>2016 Priority #4</b>				0	0
5		Tice St Sidewalk/South Side, Lynnedda Ave. to Ortiz Ave	<b>2015 Priority #2</b>				0	0
5		Tico St Sidewalk/South Side, Ortiz Ave. to Lexington Ave	<b>2015 Priority #5</b>				0	0
2		Austin St. Woodland Ave. to N. of Brantley	<b>2016 Priority #2</b>			28,951	233,867 CST/CEI	0
5		Bell Blvd. SR 82 to Joel Blvd	<b>2016 Priority #3</b>				0	0
2		Alco Rd. Sidewalk/North Side, RR Crossing to Quaker Ln	<b>2015 Priority #27</b>				0	0
4		Pine Rd. Allaire Ln to US 41	<b>2016 Priority #28</b>				0	0
3		Bonita Beach Road I-75 to Bonita Grande	<b>2016 Priority #8</b>				0	42,234 DES/SUR
3	205724	Big Carlos Pass Bridge Funds to replace 2L bascule bridge, fixed-span bridge an option	Bridge life cycle/condition Mandated		614,729 PD&E	7,885,271 PD&E/DES	0	0
1,4	204088	Burnt Store Road 4L (DES/ROW UNDERWAY) SR 78 (Pine Island Road) to Van Buren Parkway (IN SEGMENTS) - including on-road bike lanes, 10' multi-use path on east side, 6' side walk on west side <b>PER BOCC ACTION 11/19/13, CONSTRUCTION STARTING WITH NORTH SEGMENT (DIPLOMAT PKWY. TO VAN BUREN PKWY.)</b>	Future growth, safety, City priority and shared funding via surplus tolls NM - Essential	4.30	29,289,058 DES/ROW/CST	14,192,722 DES/ROW/ CST/CEI North Seg Central Seg	16,317,241 CST/CEI South Seg	0
1,2	209248	Cape Coral Bridge WB Span Replacement Accumulation of Cape and Midpoint surplus toll funds toward replacement of westbound span of Cape Coral Bridge by approximately 2028	Age/condition, escalating maintenance costs Mandated		0	0	0	0
2	209249	Colonial Blvd. Alternatives Analysis Funds to evaluate improvement options between McGregor Blvd. and US 41	LOS F per Concurrency report  NM - Essential		0	350,000 Study	0	0
0	200669	Ben Hill Griffin to Alco Road			1,282,970	1,175,272 MTT	4,000,600 DES	1,015,000 ROW

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



## SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY 18/19 TO FY 22/23

COMM DIST.	PROJ. #	PROJECT NAME	DRIVER	LENGTH (MILES)	FY 08-17 PRIOR EXP	17/18 BUDGET	18/19	19/20
3	205067	Estero Blvd. Improvements Phased reconstruction of County roadway within Town, including adding trolley stops, bike lanes and sidewalks on both sides, and replacement of City water lines and County sewer lines (costs don't reflect utility replacements).	Town request, reflective of Town's Streetscape Master Plan. Complete Streets principals NM - Essential	6.00	15,834,790 PRELIM/DES CST Segment 1 CST	38,824,638 DES/CST/CEI Segment 2 CST Segment 3-4	1,560,000 CST/CEI	24,700,000 CST/CEI Segment 5-6
5	209246	Gunnery Rd /8th St. Intersection Improvements Signalization and turn lane improvements	Intersection control needed NM- Core Critical			110,000 DES/ROW	0	0
5	205063	Homestead 4L/Sunrise-Alabama 4L widening, south of Sunrise Blvd. to Alabama Rd., including on-road bike lanes and sidewalks on both sides	LOS, community interest Mandated	2.25	8,192,745 DES/ROW	16,068,755 DES/ROW, CST	690,000 LS	0
	205083	Hickory Bridge Replacements Project combines New Pass, Little Carlos and Big Hickory bridges into one project	Age/condition, escalating maintenance costs		0	0	0	0
4	200611	Kismet/Littleton Realignment Realignment of eastern end of Kismet Pkwy. to connect directly to Littleton Rd., including on-road bike lanes and sidewalks on both sides (amounts reflect total project cost)	System continuity, City request, fund-sharing interlocal (if executed) NM - Essential		65,796	5,494,231 DES/ROW	2,918,000 CST/CEI	0
5	NEW	Lee Boulevard/Lee Street Traffic Signal  Lee Boulevard/Joan Avenue Traffic Signal	Safety issue		0	150,000 DES CST	400,000	0
3	205028	Littleton Road Widen existing 2 lane rural road to 4 lanes, including on road bike lanes and sidewalks	Congested  Expected to worsen with Kismet/Littleton Realignment		39,997	110,002  Study	2,310,000 DES/ROW	3,100,000 ROW
		North Airport Rd. Ext. West Extend 2-lane from current terminus east to Metro Parkway		0.62	455,865	4,734,137 CST/CEI	0	0
2,4	240613	Ortiz 4L/Colonial-MLK 4L widening, Colonial Blvd. to SR 82 (Dr. Martin Luther King, Jr. Blvd.), including on-road bike lanes and sidewalks on both sides	Parallel reliever to I-75, access to jail and EMS, projected LOS	1.73	0	1,800,000 DES	550,000 MIT	0
2	205081	Ortiz 4L/MLK-Luckett/Luckett-I75 Widen existing 2-lane to 4-lane, including on-road bike lanes and sidewalks on both sides	Improved traffic flow, bike-ped safely, community request NM - Essential	1.25	9,206,111	599,794 DES	0	0
ALL	206759	Signal System ATMS Upgrade Upgrade signal system and TOC equipment, install ITS field equipment to support ATMS operations on County roads	Maximizes efficient use of existing capacity NM - Core Critical		4,171,095 CST	1,102,948 CST	750,000 CST	750,000 CST
5	200614	Sunshine Blvd /8th St. W Roundabout	Intersection control NM- Core Critical		0	200,000 DES	350,000 ROW	0
2	204053	Three Oaks Parkway Extension North New 4L, N. of Alico Rd. to Daniels Pkwy., including on-road bike lanes and sidewalks on both sides	Extends major arterial, parallel reliever to I-75 NM - Essential	3.50	7,039,297 DES/ROW	22,946,978 DES/ROW	0	30,000,000 ROW
1,2,3	205818	Toll Interoperability Funds for hardware/software changes to maintain interoperability with other toll agencies	Age of equipment, rapid technology changes NM - Core Critical		151,275	448,725 CST	150,000 CST	150,000 CST
1,2,3	200615	Toll System Replacement Funds for complete replacement due to technology changes	Age of equipment, rapid technology changes NM - Core Critical		0	0	0	0
		SUBTOTALS			97,112,969	137,642,029	31,233,457	62,623,152
		MAJOR MAINTENANCE PROJECTS						

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

## SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY 18/19 TO FY 22/23

COMM DIST	PROJ. #	PROJECT NAME	DRIVER	LENGTH (MILES)	FY 18-19 PRIOR EXP.	17/18 BUDGET	18/19	19/20
CW	404683	Road Resurface/Rebuild Program Funds for rebuilding/resurfacing County-maintained roads as identified under systematic evaluation	Pavement rating system, complaints, asset prot. Mandated		45,273,932 CST	7,905,705 CST	2,900,000 CST	4,000,000 CST
5	406715	Road Resurface/Rebuild Program - Lehigh Acres Funds for rebuilding/resurfacing roads in Lehigh Acres			2,084,506	7,915,494	5,000,000 CST	5,000,000 CST
	400951	Road Resurface/Rebuild Program - Del Prado From Veterans to Del Prado			0	1,150,000	1,150,000 CST	1,150,000 CST
CW	400955	Landscape Replenish Program	Replace landscaping		0	0	1,100,000	0
CW	405714	Master Bridge Project Funds for capital repairs/replacement of small bridges and culverts as identified throughout the year by inspections/critical events	Bridge conditions, asset protection Mandated		8,022,476 CST	845,744 CST	554,460 CST	555,000 CST
CW	406024	Roadway Beautification Funds for installation of landscaping on existing roads, including funds for grants to community groups (\$100,000 per year)	Landscape Master Plan, RLAC priorities, community interest NM - Essential		4,910,200 LS	100,000 LS	100,000 LS	100,000 LS
CW	406670	Signal Upgrades/Equipment Replacement Fund to replace critical signal components as needed	Signal equipment condition, safety Mandated		1,233,310 CST	673,780 CST	350,000 CST	350,000 CST
CW	406713	Master Signal Project/Major Intersections Funds for small-scale intersection improvements, including signalization	Intersection conditions/needs NM - Core Critical		9,521,113 CST	2,511,789 CST	1,500,000 CST	1,500,000 CST
CW	406079	ADA Plan Implementation Funds to make improvements on County roads per ADA Transition Plan	Federal Law, ADA plan Mandated		536,326	463,673 CST	250,000 CST	250,000 CST
CW	406080	Roadway Lighting Upgrade Funds to replace lighting fixtures with LED	Sustainability, operating cost reduction NM - Core Critical		0	50,153	450,000 CST	0 CST
CW	406714	Signal Network Upgrade existing Traffic Signal Network Traffic and Engineering Services	Age of current system, disaster recover/backup security NM - Essential		0	120,000	120,000	0
CW	406763	Sign Replacement Program/Raised Pavement Markers Funds to keep County-owned traffic regulatory and informational signage up to standards	Sign conditions, safety, liability Mandated		244,744	150,000 CST	150,000 CST	0 CST
1,2	NEW	Traffic Signal Technology Study connected vehicle			0	250,000	250,000	0
1,2	406761	Midpoint/LeeWay Facilities Painting Funds to repaint the Midpoint Bridge and related toll facilities, and the LeeWay Service Center <i>Funding for design in Cape Project in 16/17</i>	Current conditions, asset protection Mandated		0	950,000	1,300,000 CST	0
CW	408944	Overhead Sign Structures Evaluation Funds to inspect 1/5 of overhead sign structures every year	Maintenance obligations, liability, FDOT standards Mandated		134,752	255,248	130,000 CST	0 CST
		SUBTOTALS			71,961,358	23,341,586	15,304,460	12,905,000
		TOTAL			169,074,327	160,983,615	46,537,917	75,528,152

NOTE: Budget figures represent estimates for programming purposes. All dollar figures are subject to adjustment. Program year represents when funds are available, not necessarily when Totals exclude loan repayments/interest.

KEY (PHASES): PRELIM = Preliminary Study; PD&E = Project Development & Environmental Study; DES = Design; ROW = Right-of-Way Acquisition; CST = Construction; CEI = Construction Engineering; MIT = Mitigation

KEY (FUNDS): IF23 = Road Impact Fees from District 23; GT = Local Option Gas Taxes; CITY = City funds; PS = Public Safety funds; FDOT = Florida Dept. of Transportation; AV = Ad Valorem; G

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



## TABLE 1A & 2A

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010

**TABLE 1A**  
**PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES**  
**BUCKINGHAM 345**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 740 VPH      IN= 185      OUT= 555  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 958 VPH      IN= 604      OUT= 354

			PERCENT								
ROADWAY SEGMENT			ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E	PROJECT	PROJECT	PROJ/
ROADWAY	FROM	TO	CLASS	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	TRAFFIC	TRAFFIC	LOS C
Buckingham Road	SR 80	Site Access	2LN	0	140	800	860	860	68%	411	51.3%
	Site Access	Orange River Blvd.	2LN	0	140	800	860	860	32%	193	24.2%
	Orange River Blvd.	Gunnery Road	2LN	0	140	800	860	860	24%	145	18.1%
Orange River Blvd.	Buckingham Rd.	SR 80	2LN	0	0	310	660	740	8%	48	15.6%
SR 80 (Palm Beach Blvd)	Old Olga Rd.	Buckingham Rd.	4LD	0	1,810	2,560	3,240	3,590	27%	163	6.4%
	Buckingham Rd.	SR. 31	4LD	0	0	2,005	2,100	2,100	36%	217	10.8%
	SR 31	Orange River Blvd.	6LD	0	0	3,087	3,171	3,171	19%	115	3.7%

- Denotes the LOS Standard for each roadway segment

\* The Level of Service thresholds for Lee County roadways were obtained from the Lee County Generalized Service Volume Table.

\* The Level of Service thresholds for FDOT Roadways were taken from the FDOT Q/LOS Report based on data in the 2018 FDOT Level of Service Report for Lee County

RECEIVED

MAY 27 2020

COMMUNITY DEVELOPMENT

DC12020-00010



**TABLE 2A  
PROJECTED 2028 LEVEL OF SERVICE ANALYSIS  
BUCKINGHAM 345**

TOTAL PROJECT TRAFFIC AM = 740 VPH IN = 185 OUT= 555  
TOTAL PROJECT TRAFFIC PM = 958 VPH IN+ 604 OUT= 354

FDOT Station K-Factor D-Factor  
120012 0.090 0.552  
120085 0.090 0.552  
126005 0.090 0.549

										2018	2028							2028			2028		
ROADWAY SEGMENT			COUNT	BASE YR	2018	YRS OF	ANNUAL	PORTICO	TOTAL	PK HR	BACKGROUND	PK HR	PERCENT			BCKGRND			BCKGRND				
ROADWAY	FROM	TO	STATION #	ADT	ADT	GROWTH <sup>1</sup>	RATE	GROWTH <sup>2</sup>	GROWTH RATE <sup>3</sup>	PEAK DIR <sup>4</sup>	VOLUME	LOS	Ratio	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C			
														TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio	
Buckingham Road	SR 80	Site Access	126011	8,212	10,538	10	2.53%	1.00%	3.53%	529	748	C	0.87	68%	377	411	1,125	F	1.31	1,159	F	1.35	
	Site Access	Orange River Blvd	126011	8,212	10,538	10	2.53%	1.00%	3.53%	529	748	C	0.87	32%	178	193	926	F	1.08	941	F	1.09	
	Orange River Blvd	Gunnery Road	124656	8,500	9,800	7	2.05%	1.00%	3.05%	488	659	C	0.77	24%	133	145	792	C	0.92	804	D	0.94	
Orange River Blvd	Buckingham Rd.	SR 80	124202	6,300	8,400	6	4.91%	1.00%	5.91%	418	742	F	1.00	8%	44	48	787	F	1.06	791	F	1.07	
SR 80 (Palm Beach Blvd)	Old Olga Rd.	Buckingham Rd.	120012	21,000	26,000	10	2.16%	1.00%	3.16%	1,292	1,763	B	0.54	27%	150	163	1,913	C	0.59	1,926	C	0.59	
	Buckingham Rd.	SR 31	120085	30,000	33,500	10	2.00%	1.00%	3.00%	1,664	2,236	F	1.06	36%	200	217	2,436	F	1.16	2,454	F	1.17	
	SR 31	Orange River Blvd	126005	26,004	35,091	10	3.04%	1.00%	4.04%	2,050	3,047	C	0.96	19%	105	115	3,152	D	0.99	3,162	D	1.00	

<sup>1</sup> Annual Growth Rate for all roadways was calculated utilizing historical traffic data obtained from FDOT Florida Traffic Online resource

<sup>2</sup> Based on discussion with County Staff, additional growth of 1% compounded annually was assumed due to Portico project in the study area

<sup>3</sup> Total Annual Growth Rate is the sum of calculated growth rate and Portico growth rate

<sup>4</sup> 2018 peak hour peak season peak direction traffic volumes for County roadways were obtained from the 2019 Lee County Public Facilities Level of Service and Concurrence Report.

2018 peak hour peak season peak direction traffic volumes for FDOT roadways were calculated by multiplying 2018 AADT by K and D Factors obtained from FDOT Florida Traffic Online resource

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

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

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

**DCI2020-00010**



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

April 2016

c:\input5

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

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010

**FDOT PEAK HOUR GENERALIZED  
SERVICE VOLUMES  
TABLE 7**

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT  
DCI2020-00010



TABLE 7

Generalized Peak Hour Directional Volumes for Florida's  
Urbanized Areas<sup>1</sup>

12/18/12

12/10/12

INTERRUPTED FLOW FACILITIES

UNINTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

FREEWAYS

Class I (40 mph or higher posted speed limit)					
Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**
Class II (35 mph or slower posted speed limit)					
Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Lanes	B	C	D	E
2	2,260	3,020	3,660	3,940
3	3,360	4,580	5,500	6,080
4	4,500	6,080	7,320	8,220
5	5,660	7,680	9,220	10,360
6	7,900	10,320	12,060	12,500

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
		-	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	420	840	1,190	1,640
2	Divided	1,810	2,560	3,240	3,590
3	Divided	2,720	3,840	4,860	5,380

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE<sup>2</sup>

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle

Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE<sup>2</sup>

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)<sup>3</sup>

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

<sup>1</sup>Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

<sup>2</sup>Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

<sup>3</sup>Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

\* Cannot be achieved using table input value defaults.

\*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:  
Florida Department of Transportation  
Systems Planning Office  
[www.dot.state.fl.us/planning/systems/smb/draft.htm](http://www.dot.state.fl.us/planning/systems/smb/draft.htm)

RECEIVED  
MAY 27 2022

COMMUNITY

<sup>1</sup>Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

<sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

<sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

\* Cannot be achieved using table input value defaults.

\*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:  
Florida Department of Transportation  
Systems Planning Office  
[www.dot.state.fl.us/planning/systems/sms/bas/default.htm](http://www.dot.state.fl.us/planning/systems/sms/bas/default.htm)

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT

**FDOT**  
**2018 DISTRICT ONE**  
**LEVEL OF SERVICE REPORT**

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

**DCI2020-00010**



## YEAR 2018 LEE COUNTY LEVEL OF SERVICE SPREADSHEET -PEAK HOUR PEAK DIRECTION

Section No.	State Road No.	Local Road Name	From	To	To M.P.	Section Length	SIS	Functional Classification	Posted Speed	Area Type	Facility Type	FDOT L06 Std.	County L05 Std.	City L05 Std.	Arterial Class	Divided/UnDivided	Year 2018										Deficiency Determination
																	One Way	Left Turn	Right Turn	Thru	Peak Hour Peak Direction	Capacity	Volume	LOS			
12070000	SR 80	MAIN ST	US 41 (Cleveland Ave)	0.000	SR 82 (Monroe St)	0.168	0.168	Principal Arterial-Other	30	UA	A	D	D	E	2	U	2W	WL	WR	3	1,287	408	C				
12070000	SR 80 WB	1ST ST	SR 79/US 41 Byp (Pondwater St)	0.056	SR 80/Seashore Dr	1.066	1.088	Principal Arterial-Other	35	UA	A	D	D	E	2	U	1W	WL	WR	2	2,054	746	C				
12070001	SR 80	PALM BEACH BLVD	SR 80/Southwood St	1.466	Venezuela Shores Blvd	2.506	0.640	Principal Arterial-Other	45	UA	A	D	D	E	1	D	2W	WL	WR	4	2,000	660	C				
12070001	SR 80	PALM BEACH BLVD	Venezuela Shores Blvd	2.506	CR 80B (Ottie Ave)	4.364	1.858	Principal Arterial-Other	45	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,175	C				
12070001	SR 80	PALM BEACH BLVD	CR 80B (Ottie Ave)	4.364	1.75	5.546	1.182	Principal Arterial-Other	45	UA	A	D	D	E	1	D	2W	WL	WR	4	1,171	1,175	C				
12070001	SR 80	PALM BEACH BLVD	1.75	5.546	SR 51 (Atravie Rd)	4.340	2.593	Principal Arterial-Other	55	UA	A	D	D	E	1	D	2W	WL	WR	4	1,171	2,050	C				
12070001	SR 80	PALM BEACH BLVD	SR 51 (Atravie Rd)	4.340	CR 80A/Buckingham Rd/Old Cyp Rd	10.741	2.492	Principal Arterial-Other	45	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,644	C				
12070001	SR 80	PALM BEACH BLVD	CR 80A/Buckingham Rd/Old Cyp Rd	10.741	W of Warner Drive	12.808	2.067	Principal Arterial-Other	55	UA	H	D	D	E	1	D	2W	WL	WR	4	1,240	1,292	B				
12070001	SR 80	PALM BEACH BLVD	W of Warner Drive	12.808	Hickory Creek Rd	15.308	0.500	Principal Arterial-Other	55	RDA	H	C	C			D	2W	WL	WR	4	2,120	1,292	B				
12070001	SR 80	PALM BEACH BLVD	Hickory Creek Rd	15.308	Broadway St/CR 78	17.664	4.346	Principal Arterial-Other	55	RDA	H	C	C			D	2W	WL	WR	4	2,120	1,254	B				
12070001	SR 80	PALM BEACH BLVD	Broadway St/CR 78	17.664	CR 80A (Low Blvd)	18.227	0.573	Principal Arterial-Other	45	RDA	A	C	C			D	2W	WL	WR	4	1,607	1,154	C				
12070001	SR 80	PALM BEACH BLVD	CR 80A (Low Blvd)	18.227	Hendrix County Lane	20.396	2.153	Principal Arterial-Other	60	RDA	H	C	C			D	2W	WL	WR	4	2,120	907	B				
12070002	SR 80 SB	SR 80/2ND ST	SR 79 (Pondwater St)	0.367	SR 79 (Park Ave)	0.636	0.270	Principal Arterial-Other	35	UA	A	D	D	E	2	U	1W	WL	WR	3	1,024	773	C				
12070002	SR 80 SB	SR 80/2ND ST/BROADWAY ST	SR 79 (Park Ave)	0.636	SR 80 (Palm Beach Blvd)	1.360	0.926	Principal Arterial-Other	35	UA	A	D	D	E	2	U	1W	WL	WR	2	1,054	1,101	D				
12060009	SR 867	MCCOMB BLVD	Old McComb Blvd	0.000	A & W Bldg Rd	1.985	1.985	Minor Arterial	45	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,024	C				
12060009	SR 867	MCCOMB BLVD	A & W Bldg Rd	1.985	College Plany	3.465	1.472	Minor Arterial	45	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,002	C				
12060009	SR 867	MCCOMB BLVD	College Plany	3.465	Winkler Rd	4.886	1.431	Minor Arterial	45	UA	A	D	D	E	1	U	2W	WL	WR	2	924	797	C				
12060009	SR 867	MCCOMB BLVD	Winkler Rd	4.886	CR 88A/Colonial Blvd	6.405	1.509	Minor Arterial	45	UA	A	D	D	E	1	D	2W	WL	WR	2	970	1,161	F	Over Capacity			
12060009	SR 78	PINE ISLAND RD	CR 78/CR 88A/Buena Vista Rd	5.467	Chiquita Blvd	7.514	2.047	Principal Arterial-Other	50	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	620	C				
12060009	SR 78	PINE ISLAND RD	Chiquita Blvd	7.514	Santa Barbara Blvd	9.757	2.243	Principal Arterial-Other	50	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,583	C				
12060009	SR 78	PINE ISLAND RD	Santa Barbara Blvd	9.757	Del Prado Blvd	12.061	2.304	Principal Arterial-Other	55	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	2,196	F	Over Capacity			
12060009	SR 78	PINE ISLAND RD	Del Prado Blvd	12.061	W of CR 78A/Pondella Rd	12.264	0.223	Principal Arterial-Other	55	UA	A	D	D	E	1	D	2W	WL	WR	4	1,171	1,489	C				
12060009	SR 78	PINE ISLAND RD	W of CR 78A/Pondella Rd	12.264	SR 45/US 41 (Cleveland Ave)	14.741	2.457	Principal Arterial-Other	55	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,619	C				
12060009	SR 78	PINE ISLAND RD/BAYSHORE RD	SR 45/US 41 (Cleveland Ave)	14.741	New Post Rd/Hart Rd	17.013	2.274	Principal Arterial-Other	40	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,572	C				
12060009	SR 78	BAYSHORE RD	New Post Rd/Hart Rd	17.013	W of Willow Stream Ln	18.550	1.544	Principal Arterial-Other	50	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,588	C				
12060009	SR 78	BAYSHORE RD	W of Willow Stream Ln	18.550	W of Pritchett Plany	21.179	2.620	Principal Arterial-Other	50	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,243	C				
12060009	SR 78	BAYSHORE RD	W of Pritchett Plany	21.179	Pritchett Plany	21.400	0.221	Minor Arterial	50	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	641	C				
12060009	SR 78	BAYSHORE RD	Pritchett Plany	21.400	Old Bayshore Rd	23.758	2.358	Minor Arterial	50	UA	A	D	D	E	1	U	2W	WL	WR	2	924	641	C				
12060009	SR 78	BAYSHORE RD	Old Bayshore Rd	23.758	SR 31	24.404	0.646	Minor Arterial	50	UA	A	D	D	E	1	U	2W	WL	WR	2	924	477	C				
12070003	SR 82	DELM L KING JR BLVD	US 43/CR 45	0.000	SR 82 (Monroe St)	0.200	0.200	Minor Arterial	30	UA	A	D	D	F	2	D	2W	WL	WR	2	798	456	D				
12070003	SR 82	DELM L KING JR BLVD	SR 82 (Monroe St)	0.200	Jackson St	0.371	0.171	Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	WR	2	798	297	D	Near Capacity			
12070003	SR 82	DELM L KING JR BLVD	Jackson St	0.371	SR 79 (Pondwater St)	0.645	0.274	Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	WR	2	827	707	D	Near Capacity			
12070003	SR 82	DELM L KING JR BLVD	SR 79 (Pondwater St)	0.645	Michigan Link Ave	2.966	2.321	Principal Arterial-Other	30	UA	A	D	D	E	2	D	2W	WL	WR	4	1,272	1,070	F	Over Capacity			
12070003	SR 82	DELM L KING JR BLVD	Michigan Link Ave	2.966	CR 865/Ottie Ave	5.026	0.860	Principal Arterial-Other	50	UA	A	D	D	E	1	D	2W	WL	WR	5	2,656	2,305	C				
12070003	SR 82	DELM L KING JR BLVD	CR 865/Ottie Ave	5.026	W of Teiler Rd/1.75 NB On Ramps	6.309	0.683	Principal Arterial-Other	50	UA	A	D	D	E	1	D	2W	WL	WR	6	1,371	2,091	C				
12070003	SR 82	INDOKALIFE ROAD	W of Teiler Rd/1.75 NB On Ramps	6.309	Buckingham Rd	6.154	1.647	Principal Arterial-Other	50	UA	A	D	D	E	1	D	2W	WL	WR	6	1,171	1,943	C				
12070003	SR 82	INDOKALIFE ROAD	Buckingham Rd	6.154	CR 88A/Colonial Blvd/Low Blvd	6.874	0.720	Principal Arterial-Other	50	UA	A	D	D	E	1	D	2W	WL	WR	6	1,171	1,721	C				
12070003	SR 82	INDOKALIFE ROAD	CR 88A/Colonial Blvd/Low Blvd	6.874	Calmar Blvd	7.906	1.032	Principal Arterial-Other	55	UA	A	D	D	E	1	D	2W	WL	WR	2	970	1,751	F	Over Capacity			
12070003	SR 82	INDOKALIFE ROAD	Calmar Blvd	7.906	Griffin Dr/Bay Ave S	9.314	1.408	Principal Arterial-Other	55	UA	A	D	D	E	1	D	2W	WL	WR	2	970	1,132	F	Over Capacity			
12070003	SR 82	INDOKALIFE ROAD	Griffin Dr/Bay Ave S	9.314	Danesh Plany/Conway Rd S	11.125	1.809	Principal Arterial-Other	60	UA	A	D	D	E	1	D	2W	WL	WR	2	970	1,026	F	Over Capacity			
12070003	SR 82	INDOKALIFE ROAD	Danesh Plany/Conway Rd S	11.125	Alabama Rd	14.709	3.586	Principal Arterial-Other	60	UA	H	D	D	E	1	U	2W	WL	WR	2	1,190	1,527	F	Over Capacity			
12070003	SR 82	INDOKALIFE ROAD	Alabama Rd	14.709	Nell Blvd S	16.929	4.220	Principal Arterial-Other	60	UA	H	D	D	E	1	U	2W	WL	WR	2	1,190	603	C				
12070003	SR 82	INDOKALIFE ROAD	Nell Blvd S	16.929	Hendrix County Lane	21.551	2.622	Principal Arterial-Other	60	UA	H	D	D	E	1	U	2W	WL	WR	2	1,190	605	C				
12070003	SR 82	MONROE ST	MLK Jr Blvd	0.000	SR 80 (Main St)	0.168	0.168	Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	WR	2	798	413	D				

Note: LOS Spreadsheet should be used as a planning level analysis tool. A detailed analysis is necessary to validate the actual operating conditions which may vary from this worksheet.



## YEAR 2018 LEE COUNTY LEVEL OF SERVICE SPREADSHEET -PEAK HOUR PEAK DIRECTION

Section No.	State Road No.	Local Road Name	From	To	To M.P.	Section Length	TRIP Improvement	Year 2024 (E+C)								Year 2040								Standard Factor	Existing Factor	Existing Factor
								Dist. Lanes	LOS Std.	Peak Hour Peak Direction		Dist. Lanes	LOS Std.	Peak Hour Peak Direction												
										Capacity	Volume			Capacity	Trend Volume	Forecast LOS	Model Volume	Model LOS								
1200000	SR 80	MAIN ST	US 41 (Cleveland Ave)	SR 82 (Monroe St)	0.000	0.168	0.168	3	D	1,207	486	C	3	D	1,207	527	C	876	D	0.00%	53.30%	7.10%				
1200000	SR 80 WB	STANT	SR 799 / US 41 Bus (Flowline St)	SR 80 / Seaboard St	0.658	1.666	1.008	2	D	2,054	792	C	2	D	2,054	480	C	2,377	F	0.00%	60.00%	7.10%				
1200000	SR 80	PALM BEACH BLVD	SR 80 / Seaboard St	Vernonia Shennaker Blvd	2.506	2.506	0.660	4	D	2,000	1,048	C	4	D	2,000	1,205	C	2,146	F	0.00%	53.30%	6.50%				
1200000	SR 80	PALM BEACH BLVD	Vernonia Shennaker Blvd	CR 808 (Ortiz Ave)	2.506	4.364	1.858	4	D	2,100	1,310	C	4	D	2,100	1,507	C	2,427	F	0.00%	53.30%	6.30%				
1200000	SR 80	PALM BEACH BLVD	CR 808 (Ortiz Ave)	CR 808 (Ortiz Ave)	4.364	5.566	1.182	4	D	3,171	1,510	C	6	D	3,171	1,507	C	2,981	C	0.00%	53.30%	8.20%				
1200000	SR 80	PALM BEACH BLVD	CR 808 (Ortiz Ave)	SR 21 (Annette Rd)	5.566	8.268	2.702	4	D	3,171	2,256	C	6	D	3,171	2,827	C	3,427	F	0.00%	64.00%	12.60%				
1200000	SR 80	PALM BEACH BLVD	SR 21 (Annette Rd)	CR 804 / Buckingham Rd / Old Chgo Rd	8.268	10.741	2.473	4	D	2,100	1,824	C	4	D	2,100	2,127	F	2,126	F	0.00%	55.20%	9.30%				
1200000	SR 80	PALM BEACH BLVD	CR 804 / Buckingham Rd / Old Chgo Rd	W. of Warner Drive	10.741	12.408	1.667	4	D	3,240	1,421	B	4	D	3,240	1,787	B	949	B	0.00%	55.20%	12.40%				
1200000	SR 80	PALM BEACH BLVD	W. of Warner Drive	Hickory Creek Rd	12.408	13.308	0.900	4	C	2,120	1,421	C	4	C	2,120	1,787	C	949	B	0.00%	55.20%	12.40%				
1200000	SR 80	PALM BEACH BLVD	Hickory Creek Rd	Roadway W / CR 78	13.308	17.454	4.146	4	C	2,120	1,254	B	4	C	2,120	1,536	C	904	B	0.00%	55.20%	12.40%				
1200000	SR 80	PALM BEACH BLVD	Roadway W / CR 78	CR 804 (Joni Blvd)	17.454	18.227	0.773	4	C	1,607	1,254	C	4	C	1,607	1,536	C	904	C	0.00%	55.20%	12.40%				
1200000	SR 80	PALM BEACH BLVD	CR 804 (Joni Blvd)	Horseshoe Country Lane	18.227	20.106	1.879	4	C	2,120	1,008	B	4	C	2,120	1,291	B	1,201	B	0.00%	55.20%	15.90%				
1200000	SR 80 WB	SR 80 / 2ND ST	SR 799 (Rowler St)	SR 799 (Park Ave)	0.767	0.634	0.207	3	D	3,024	819	C	3	D	3,024	965	C	1,246	C	0.00%	69.00%	7.10%				
1200000	SR 80 WB	SR 80 / 2ND ST / SEABOARD ST	SR 799 (Park Ave)	SR 80 (Palms Beach Blvd)	0.634	1.260	0.626	2	D	1,956	1,148	D	2	D	1,956	1,344	D	1,086	D	0.00%	69.00%	4.00%				
1200000	SR 80	MCCOBBE BLVD	Old McCrory Blvd	A & W Blvd	0.000	1.000	1.000	4	D	2,100	1,731	C	4	D	2,100	2,180	F	2,433	F	0.00%	54.50%	4.10%				
1200000	SR 80	MCCOBBE BLVD	A & W Blvd	College Plany	1.000	3.465	1.472	4	D	2,100	2,082	D	4	D	2,100	2,592	F	2,436	F	0.00%	53.30%	4.10%				
1200000	SR 80	MCCOBBE BLVD	College Plany	Wardley Rd	3.465	4.896	1.431	2	D	924	861	C	2	D	924	982	F	880	D	0.00%	53.30%	4.70%				
1200000	SR 80	MCCOBBE BLVD	Wardley Rd	CR 804 / Colonial Blvd	4.896	6.605	1.509	2	D	924	1,262	F	2	D	924	1,480	F	1,171	F	0.00%	53.30%	4.30%				
1200000	SR 78	PINE ISLAND RD	CR 785 / CR 804 / Rums Stum Rd	CR 785 / CR 804	5.467	7.514	2.047	4	D	2,100	912	C	4	D	2,100	1,053	C	1,913	C	0.00%	53.30%	8.00%				
1200000	SR 78	PINE ISLAND RD	CR 785 / CR 804	Santa Barbara Blvd	7.514	9.757	2.243	4	D	2,100	1,945	C	4	D	2,100	2,491	F	2,291	F	0.00%	53.30%	8.00%				
1200000	SR 78	PINE ISLAND RD	Santa Barbara Blvd	Del Prado Blvd	9.757	12.061	2.304	4	D	2,100	2,446	F	4	D	2,100	3,054	F	3,025	F	0.00%	53.30%	9.30%				
1200000	SR 78	PINE ISLAND RD	Del Prado Blvd	W of CR 78A / Pondera Rd	12.061	12.294	0.233	4	D	3,171	1,709	C	6	D	3,171	2,263	C	3,292	F	0.00%	55.30%	8.00%				
1200000	SR 78	PINE ISLAND RD	W of CR 78A / Pondera Rd	SR 45 / US 41 (Cleveland Ave)	12.294	14.741	2.447	4	D	2,100	1,863	C	4	D	2,100	2,278	F	2,487	F	0.00%	54.00%	7.51%				
1200000	SR 78	PINE ISLAND RD / BAYSHORE RD	SR 45 / US 41 (Cleveland Ave)	New Post Rd / East Rd	14.741	17.015	2.274	4	D	2,100	1,790	C	4	D	2,100	2,015	D	2,223	F	0.00%	53.30%	7.30%				
1200000	SR 78	BAYSHORE RD	New Post Rd / East Rd	W of Willow Stream Ln	17.015	18.559	1.544	4	D	2,100	1,833	C	4	D	2,100	2,220	F	2,589	F	0.00%	53.30%	10.00%				
1200000	SR 78	BAYSHORE RD	W of Willow Stream Ln	W of Prichard Plany	18.559	21.179	2.620	4	D	2,100	1,663	C	4	D	2,100	2,212	F	2,192	F	0.00%	53.30%	8.00%				
1200000	SR 78	BAYSHORE RD	W of Prichard Plany	Prichard Plany	21.179	21.403	0.221	4	D	2,100	680	C	4	D	2,100	796	C	1,557	C	0.00%	55.20%	16.30%				
1200000	SR 78	BAYSHORE RD	Prichard Plany	Old Seaboard Rd	21.403	23.758	2.355	2	D	924	679	C	2	D	924	792	C	1,530	F	0.00%	55.20%	16.30%				
1200000	SR 78	BAYSHORE RD	Old Seaboard Rd	SR 31	23.758	24.606	0.848	2	D	924	530	C	2	D	924	644	C	819	C	0.00%	55.20%	21.60%				
1200000	SR 82	DR. L. KING JR. BLVD	US 41 / SR 45	SR 82 (Monroe St)	0.000	0.200	0.200	2	D	768	514	D	2	D	768	540	D	693	D	0.00%	53.30%	9.30%				
1200000	SR 82	DR. L. KING JR. BLVD	SR 82 (Monroe St)	Jackson St	0.200	0.371	0.171	2	D	768	400	F	2	D	768	1,078	F	795	E	0.00%	53.30%	9.30%				
1200000	SR 82	DR. L. KING JR. BLVD	Jackson St	SR 799 (Rowler St)	0.371	0.645	0.274	2	D	827	400	F	2	D	827	1,078	F	795	D	0.00%	53.30%	9.30%				
1200000	SR 82	DR. L. KING JR. BLVD	SR 799 (Rowler St)	Michigan Link Ave	0.645	2.966	2.321	4	D	1,712	2,182	F	4	D	1,712	2,764	F	2,187	F	0.00%	53.30%	5.41%				
1200000	SR 82	DR. L. KING JR. BLVD	Michigan Link Ave	CR 865 / Ortiz Ave	2.966	3.926	0.960	5	D	2,636	2,277	F	5	D	2,636	3,760	F	2,751	F	0.00%	53.30%	4.40%				
1200000	SR 82	DR. L. KING JR. BLVD	CR 865 / Ortiz Ave	W of Teller Rd / 5-79 NB On Ramp	3.926	4.507	0.581	4	D	3,171	2,545	C	6	D	3,171	3,473	F	4,331	F	0.00%	55.30%	4.40%				
1200000	SR 82	IMMOKALEE ROAD	W of Teller Rd / 5-79 NB On Ramp	Buckingham Rd	4.507	6.134	1.627	4	D	3,171	2,514	C	6	D	3,171	3,221	F	4,463	F	0.00%	53.30%	6.40%				
1200000	SR 82	IMMOKALEE ROAD	Buckingham Rd	CR 884 / Colonial Blvd / Lee Blvd	6.134	6.874	0.740	4	D	3,171	1,930	C	6	D	3,171	2,706	C	3,448	F	0.00%	54.50%	6.40%				
1200000	SR 82	IMMOKALEE ROAD	CR 884 / Colonial Blvd / Lee Blvd	Gateway Blvd	6.874	7.406	0.532	4	D	3,171	1,991	C	6	D	3,171	2,468	C	3,326	F	0.00%	54.50%	6.00%				
1200000	SR 82	IMMOKALEE ROAD	Gateway Blvd	Griffin Dr / Ray Ave S	7.406	9.314	1.908	4	D	3,171	1,245	C	6	D	3,171	1,666	C	2,617	C	0.00%	56.50%	8.00%				
1200000	SR 82	IMMOKALEE ROAD	Griffin Dr / Ray Ave S	Danahy Plany / Gateway Rd S	9.314	11.123	1.809	4	D	3,171	1,134	C	6	D	3,171	1,591	C	2,426	C	0.00%	56.50%	7.20%				
1200000	SR 82	IMMOKALEE ROAD	Danahy Plany / Gateway Rd S	Alabama Rd	11.123	14.709	3.586	4	D	4,860	1,747	B	6	D	4,860	2,560	B	3,199	C	0.00%	58.50%	6.40%				
1200000	SR 82	IMMOKALEE ROAD	Alabama Rd	Bell Blvd S	14.709	18.929	4.220	4	D	5,240	658	B	6	D	5,240	956	B	2,764	C	0.00%	58.50%	13.80%				
1200000	SR 82	IMMOKALEE ROAD	Bell Blvd S	Horseshoe Country Lane	18.929	21.551	2.622	4	D	5,240	648	B	6	D	5,240	966	B	1,549	B	0.00%	58.50%	13.80%				
1200000	SR 82	MONROE ST	MLK Jr Blvd	SR 80 (Main St)	0.000	0.348	0.348	2	D	768	463	D	2	D	768	534	D	571	D	0.00%	53.30%	7.10%				

Note: LOS Spreadsheet should be used as a planning level analysis tool. A detailed analysis is necessary to validate the actual operating conditions which may vary from this worksheet.

Lee 4 of 6

DCI2020-00010

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT



**TRAFFIC DATA FROM THE 2019 LEE  
COUNTY PUBLIC FACILITIES LEVEL  
OF SERVICE AND CONCURRENCY  
REPORT**

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

**DCI2020-00010**

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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2018		2023		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	459	C	482	
	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	C	459	D	482	
ALEXAND- ER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	486	D	511	
	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	486	D	579	Shadow Lakes
ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,043	B	1,096	
	DUSTY RD	LEE RD	6LD	E	2,960	B	1,043	B	1,484	Alico Business Park
	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,043	B	1,209	Three Oaks Regional Center
	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,345	B	2,465	v/c = 0.79/0.83
	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,243	B	1,390	
	BEN HILL GRIFFIN BLVD	AIRPORT HAUL RD	2LN/ 4LD	E	1,100/ 1,840	C	366	C	770	4 Ln constr 2018, 2017 count
	AIRPORT HAUL RD	GREEN MEADOW DR	2LN	E	1,100	C	366	C	384	2017 count
	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO study
BEN HILL GRIFFIN PKWY	ESTERO PKWY	FGCU ENTRANCE	4LD	E	2,000	B	1,224	B	1,287	
	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	2,000	B	1,224	B	1,330	
	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,101	B	1,193	2017 count
	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,033	A	1,086	2017 count
BUCKING- HAM RD	SR 82	GUNNERY RD	2LN	E	990	D	468	D	492	
	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	D	488	D	508	
	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	529	F	1,198	v/c = 0.53/1.21 Buckingham 345 & Portico
COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	v/c = 0.77/0.81, 2016 count
	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,031	D	2,135	
	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,031	D	2,135	
	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,772	D	1,862	
CORK- SCREW RD	BELLA TERRA BLVD	ALICO RD	2LN/ 4LD	E	1,140/ 1,960	B	235	C	628	4L CST FY 22/23, Corkscrew Shores, 2017 count
	ALICO RD	6 L's FARMS RD	2LN	E	1,140	B	246	C	552	The Place, 2017 count
	6 L's FARMS RD	COUNTY LINE	2LN	E	1,140	B	182	C	509	2017 count



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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2018		2023		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	NOTES
LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	832	B	867	2017 count
LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	451	C	474	2017 count
	US 41	BUS 41	2LN	E	860	C	417	C	439	2017 count
LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	B	352	B	427	4 Ln design & ROW
Mc- GREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	B	1,145	B	1,204	
	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,192	B	1,253	2017 count
	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	980	B	1,030	
	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	980	B	1,030	
N RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	166	B	285	2017 count
	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	80	B	225	2017 count
	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	80	A	113	2017 count
ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	418	C	440	
	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	418	C	452	
ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	B	787	C	828	v/c = 0.87/0.92 4 Ln design & ROW
	LUCKETT RD	SR 80	2LN	E	900	B	364	B	383	4 Ln design & ROW
PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	609	E	659	Constrained
PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	840	B	883	2017 count
	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,331	B	1,399	
	US 41	BUS 41	4LD	E	1,890	B	1,018	B	1,070	2017 count
SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	979	E	1,029	v/c = 0.86/0.90, 2017 count
SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,461	B	1,536	
	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,134	B	1,337	
SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	388	C	407	2017 count
STRING- FELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672	Constrained
	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448	Constrained
	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	602	C	703	Constrained
	PINELAND RD	MAIN ST	2LN	E	1,060	C	602	C	699	
SUM- MERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306	
	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306	
	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,964	A	2,194	
	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,964	A	2,064	
	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,964	A	2,064	
	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	B	1,454	B	1,555	
	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,780	B	1,871	
	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,908	B	2,005	
	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,908	B	2,005	

**TRAFFIC DATA FROM THE FDOT  
FLORIDA TRAFFIC ONLINE**

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

PTS: 6011 - BUCKINGHAM RD, 0.5 MI S OF SR 80/PALM BEACH BLVD, PTMS 2011, LEPR 01

SECT	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	B FACTOR	T FACTOR
018	10538 C	0	0	9.00	53.30	12.30
017	9830 F	0	0	9.00	52.40	12.20
016	9856 C	N 4913	S 4943	9.00	63.90	11.20
015	9348 C	N 4665	S 4683	9.00	51.70	11.50
014	9110 C	N 4531	S 4539	9.00	51.70	11.80
013	8793 C	N 4369	S 4421	9.00	51.70	12.20
012	8700 C	N 4230	S 4410	9.00	52.30	11.50
011	8444 C	N 4178	S 4266	9.00	52.80	11.70
010	8379 C	N 4156	S 4222	10.47	55.10	13.30
009	8500 C	N 0	S 0	9.27	59.21	14.80
008	8212 C	N 4103	S 4109	9.21	58.32	9.00

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

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2012 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

FILE: 4656 - BUCKINGHAM / GRAYSE ROAD, NORTH OF ASTORIA AVENUE

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	I FACTOR
015	9500 C	N 4800	S 5000	9.50	55.20	13.90
017	9400 T	N 4700	S 4700	9.50	54.90	11.10
016	9000 S	N 4500	S 4500	9.50	54.80	8.30
015	8400 F	N 4200	S 4200	9.50	55.50	8.30
014	8000 C	N 4000	S 4000	9.50	55.20	8.30
013	8400 S	S 0	S 0	9.50	55.00	14.20
012	8400 F	S 0	S 0	9.50	55.30	10.80
011	8500 T	N 0	S 0	9.50	55.20	12.40

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

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEW

ITE: 4202 \* ORANGE RIVER BLVD, W OF BUCKINGHAM RD

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
012	8400 C	E 4200	W 4200	9.50	55.20	5.00
017	7500 S	E 3700	W 3800	9.50	54.90	7.40
016	7100 S	E 3500	W 3600	9.50	54.80	7.00
015	6700 C	E 3300	W 3400	9.50	55.50	5.90
014	6000 S			9.50	55.20	15.60
013	6300 F	0	0	9.50	55.80	5.10
012	6300 C	E 0	W 0	9.50	55.30	5.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARD, PRIOR YEARS ARE K30 VALUES

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 0012 - SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD IC362

EAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
018	26000	C	E 13000	W 13000	9.00	55.20	12.40
017	24000	C	E 12000	W 12000	9.00	54.40	11.80
016	23500	C	E 11500	W 12000	9.00	57.70	10.30
015	21000	C	E 10500	W 10500	9.00	57.50	10.20
014	18200	S	E 9100	W 9100	9.00	56.30	12.00
013	17300	S	E 8900	W 8900	9.00	56.50	12.00
012	17800	C	E 8900	W 8900	9.00	54.23	12.00
011	21000	C	E 10500	W 10500	9.00	56.20	12.50
010	21000	C	E 10500	W 10500	9.91	56.34	12.50
009	21000	C	E 10500	W 10500	9.95	55.90	13.70
008	21000	C	E 10500	W 10500	10.16	57.01	11.20
007	23000	C	E 11500	W 11500	10.16	54.76	15.60
006	21000	C	E 10500	W 10500	10.23	54.33	14.00
005	21500	C	E 10500	W 11000	10.30	54.10	14.00
004	19200	C	E 9600	W 9700	9.90	54.30	14.00
003	17100	C	E 8400	W 8700	9.80	55.60	13.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT  
DCI2020-00010



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 0065 - SR 80/PALM BEACH BLVD, EAST OF SR 31

LC360

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
019	33500	C	E 16500	W 17000	9.00	55.20	9.30
017	33500	C	E 16500	W 17000	9.00	54.40	8.50
016	35000	C	E 17500	W 17500	9.00	57.70	8.20
015	32000	C	E 16000	W 16000	9.00	57.50	9.00
014	29500	S	E 15000	W 14500	9.00	56.80	9.20
013	28500	F	E 14500	W 14000	9.00	56.50	9.20
012	28500	C	E 14500	W 14000	9.00	54.20	9.20
011	29500	F	E 14500	W 15000	9.00	56.20	9.40
010	29500	C	E 14500	W 15000	9.31	56.34	9.40
009	29500	C	E 14500	W 15000	9.98	55.90	9.50
008	30000	C	E 15000	W 15000	10.16	57.01	8.10
007	34000	C	E 17000	W 17000	10.16	54.76	8.50
006	36000	C	E 18000	W 18000	10.23	54.38	11.00
005	31500	C	E 15500	W 16000	10.30	54.10	12.10
004	29500	C	E 14500	W 15000	9.90	54.30	12.10
003	29000	C	E 14000	W 14000	9.80	55.60	7.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT  
DCI2020-00010

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 6005 - SR 20/PALM BEACH BLVD, 0.25 MI W OF SR 31, PTMS 104, LCPR 05

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	I FACTOR
015	35091 C	0	0	9.00	64.90	12.60
017	34000 F	0	0	9.00	64.90	11.10
016	32970 C	E 16326	W 16604	9.00	64.90	10.40
015	30167 C	E 14945	W 15222	9.00	63.20	11.00
017	27185 C	E 13335	W 13900	9.00	62.60	5.90
013	26328 C	E 12931	W 13247	9.00	61.30	9.50
012	25563 C	E 12791	W 12772	9.00	61.60	10.30
011	26154 C	E 13397	W 13491	9.00	61.60	12.40
010	26743 C	E 15334	W 13409	9.89	61.01	8.90
009	25439 C	E 12914	W 13075	9.40	62.73	9.60
008	26004 C	E 12909	W 13095	10.24	63.18	9.20

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

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT  
DCI2020-00010



**LEE COUNTY MPO  
2040 NEEDS PLAN**

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

**DCI2020-00010**

# 2040 TRANSPORTATION PLAN

## LEE COUNTY MPO

Table C-1: 2040 Needs Plan Projects: Road Projects

Road Name	From	To	Improvement		Total Cost (PDC, in millions)
			From (# of Lanes)	To (# of Lanes)	
1st Street	Fowler Street	Palm Beach Boulevard	Two way		\$5.50
23rd Street SW	Gunnery Road	Beth Stacey Boulevard	2	4	\$85.70
2nd Street	Fowler Street	Palm Beach Boulevard	Two way		\$5.50
40th Street	End of 40th Street	Alabama Road	New 2 Lanes		\$4.51
Alabama Road	SR 82	Homestead Road	2	4	\$70.10
SR 78	w/o Santa Barbara Boulevard	e/o Pondella Road	4	6	\$36.80
Alico Connector	Alico Road	SR 82	New 4 Lanes		\$51.70
Alico Road	Ben Hill Griffin Parkway	Airport Haul Road	2	4	Committed
Alico Road	Airport Haul Road	Alico Connector	2	4	\$33.10
Alva Drawbridge	Bridge Replacement		Reconstruct Bridge		\$26.00
Andalusia Boulevard	Pine Island Road	Tropicana Parkway	4	6	\$6.90
Andalusia Boulevard	Jacaranda Parkway	Kismet Parkway	New 4 Lanes		\$26.30
Bell Boulevard	SR 82	Leeland Heights Boulevard	2	4	\$112.20
Beth Stacey Boulevard	23rd Street SW	Homestead Road	2	4	\$21.80
Big Carlos Bridge	Bridge Replacement		Reconstruct Bridge		\$30.10
Big Hickory Pass Bridge	Bridge Replacement		Reconstruct Bridge		\$12.10
Bonita Beach Road	I-75	Bonita Grande Drive	4	6	\$19.00
Bonita Grande Drive	Terry Street	Bonita Beach Road	2	4	\$20.40
Buckingham Road	Orange River Boulevard	SR 80	2	4	\$82.30
Buckingham Road Bridge	over Orange River		Reconstruct Bridge		\$3.00
Burnt Store Road	Pine Island Road	Van Buren Parkway	2	4	Committed
Burnt Store Road	Van Buren Parkway	Charlotte County Line	2	4	\$89.50
Cape Coral Bridge	Bridge Replacement		Reconstruct Bridge		\$85.40
Chiquita Boulevard	Pine Island Road	Cape Coral Parkway	4	6	\$72.60
Colonial Boulevard	at Summerlin Road		Intersection		Unknown
Constitution Grde Bridge	over Mullock Creek		Reconstruct Bridge		\$1.00
Corkscrew Road	US 41	e/o Ben Hill Griffin Parkway	4	6	\$62.60
Corkscrew Road	Ben Hill Griffin Parkway	Alico Road	2	4	\$76.40

RECEIVED  
MAY 27 2020



# 2040 TRANSPORTATION PLAN

## LEE COUNTY MPO

Table C-1: 2040 Needs Plan Projects: Road Projects (cont.)

Road Name	From	To	Improvement		Total Cost (PDC, in millions)
			From (# of Lanes)	To (# of Lanes)	
Intermodal Freight Terminal	Rail/Truck at Hanson/Veronica Shoemaker		Intermodal Center		\$3.00
Jacaranda Parkway	Old Burnt Store Road	Burnt Store Road	New 2 Lane		\$22.50
Kismet Parkway	NW 18th Avenue	Chiquita Boulevard	2	4	\$5.00
Kismet Parkway	Burnt Store Road	El Dorado Parkway	New 4 Lanes		\$38.60
Leeland Heights Boulevard	Lee Boulevard	Bell Boulevard	4	6	\$37.40
Leonard Boulevard	Lee Boulevard	Gunnery Road	2	4	\$51.40
Little Carlos Pass Bridge	Bridge Replacement		Reconstruct Bridge		\$10.10
Little Pine Island Bridge	Bridge Replacement		Reconstruct Bridge		\$10.10
Littleton Road	NE 24TH	Business 41	2	4	\$39.10
Littleton Road	US 41/N Tamiami Trail	SR 78	New 2 Lane		\$50.70
Livingston/Imperial Parkway	Collier County Line	Bonita Beach Road	4	6	\$12.70
Luckett Road	Ortiz Avenue	I-75	2	4	\$6.60
Luckett Road Extension	Sunshine Boulevard	Hendry County Line	New 4 Lanes		\$126.20
Luckett Road Extension	Buckingham Road	Gunnery Road	New 4 Lanes		\$32.70
Luckett Road Extension	Gunnery Road	Sunshine Boulevard	2	4	\$68.20
Luckett Road Extension	e/o I-75	Buckingham Road	New 4 Lanes		\$118.40
Metro Parkway	Daniels Parkway	South of Winkler Avenue	4	6	\$67.50
NE 24th Avenue	Pondella Road	NE 28th Street	2	4	\$48.20
NE 24th Avenue	NE 28th Street	Del Prado Boulevard	New 4 Lanes		\$26.90
Nelson Road North	Embers Parkway	Tropicana Parkway	2	4	\$9.60
New Pass Bridge	Bridge Replacement		Reconstruct Bridge		\$15.60
North Airport Road Extension	Metro Parkway	Plantation Road	New 2 Lane		Committed
Old US 41	Bonita Beach Road	Collier County Line	2	4	\$18.40
Orange River Road	Buckingham Road	SR 80	2	4	\$65.50
Orange River Road Bridge	Bridge Replacement		Reconstruct Bridge		\$2.00
Ortiz Avenue	Martin Luther King	Luckett Road	2	4	\$9.30
Ortiz Avenue	Colonial Boulevard	SR 82 (MLK)	2	4	\$13.30
Ortiz Avenue	Luckett Road	SR 80	2	4	\$13.40
Pine Island Road	Del Pine Drive	Hancock Creek Boulevard (NE 24th Ave)	4	6	\$11.40

RECEIVED  
MAY 27 2020



# 2040 TRANSPORTATION PLAN

## LEE COUNTY MPO

Table C-1: 2040 Needs Plan Projects: Road Projects (cont.)

Road Name	From	To	Improvement		Total Cost (PDC, in millions)
			From (# of Lanes)	To (# of Lanes)	
Pine Island Road Bridge	over Porpoise Pass Canal		Reconstruct Bridge		\$3.00
Pine Island Road Bridge	over Pine Island Creek		Reconstruct Bridge		\$3.00
Rail Intermodal Yard	Alico Road		Intermodal Yard		\$8.00
River Road Bridge 1	over Millers Gulley		Reconstruct Bridge		\$0.75
River Road Bridge 2	over Spansih Creek		Reconstruct Bridge		\$0.75
River Road Bridge 3	over Fictchers Creek		Reconstruct Bridge		\$0.75
River Road Bridge 4	over Cypress Creek		Reconstruct Bridge		\$0.75
San Carlos Boulevard	Reconstruction/Transit, Pedestrian, and Capacity Improvements		TBD		Unknown
Sandy Lane Extension	Strike Lane	Pelican Colony	New 2 Lanes		\$23.43
Signal Interconnection	Phase III		Signal		\$8.00
SR 31	SR 80	Charlotte County Line	2	4	\$58.10
SR 78	Business 41	I-75	4	6	\$70.80
SR 78	Chiquita Boulevard	w/o Santa Barbara	4	6	\$26.50
SR 78	24th Ave	US 41	4	6	\$19.90
SR 78	US 41	Business 41	4	6	\$14.60
SR 80	SR 31	Buckingham Road	4	6	\$61.50
SR 82	Colonial Boulevard/Lee Boulevard	Shawnee Road	2	6	Committed
SR 82	at Daniels Parkway/Gunnery Road		CFI		Incl. in Lee to Shawnee
SR 82	Shawnee Road	Alabama Road	2	6	\$35.30
SR 82	Alabama Road	Homestead Road	4	6	\$35.30
SR 82	Homestead Road	Hendry County Line	2	4	\$31.10
SR 82	at Colonial Boulevard		Intersection		Unknown
SR 82	Michigan Avenue	Ortiz Avenue	5	6	\$2.10
Stingfellow Road Bridge	over Monroe Canal		Reconstruct Bridge		\$1.00
Sunshine Boulevard	SR 82	Lee Boulevard	2	4	\$41.50
Surfside Boulevard	Trafalgar Parkway	Pine Island Road	New 4 lanes		\$36.30
Terry Street	Bonita Grande Drive	West of Imperial Parkway	2	4	\$28.70
Three Oaks Extension	North of Alico Road	Daniels Parkway	New 4 lanes		\$40.30

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT



**TRAFFIC COUNTS**  
**BUCKINGHAM ROAD @ SR 80**

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

# Palm Beach Blvd @ Buckingham Rd 3-12-2020 AM

File Name: Palm Beach Blvd @ Buckingham Rd 3-12-  
Location: Lee County

All Vehicles

Site Code:  
Study Date: 03/12/2020

	Buckingham Rd Southbound					Palm Beach Blvd Westbound					Old Olga Rd Northbound					Palm Beach Blvd Eastbound					
Time	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Int Total
07:00	19	12	10	0	41	1	199	27	0	227	43	10	104	0	157	31	101	4	0	136	561
07:15	16	11	12	0	39	1	218	22	0	241	34	7	57	0	98	21	104	3	0	128	506
07:30	12	20	9	0	41	0	221	39	0	260	34	4	60	0	98	16	103	4	0	123	522
07:45	18	11	14	0	43	2	170	45	0	217	31	6	52	0	89	31	104	6	0	141	490
Total	65	54	45	0	164	4	808	133	0	945	142	27	273	0	442	99	412	17	0	528	2079
08:00	22	10	20	0	52	1	180	27	0	208	43	7	56	0	106	22	106	5	0	133	499
08:15	13	11	15	0	39	2	188	22	0	212	32	11	72	0	115	28	110	5	0	143	509
08:30	22	12	13	0	47	2	167	38	0	207	58	7	63	0	128	32	98	7	0	137	519
08:45	15	11	17	0	43	1	186	38	0	225	32	11	54	0	97	23	89	8	0	120	485
Total	72	44	65	0	181	6	721	125	0	852	165	36	245	0	446	105	403	25	0	533	2012
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	137	98	110	0	345	10	1529	258	0	1797	307	63	518	0	888	204	815	42	0	1061	4091
Appr %	39.7	28.4	31.9	00.0		00.6	85.1	14.4	00.0		34.6	07.1	58.3	00.0		19.2	76.8	04.0	00.0		
Total %	03.3	02.4	02.7	00.0		00.2	37.4	06.3	00.0		07.5	01.5	12.7	00.0		05.0	19.9	01.0	00.0		
% Trucks	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0
AM Pk Hr	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00
AM Pk Vol	65	54	45	0	164	4	808	133	0	945	142	27	273	0	442	99	412	17	0	528	2079
AM PHF	0.855	0.675	0.804	NaN	0.953	0.500	0.914	0.739	NaN	0.909	0.826	0.675	0.656	NaN	0.704	0.798	0.990	0.708	NaN	0.936	0.926







# Palm Beach Blvd @ Buckingham Rd 3-12-2020 AM

File Name: Palm Beach Blvd @ Buckingham Rd 3-12-  
 Location: Lee County




All Vehicles





Site Code:  
 Study Date: 03/12/2020

Buckingham Rd			
65	54	45	0
Right	Thru	Left	U-Turn
			

AM Peak Hour Statistics  
 AM Peak Hour Begins: 07:00  
 AM Peak Hour Volume: 2079  
 AM Peak Hour Factor: 0.926

Old Olga Rd			
0	273	27	142
U-Turn	Left	Thru	Right
			

Palm Beach Blvd			
99	412	17	0
Right	Thru	Left	U-Turn
			

Palm Beach Blvd			
4	808	133	0
Right	Thru	Left	U-Turn
			

DCI2020-00010

COMMUNITY DEVELOPMENT

RECEIVED  
 MAY 27 2020

# Palm Beach Blvd @ Buckingham Rd 3-12-2020 PM

File Name: Palm Beach Blvd @ Buckingham Rd 3-12-  
Location: Lee County

All Vehicles

Site Code:  
Study Date: 03/12/2020

	Buckingham Rd Southbound					Palm Beach Blvd Westbound					Old Olga Rd Northbound					Palm Beach Blvd Eastbound					
Time	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Int Total
16:00	20	24	25	0	69	5	131	24	0	160	31	26	50	0	107	40	155	28	0	223	559
16:15	9	20	23	0	52	5	111	25	0	141	19	15	55	0	89	47	148	22	0	217	499
16:30	25	17	28	0	70	5	122	25	0	152	27	27	53	0	107	41	110	18	0	169	498
16:45	21	19	20	0	60	4	128	34	0	166	30	14	38	0	82	54	158	26	0	238	546
Total	75	80	96	0	251	19	492	108	0	619	107	82	196	0	385	182	571	94	0	847	2102
17:00	20	22	26	0	68	3	123	31	0	157	35	19	52	0	106	40	154	25	0	219	550
17:15	19	24	18	0	61	1	131	34	0	166	32	14	56	0	102	38	148	16	0	202	531
17:30	12	15	25	0	52	3	102	32	0	137	32	20	61	0	113	33	159	17	0	209	511
17:45	19	24	23	0	66	0	119	23	0	142	25	8	47	0	80	57	140	15	0	212	500
Total	70	85	92	0	247	7	475	120	0	602	124	61	216	0	401	168	601	73	0	842	2092
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	145	165	188	0	498	26	967	228	0	1221	231	143	412	0	786	350	1172	167	0	1689	4194
Appr %	29.1	33.1	37.8	00.0		02.1	79.2	18.7	00.0		29.4	18.2	52.4	00.0		20.7	69.4	09.9	00.0		
Total %	03.5	03.9	04.5	00.0		00.6	23.1	05.4	00.0		05.5	03.4	09.8	00.0		08.3	27.9	04.0	00.0		
% Trucks	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0
PM Pk Hr	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45
PM Pk Vol	72	80	89	0	241	11	484	131	0	626	129	67	207	0	403	165	619	84	0	868	2138
PM PHF	0.857	0.833	0.856	NaN	0.886	0.688	0.924	0.963	NaN	0.943	0.921	0.838	0.848	NaN	0.892	0.764	0.973	0.808	NaN	0.912	0.956

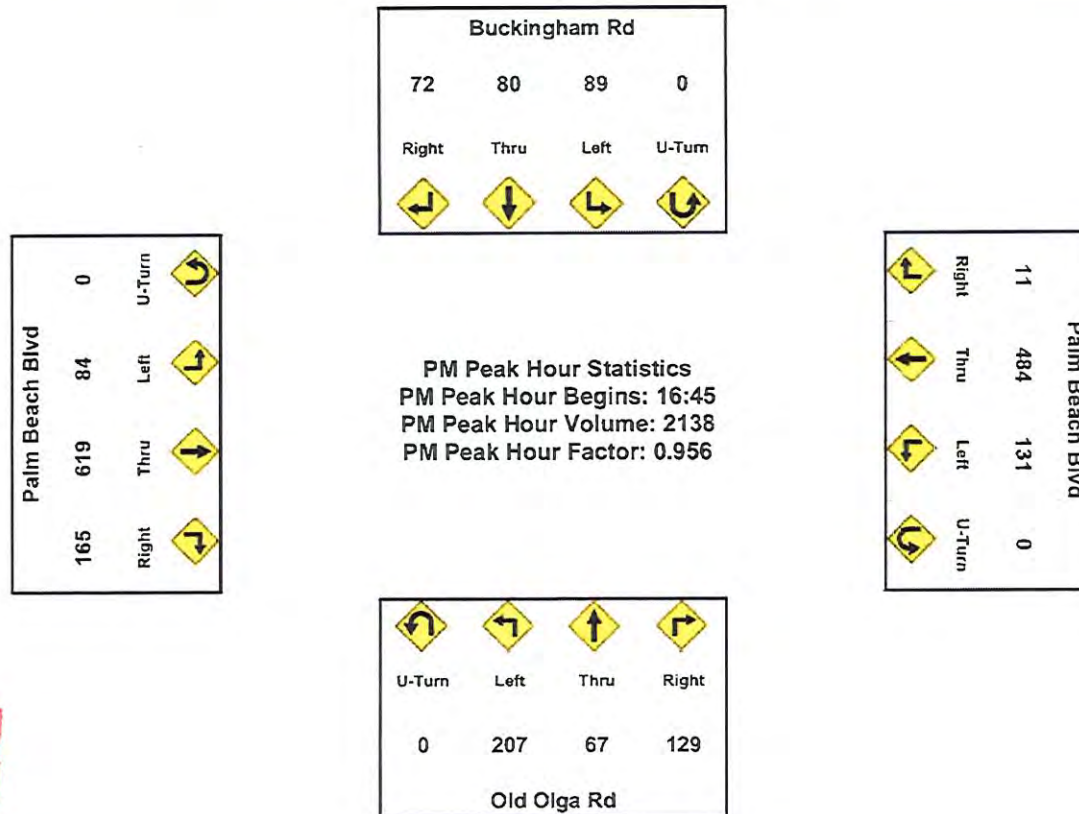


# Palm Beach Blvd @ Buckingham Rd 3-12-2020 PM

File Name: Palm Beach Blvd @ Buckingham Rd 3-12-  
 Location: Lee County

All Vehicles

Site Code:  
 Study Date: 03/12/2020



DC12020-00010

COMMUNITY DEVELOPMENT

RECEIVED  
 MAY 27 2020

**TRAFFIC COUNTS**  
**BUCKINGHAM ROAD @ ORANGE**  
**RIVER BOULEVARD**

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



# Buckingham Rd @ Orange River Blvd 3-12-2020 AM

File Name: Buckingham Rd @ Orange River Blvd 3-12-2020  
Location: Lee County

All Vehicles

Site Code:  
Study Date: 03/12/2020

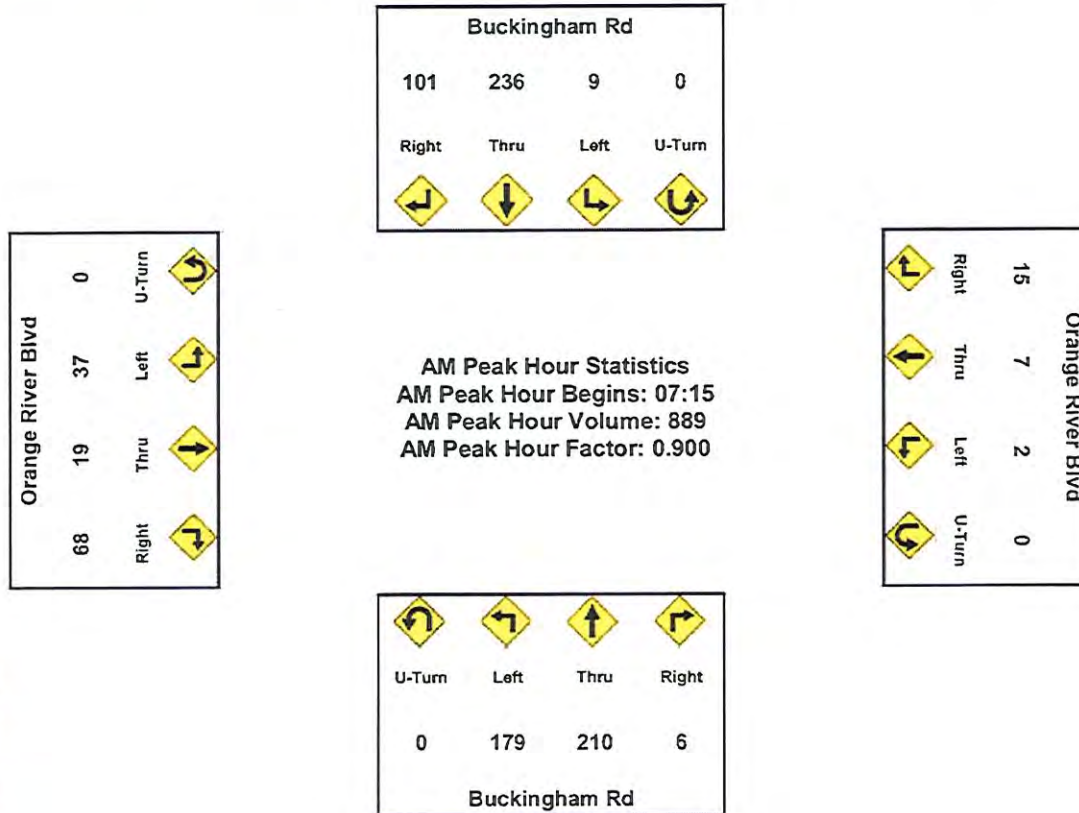
	Buckingham Rd Southbound					Orange River Blvd Westbound					Buckingham Rd Northbound					Orange River Blvd Eastbound					
Time	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Int Total
07:00	13	43	3	0	59	3	3	0	0	6	0	53	59	0	112	15	2	6	0	23	200
07:15	28	57	2	0	87	6	4	0	0	10	0	54	62	0	116	17	4	13	0	34	247
07:30	21	57	1	0	79	4	1	0	0	5	1	50	41	0	92	16	6	9	0	31	207
07:45	26	55	6	0	87	5	1	1	0	7	3	62	40	0	105	17	4	8	0	29	228
Total	88	212	12	0	312	18	9	1	0	28	4	219	202	0	425	65	16	36	0	117	882
08:00	26	67	0	0	93	0	1	1	0	2	2	44	36	0	82	18	5	7	0	30	207
08:15	22	63	0	0	85	2	2	0	0	4	0	50	42	0	92	12	2	19	0	33	214
08:30	16	49	6	0	71	3	2	2	0	7	2	48	26	0	76	27	5	24	0	56	210
08:45	18	50	4	0	72	7	2	2	0	11	1	60	39	0	100	19	6	13	0	38	221
Total	82	229	10	0	321	12	7	5	0	24	5	202	143	0	350	76	18	63	0	157	852
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	170	441	22	0	633	30	16	6	0	52	9	421	345	0	775	141	34	99	0	274	1734
Appr %	26.9	69.7	03.5	00.0		57.7	30.8	11.5	00.0		01.2	54.3	44.5	00.0		51.5	12.4	36.1	00.0		
Total %	09.8	25.4	01.3	00.0		01.7	00.9	00.3	00.0		00.5	24.3	19.9	00.0		08.1	02.0	05.7	00.0		
% Trucks	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0
AM Pk Hr	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15
AM Pk Vol	101	236	9	0	346	15	7	2	0	24	6	210	179	0	395	68	19	37	0	124	889
AM PHF	0.902	0.881	0.375	NaN	0.930	0.625	0.438	0.500	NaN	0.600	0.500	0.847	0.722	NaN	0.851	0.944	0.792	0.712	NaN	0.912	0.900

# Buckingham Rd @ Orange River Blvd 3-12-2020 AM

File Name: Buckingham Rd @ Orange River Blvd 3-12-2020  
 Location: Lee County

All Vehicles

Site Code:  
 Study Date: 03/12/2020



RECEIVED  
 MAY 27 2020  
 COMMUNITY DEVELOPMENT

DC12020-00010



# Buckingham Rd @ Oragne River Blvd 3-12-2020 PM

File Name: Buckingham Rd @ Oragne River Blvd 3-12-2020  
 Location: Lee county

All Vehicles

Site Code:  
 Study Date: 03/12/2020





	Buckingham Rd Southbound					Orange River Blvd Westbound					Buckingham Rd Northbound					Orange River Blvd Eastbound					
Time	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Int Total
16:00	23	73	2	0	98	4	7	7	0	18	1	52	30	0	83	51	1	23	0	75	274
16:15	20	75	1	0	96	6	3	3	0	12	1	77	42	0	120	63	1	25	0	89	317
16:30	32	68	4	0	104	3	2	1	0	6	2	48	29	0	79	54	7	19	0	80	269
16:45	22	75	3	0	100	8	3	0	0	11	0	83	23	0	106	47	4	24	0	75	292
Total	97	291	10	0	398	21	15	11	0	47	4	260	124	0	388	215	13	91	0	319	1152
17:00	24	68	0	0	92	1	0	0	0	1	0	67	26	0	93	51	4	19	0	74	260
17:15	16	63	3	0	82	3	1	2	0	6	0	58	28	0	86	44	3	21	0	68	242
17:30	22	51	3	0	76	4	2	1	0	7	1	53	19	0	73	49	1	18	0	68	224
17:45	17	50	5	0	72	1	1	2	0	4	0	44	32	0	76	35	2	13	0	50	202
Total	79	232	11	0	322	9	4	5	0	18	1	222	105	0	328	179	10	71	0	260	928
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	176	523	21	0	720	30	19	16	0	65	5	482	229	0	716	394	23	162	0	579	2080
Appr %	24.4	72.6	02.9	00.0		46.2	29.2	24.6	00.0		00.7	67.3	32.0	00.0		68.0	04.0	28.0	00.0		
Total %	08.5	25.1	01.0	00.0		01.4	00.9	00.8	00.0		00.2	23.2	11.0	00.0		18.9	01.1	07.8	00.0		
% Trucks	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0
PM Pk Hr	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00
PM Pk Vol	97	291	10	0	398	21	15	11	0	47	4	260	124	0	388	215	13	91	0	319	1152
PM PHE	0.758	0.970	0.625	NaN	0.957	0.656	0.536	0.393	NaN	0.653	0.500	0.783	0.738	NaN	0.808	0.853	0.464	0.910	NaN	0.896	0.909





# Buckingham Rd @ Oragne River Blvd 3-12-2020 PM

File Name: Buckingham Rd @ Oragne River Blvd 3-12-2020  
 Location: Lee county





All Vehicles

Site Code:  
 Study Date: 03/12/2020

Buckingham Rd			
97	291	10	0
Right	Thru	Left	U-Turn
			

Orange River Blvd			
21	15	11	0
Right	Thru	Left	U-Turn
			

PM Peak Hour Statistics  
 PM Peak Hour Begins: 16:00  
 PM Peak Hour Volume: 1152  
 PM Peak Hour Factor: 0.909

Buckingham Rd			
0	124	260	4
U-Turn	Left	Thru	Right
			

Orange River Blvd			
215	13	91	0
Right	Thru	Left	U-Turn
			

COMMUNITY DEVELOPMENT

RECEIVED  
 MAY 27 2020

DC12020-00010



**DEVELOPMENT OF FUTURE YEAR  
BACKGROUND TURNING VOLUMES**

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

## Development of Future Year Background Turning Volumes

Intersection  
Count Date  
Build-Out Year

Palm Beach Blvd (SR 80) @ Buckingham Road  
March 12th, 2020  
2028

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	273	27	142	45	54	65	17	412	99	133	808	4
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	273	27	142	45	54	65	17	412	99	133	808	4
Growth Rate	3.53%	2.00%	3.53%	2.00%	2.00%	2.00%	2.00%	3.00%	3.00%	3.16%	3.16%	2.00%
Years to Build-out	8	8	8	8	8	8	8	8	8	8	8	8
2028 Background Turning Volumes	360	32	187	53	63	76	20	522	125	171	1,036	5
Project Turning Volumes	200	11	150		4				67	50		
2028 Background + Project	560	43	337	53	67	76	20	522	192	221	1,036	5

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	207	67	129	89	80	72	84	619	165	131	484	11
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	207	67	129	89	80	72	84	619	165	131	484	11
Growth Rate	3.53%	2.00%	3.53%	2.00%	2.00%	2.00%	2.00%	3.00%	3.00%	3.16%	3.16%	2.00%
Years to Build-out	8	8	8	8	8	8	8	8	8	8	8	8
2028 Background Turning Volumes	273	79	170	104	94	84	98	784	209	168	621	13
Project Turning Volumes	127	7	96		12				217	163		
2028 Background + Project	400	86	266	104	106	84	98	784	426	331	621	13

COMMUNITY DEVELOPMENT

RECEIVED  
MAY 27 2020

DC12020-00010



## Development of Future Year Background Turning Volumes

Intersection  
Count Date  
Build-Out Year

Buckingham Road @ Orange River Blvd  
March 12th, 2020  
2028

	AM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	179	210	6	9	236	101	37	19	68	2	7	15
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	179	210	6	9	236	101	37	19	68	2	7	15
Growth Rate	3.05%	3.05%	1.00%	1.00%	3.53%	3.53%	5.91%	1.00%	5.91%	1.00%	1.00%	1.00%
Years to Build-out	8	8	8	8	8	8	8	8	8	8	8	8
2028 Background Turning Volumes	228	267	6	10	311	133	59	21	108	2	8	16
Project Turning Volumes		44			134	44	15					
2028 Background + Project	228	311	6	10	445	177	74	21	108	2	8	16

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	124	260	4	10	291	97	91	13	215	11	15	21
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	124	260	4	10	291	97	91	13	215	11	15	21
Growth Rate	3.05%	3.05%	1.00%	1.00%	3.53%	3.53%	5.91%	1.00%	5.91%	1.00%	1.00%	1.00%
Years to Build-out	8	8	8	8	8	8	8	8	8	8	8	8
2028 Background Turning Volumes	158	331	4	11	384	128	144	14	340	12	16	23
Project Turning Volumes		145			85	28	48					
2028 Background + Project	158	476	4	11	469	156	192	14	340	12	16	23

RECEIVED  
 MAY 27 2020  
 COMMUNITY DEVELOPMENT

DCI 2020-00010

## Development of Future Year Background Turning Volumes

Intersection  
Count Date  
Build-Out Year

**Buckingham Road @ Site Access**  
March 12th, 2020  
2028

	AM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	262	0	0	346	0	0	0	0	0	0	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	0	262	0	0	346	0	0	0	0	0	0	0
Growth Rate	0.00%	3.53%	0.00%	0.00%	3.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	8	8	8	8	8	8	8	8	8	8	8	8
2028 Background Turning Volumes	0	346	0	0	457	0	0	0	0	0	0	0
Project Turning Volumes			59	126						178		377
2028 Background + Project	0	346	59	126	457	0	0	0	0	178	0	377

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	372	0	0	398	0	0	0	0	0	0	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	0	372	0	0	398	0	0	0	0	0	0	0
Growth Rate	0.00%	3.53%	0.00%	0.00%	3.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	8	8	8	8	8	8	8	8	8	8	8	8
2028 Background Turning Volumes	0	491	0	0	525	0	0	0	0	0	0	0
Project Turning Volumes			193	411						113		241
2028 Background + Project	0	491	193	411	525	0	0	0	0	113	0	241

RECEIVED

MAY 27 2020

COMMUNITY DEVELOPMENT



**SIGNAL TIMINGS**  
**BUCKINGHAM ROAD @ SR 80**

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010

## Lee County, FL



MOVING TRAFFIC FORWARD

4304 - Palm Beach &amp; Buckingham/Old Olga - - Econolite Type - Cobalt

## Controller Timing Plan (MM) 2-1

## Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	E-L	W-T	S-L	N-T	W-L	E-T	N-L	S-T	N	N	N	N	N	N	N	N
Min Green	5	20	5	8	5	20	5	8	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	21	0	27	0	18	0	23	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	2.0	5.0	2.0	4.0	3.0	5.0	3.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	15	45	15	20	15	45	30	20	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	5.0	4.0	4.0	4.0	5.0	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



## Lee County, FL



MOVING TRAFFIC FORWARD

4304 - Palm Beach &amp; Buckingham/Old Olga - - Econolite Type - Cobalt

## Coordination Pattern Data

## Coordinator Pattern Data (MM) 3-2

## Coordinator Pattern # 11 - AM Pk Hr

Split Pattern	11	TS2 (Pat-Off)	3-2	Splits In	Percent
Cycle	150	Std (COS)	9	Offsets In	Percent
Offset Value	18%	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	11		
Max Select	None	Force Off	Fixed		

## Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description	E-L	W-T	S-L	N-T	W-L	E-T	N-L	S-T	N	N	N	N	N	N	N	N
Splits (Split Pat 11)	12	41	14	33	21	32	29	18	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	100%	100%	0%	0%

## Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

## Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase									X	X	X	X	X	X	X	X
Special Function Outputs																

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010

**Coordinator Pattern # 12 --PM pk Hr**

Split Pattern	12	TS2 (Pat-Off)	3-3	Splits In	Percent
Cycle	150	Std (COS)	81	Offsets In	Percent
Offset Value	98%	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	12		
Max Select	None	Force Off	Fixed		

**Split Preference Phases**

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description	E-L	W-T	S-L	N-T	W-L	E-T	N-L	S-T	N	N	N	N	N	N	N	N
Splits (Split Pat 12)	15	55	13	17	17	53	18	12	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	100%	100%	0%	0%

**Misc. Data**

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

**Split Pattern**

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase									X	X	X	X	X	X	X	X
Special Function																
Outputs																

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010



**SIGNAL TIMINGS**  
**BUCKINGHAM ROAD @ ORANGE**  
**RIVER BOULEVARD**

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

**DCI2020-00010**

## EAST PALM BCH BLVD (S.R.80) - BUCKINGHAM &amp; ORANGE RIVER (ISO)

## Controller Timing Plan (MM)2-1

## Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	NBLT	SB		EB	SBLT	NB		WB								
Min Green	5	15	0	8	5	15	0	8	0	0	0	0	0	0	0	0
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	4.0	4.0	0.0	4.0	2.5	4.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	30	50	0	25	15	50	0	25	0	0	0	0	0	0	0	0
Max 2	35	60	0	30	0	60	0	0	0	0	0	0	0	0	0	0
Max 3	40	70	0	35	0	70	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	5.0	10.0	0.0	5.0	0.0	10.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	4.7	3.0	4.0	4.0	4.7	3.0	4.0	3.0	3.0	3.0	3.0	0.0	0.0	0.0	0.0
Red Clear	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



## SYNCHRO SUMMARY SHEETS

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

BUCKINGHAM ROAD @ SR 80

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

























DCI2020-00010



Lanes, Volumes, Timings  
3: Buckingham Rd & SR 80

2028 AM Pk Hr Background

04/08/2020

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	522	125	171	1036	5	360	32	187	53	63	76
Future Volume (vph)	20	522	125	171	1036	5	360	32	187	53	63	76
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		440	320		215	210		0	0		0
Storage Lanes	1		1	1		1	1		0	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850		0.872				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	1624	0	1770	1863	1583
Flt Permitted	0.950			0.950			0.593			0.611		
Satd. Flow (perm)	1770	3539	1583	1770	3539	1583	1105	1624	0	1138	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			196			153		195				204
Link Speed (mph)		45			45			40			35	
Link Distance (ft)		748			714			453			471	
Travel Time (s)		11.3			10.8			7.7			9.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	22	567	136	186	1126	5	391	35	203	58	68	83
Shared Lane Traffic (%)												
Lane Group Flow (vph)	22	567	136	186	1126	5	391	238	0	58	68	83
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA		pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6			2	4			8		8
Detector Phase	1	6	6	5	2	2	7	4		3	8	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	11.0	25.0	25.0	11.0	25.0	25.0	11.0	24.0		11.0	24.0	24.0
Total Split (s)	18.0	48.0	48.0	32.0	62.0	62.0	43.0	49.0		21.0	27.0	27.0
Total Split (%)	12.0%	32.0%	32.0%	21.3%	41.3%	41.3%	28.7%	32.7%		14.0%	18.0%	18.0%
Maximum Green (s)	12.0	41.0	41.0	26.0	55.0	55.0	37.0	43.0		15.0	21.0	21.0
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.0	7.0	7.0	6.0	7.0	7.0	6.0	6.0		6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	Max		None	Max	Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0			7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0			11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0			0	0
Act Effct Green (s)	7.4	46.4	46.4	20.6	64.3	64.3	64.0	52.0		36.9	28.5	28.5
Actuated g/C Ratio	0.05	0.31	0.31	0.14	0.43	0.43	0.43	0.35		0.25	0.19	0.19
v/c Ratio	0.25	0.52	0.22	0.77	0.74	0.01	0.65	0.34		0.18	0.19	0.18
Control Delay	75.0	45.4	1.6	82.4	40.8	0.0	37.5	9.8		30.2	55.5	0.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	75.0	45.4	1.6	82.4	40.8	0.0	37.5	9.8		30.2	55.5	0.8

Baseline

Synchro 10 Report

Page 1

COMMUNITY DEVELOPMENT

DCI2020-00010



Lanes, Volumes, Timings  
3: Buckingham Rd & SR 80

2028 AM Pk Hr Background  
04/08/2020

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	E	D	A	F	D	A	D	A		C	E	A
Approach Delay		38.1			46.5			27.1			26.8	
Approach LOS		D			D			C			C	
Queue Length 50th (ft)	21	242	0	178	508	0	279	29		33	57	0
Queue Length 95th (ft)	52	318	8	257	616	0	382	100		63	111	0
Internal Link Dist (ft)		668			634			373			391	
Turn Bay Length (ft)			440	320		215	210					
Base Capacity (vph)	141	1095	625	306	1517	766	635	690		393	353	466
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.16	0.52	0.22	0.61	0.74	0.01	0.62	0.34		0.15	0.19	0.18

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.77

Intersection Signal Delay: 38.7

Intersection LOS: D

Intersection Capacity Utilization 77.7%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 3: Buckingham Rd & SR 80



RECEIVED  
MAY 27 2020

Baseline
























COMMUNITY DEVELOPMENT Synchro 10 Report  
Page 2

DCI2020-00010



Lanes, Volumes, Timings  
3: Buckingham Rd & SR 80

2028 AM Pk Hr With Project  
04/08/2020

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	522	192	221	1036	5	560	43	337	53	67	76
Future Volume (vph)	20	522	192	221	1036	5	560	43	337	53	67	76
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		440	320		215	210		0	0		0
Storage Lanes	1		1	1		1	1		0	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850		0.867				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	1615	0	1770	1863	1583
Flt Permitted	0.950			0.950			0.559			0.520		
Satd. Flow (perm)	1770	3539	1583	1770	3539	1583	1041	1615	0	969	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			209			153		262				204
Link Speed (mph)		45			45			40			35	
Link Distance (ft)		748			714			453			471	
Travel Time (s)		11.3			10.8			7.7			9.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	22	567	209	240	1126	5	609	47	366	58	73	83
Shared Lane Traffic (%)												
Lane Group Flow (vph)	22	567	209	240	1126	5	609	413	0	58	73	83
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA		pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6			2	4			8		8
Detector Phase	1	6	6	5	2	2	7	4		3	8	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	11.0	25.0	25.0	11.0	25.0	25.0	11.0	24.0		11.0	24.0	24.0
Total Split (s)	18.0	48.0	48.0	32.0	62.0	62.0	43.0	49.0		21.0	27.0	27.0
Total Split (%)	12.0%	32.0%	32.0%	21.3%	41.3%	41.3%	28.7%	32.7%		14.0%	18.0%	18.0%
Maximum Green (s)	12.0	41.0	41.0	26.0	55.0	55.0	37.0	43.0		15.0	21.0	21.0
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.0	7.0	7.0	6.0	7.0	7.0	6.0	6.0		6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	Max		None	Max	Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0			7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0			11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0			0	0
Act Effct Green (s)	7.4	43.2	43.2	23.8	64.3	64.3	64.0	52.0		29.4	21.0	21.0
Actuated g/C Ratio	0.05	0.29	0.29	0.16	0.43	0.43	0.43	0.35		0.20	0.14	0.14
v/c Ratio	0.25	0.56	0.35	0.86	0.74	0.01	0.98	0.56		0.25	0.28	0.21
Control Delay	75.0	48.3	6.7	88.3	40.8	0.0	69.7	17.9		32.4	61.0	1.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	75.0	48.3	6.7	88.3	40.8	0.0	69.7	17.9		32.4	61.0	1.2

Baseline

Synchro 10 Report  
Page 1

COMMUNITY DEVELOPMENT

DCI2020-00010



Lanes, Volumes, Timings  
3: Buckingham Rd & SR 80

2028 AM Pk Hr With Project  
04/08/2020

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	E	D	A	F	D	A	E	B		C	E	A
Approach Delay		38.1			49.0			48.7			30.1	
Approach LOS		D			D			D			C	
Queue Length 50th (ft)	21	254	0	228	508	0	516	119		33	65	0
Queue Length 95th (ft)	52	318	63	#356	616	0	#842	239		63	117	0
Internal Link Dist (ft)		668			634			373			391	
Turn Bay Length (ft)			440	320		215	210					
Base Capacity (vph)	141	1020	604	306	1517	766	623	731		312	260	397
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.16	0.56	0.35	0.78	0.74	0.01	0.98	0.56		0.19	0.28	0.21

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.98

Intersection Signal Delay: 45.2

Intersection LOS: D

Intersection Capacity Utilization 88.8%

ICU Level of Service E

Analysis Period (min) 15

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Buckingham Rd & SR 80



RECEIVED  
MAY 27 2020

Baseline

Synchro 10 Report  
Page 2

COMMUNITY DEVELOPMENT

DCI2020-00010



### Lanes, Volumes, Timings

#### 3: Buckingham Rd & SR 80

2028 PM Pk Hr Background

04/08/2020

	↖	→	↘	↙	←	↖	↙	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗	↘	↖	↗	↘	↖	↗		↖	↗	↘
Traffic Volume (vph)	98	784	209	168	621	13	273	79	170	104	94	84
Future Volume (vph)	98	784	209	168	621	13	273	79	170	104	94	84
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		440	320		215	210		0	0		0
Storage Lanes	1		1	1		1	1		0	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850		0.898				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	1673	0	1770	1863	1583
Flt Permitted	0.950			0.950			0.379			0.325		
Satd. Flow (perm)	1770	3539	1583	1770	3539	1583	706	1673	0	605	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			227			153		60				160
Link Speed (mph)		45			45			40			35	
Link Distance (ft)		748			714			453			471	
Travel Time (s)		11.3			10.8			7.7			9.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	107	852	227	183	675	14	297	86	185	113	102	91
Shared Lane Traffic (%)												
Lane Group Flow (vph)	107	852	227	183	675	14	297	271	0	113	102	91
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA		pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6			2	4			8		8
Detector Phase	1	6	6	5	2	2	7	4		3	8	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	11.0	25.0	25.0	11.0	25.0	25.0	11.0	24.0		11.0	24.0	24.0
Total Split (s)	22.0	79.0	79.0	25.0	82.0	82.0	28.0	26.0		20.0	18.0	18.0
Total Split (%)	14.7%	52.7%	52.7%	16.7%	54.7%	54.7%	18.7%	17.3%		13.3%	12.0%	12.0%
Maximum Green (s)	16.0	72.0	72.0	19.0	75.0	75.0	22.0	20.0		14.0	12.0	12.0
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.0	7.0	7.0	6.0	7.0	7.0	6.0	6.0		6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	Max		None	Max	Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0			7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0			11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0			0	0
Act Effct Green (s)	13.5	72.9	72.9	18.1	77.5	77.5	40.0	21.9		24.4	12.3	12.3
Actuated g/C Ratio	0.09	0.49	0.49	0.12	0.52	0.52	0.27	0.15		0.16	0.08	0.08
v/c Ratio	0.68	0.50	0.26	0.86	0.37	0.02	0.87	0.92		0.59	0.67	0.33
Control Delay	86.7	27.5	3.2	97.8	22.7	0.0	74.0	83.5		57.1	88.1	3.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	86.7	27.5	3.2	97.8	22.7	0.0	74.0	83.5		57.1	88.1	3.2

Baseline

Synchro 10 Report

Page 1













RECEIVED  
MAY 27 2023  
COMMUNITY DEVELOPMENT

DCI2020-00010



Lanes, Volumes, Timings  
3: Buckingham Rd & SR 80

2028 PM Pk Hr Background  
04/08/2020

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	C	A	F	C	A	E	F		E	F	A
Approach Delay		28.2			38.1			78.5			51.4	
Approach LOS		C			D			E			D	
Queue Length 50th (ft)	103	295	0	177	205	0	258	212		87	99	0
Queue Length 95th (ft)	168	355	46	#306	258	0	#359	#408		144	#184	0
Internal Link Dist (ft)		668			634			373			391	
Turn Bay Length (ft)			440	320		215	210					
Base Capacity (vph)	188	1719	885	224	1829	892	344	295		214	153	276
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.57	0.50	0.26	0.82	0.37	0.02	0.86	0.92		0.53	0.67	0.33

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.92

Intersection Signal Delay: 43.3

Intersection LOS: D

Intersection Capacity Utilization 72.2%

ICU Level of Service C

Analysis Period (min) 15

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Buckingham Rd & SR 80




























# Lanes, Volumes, Timings

## 3: Buckingham Rd & SR 80

2028 PM Pk Hr With Project  
04/08/2020

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	98	784	426	331	621	13	400	86	266	104	106	84
Future Volume (vph)	98	784	426	331	621	13	400	86	266	104	106	84
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		440	320		215	210		0	0		0
Storage Lanes	1		1	1		1	1		0	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850		0.887				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	1652	0	1770	1863	1583
Flt Permitted	0.950			0.950			0.326			0.333		
Satd. Flow (perm)	1770	3539	1583	1770	3539	1583	607	1652	0	620	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			450			153		86				160
Link Speed (mph)		45			45			40			35	
Link Distance (ft)		748			714			453			471	
Travel Time (s)		11.3			10.8			7.7			9.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	107	852	463	360	675	14	435	93	289	113	115	91
Shared Lane Traffic (%)												
Lane Group Flow (vph)	107	852	463	360	675	14	435	382	0	113	115	91
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA		pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6			2	4			8		8
Detector Phase	1	6	6	5	2	2	7	4		3	8	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	11.0	25.0	25.0	11.0	25.0	25.0	11.0	24.0		11.0	24.0	24.0
Total Split (s)	22.0	79.0	79.0	25.0	82.0	82.0	28.0	26.0		20.0	18.0	18.0
Total Split (%)	14.7%	52.7%	52.7%	16.7%	54.7%	54.7%	18.7%	17.3%		13.3%	12.0%	12.0%
Maximum Green (s)	16.0	72.0	72.0	19.0	75.0	75.0	22.0	20.0		14.0	12.0	12.0
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.0	7.0	7.0	6.0	7.0	7.0	6.0	6.0		6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	Max		None	Max	Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0			7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0			11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0			0	0
Act Effct Green (s)	13.5	72.0	72.0	19.0	77.5	77.5	40.0	21.9		24.1	12.0	12.0
Actuated g/C Ratio	0.09	0.48	0.48	0.13	0.52	0.52	0.27	0.15		0.16	0.08	0.08
v/c Ratio	0.68	0.50	0.47	1.61	0.37	0.02	1.31	1.22		0.59	0.77	0.33
Control Delay	86.7	28.0	3.8	332.5	22.7	0.0	199.7	162.4		57.2	98.7	3.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	86.7	28.0	3.8	332.5	22.7	0.0	199.7	162.4		57.2	98.7	3.3

Baseline

Synchro 10 Report  
Page 1













RECEIVED  
MAY 27 2023  
COMMUNITY DEVELOPMENT

DCI2020-00010



Lanes, Volumes, Timings  
3: Buckingham Rd & SR 80

2028 PM Pk Hr With Project  
04/08/2020

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	C	A	F	C	A	F	F		E	F	A
Approach Delay		24.5			128.7			182.3			56.8	
Approach LOS		C			F			F			E	
Queue Length 50th (ft)	103	295	7	~503	205	0	~470	~390		87	112	0
Queue Length 95th (ft)	168	355	67	#710	258	0	#688	#615		144	#216	0
Internal Link Dist (ft)		668			634			373			391	
Turn Bay Length (ft)			440	320		215	210					
Base Capacity (vph)	188	1698	993	224	1829	892	332	314		214	149	273
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.57	0.50	0.47	1.61	0.37	0.02	1.31	1.22		0.53	0.77	0.33

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0. (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.61

Intersection Signal Delay: 93.4

Intersection LOS: F

Intersection Capacity Utilization 88.6%

ICU Level of Service E

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Buckingham Rd & SR 80



RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT



**BUCKINGHAM ROAD @ ORANGE  
RIVER BOULEVARD**

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

**DCI2020-00010**

# Lanes, Volumes, Timings

## 3: Orange River Blvd & Buckingham Rd

2028 AM Pk Hr Background

04/08/2020

	↗	→	↘	↖	←	↗	↖	↑	↗	↘	↓	↖
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↗	↖		↕		↖	↗		↖	↗	↖
Traffic Volume (vph)	59	21	108	2	8	16	228	267	6	10	311	133
Future Volume (vph)	59	21	108	2	8	16	228	267	6	10	311	133
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		300	0		0	165		0	140		90
Storage Lanes	0		1	0		0	1		0	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.918			0.996				0.850
Flt Protected		0.965			0.996		0.950			0.950		
Satd. Flow (prot)	0	1798	1583	0	1703	0	1770	1855	0	1770	1863	1583
Flt Permitted		0.765			0.984		0.404			0.579		
Satd. Flow (perm)	0	1425	1583	0	1683	0	753	1855	0	1079	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			163		17			2				156
Link Speed (mph)		35			25			45			45	
Link Distance (ft)		483			607			275			406	
Travel Time (s)		9.4			16.6			4.2			6.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	64	23	117	2	9	17	248	290	7	11	338	145
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	87	117	0	28	0	248	297	0	11	338	145
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4		4	8			6			2		2
Minimum Split (s)	8.0	8.0	8.0	8.0	8.0		7.0	15.0		7.0	15.0	15.0
Total Split (s)	25.0	25.0	25.0	25.0	25.0		30.0	50.0		15.0	50.0	50.0
Total Split (%)	23.8%	23.8%	23.8%	23.8%	23.8%		28.6%	47.6%		14.3%	47.6%	47.6%
Maximum Green (s)	19.0	19.0	19.0	19.0	19.0		24.0	43.3		9.0	43.3	43.3
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.7		4.0	4.7	4.7
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0		6.0		6.0	6.7		6.0	6.7	6.7
Lead/Lag							Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Walk Time (s)	7.0	7.0	7.0	7.0	7.0			7.0			7.0	7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0			11.0			11.0	11.0
Pedestrian Calls (#/hr)	0	0	0	0	0			0			0	0
Act Effct Green (s)		19.0	19.0		19.0		74.0	58.3		53.0	43.3	43.3
Actuated g/C Ratio		0.18	0.18		0.18		0.70	0.56		0.50	0.41	0.41
v/c Ratio		0.34	0.28		0.09		0.33	0.29		0.02	0.44	0.19
Control Delay		41.8	3.8		21.7		6.6	13.2		6.9	24.4	3.3
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	0.0
Total Delay		41.8	3.8		21.7		6.6	13.2		6.9	24.4	3.3
LOS		D	A		C		A	B		A	C	A
Approach Delay		20.0			21.7			10.2			17.8	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)		51	0		6		50	99		2	160	0
Queue Length 95th (ft)		100	21		31		79	151		7	239	32

Baseline

Synchro 10 Report  
Page 1

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



Lanes, Volumes, Timings  
3: Orange River Blvd & Buckingham Rd

2028 AM Pk Hr Background  
04/08/2020

	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		403			527			195			326	
Turn Bay Length (ft)			300				165			140		90
Base Capacity (vph)		257	419		318		763	1030		603	768	744
Starvation Cap Reductn		0	0		0		0	0		0	0	0
Spillback Cap Reductn		0	0		0		0	0		0	0	0
Storage Cap Reductn		0	0		0		0	0		0	0	0
Reduced v/c Ratio		0.34	0.28		0.09		0.33	0.29		0.02	0.44	0.19

Intersection Summary

Area Type: Other

Cycle Length: 105

Actuated Cycle Length: 105

Offset: 35.5 (34%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 40

Control Type: Pretimed

Maximum v/c Ratio: 0.44

Intersection Signal Delay: 15.0

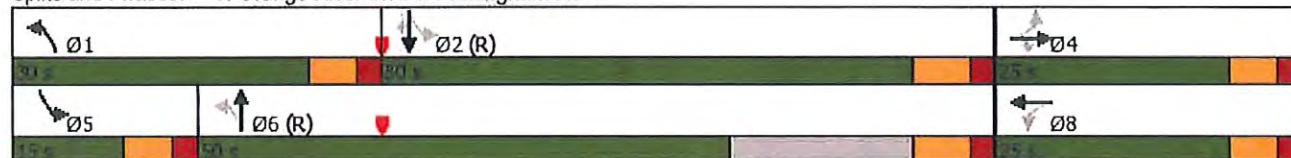
Intersection LOS: B

Intersection Capacity Utilization 55.6%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 3: Orange River Blvd & Buckingham Rd



Baseline

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT

Synchro 10 Report  
Page 2

DCI2020-00010



# Lanes, Volumes, Timings

## 3: Orange River Blvd & Buckingham Rd

2028 AM Pk Hr With Project  
04/08/2020

	↖	→	↘	↙	←	↖	↙	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕		↕	↕		↕	↕	↕
Traffic Volume (vph)	74	21	108	2	8	16	228	311	6	10	445	177
Future Volume (vph)	74	21	108	2	8	16	228	311	6	10	445	177
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		300	0		0	165		0	140		90
Storage Lanes	0		1	0		0	1		0	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.918			0.997				0.850
Flt Protected		0.963			0.996		0.950			0.950		
Satd. Flow (prot)	0	1794	1583	0	1703	0	1770	1857	0	1770	1863	1583
Flt Permitted		0.755			0.983		0.270			0.554		
Satd. Flow (perm)	0	1406	1583	0	1681	0	503	1857	0	1032	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			163		17			2				156
Link Speed (mph)		35			25			45			45	
Link Distance (ft)		483			607			275			406	
Travel Time (s)		9.4			16.6			4.2			6.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	80	23	117	2	9	17	248	338	7	11	484	192
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	103	117	0	28	0	248	345	0	11	484	192
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4		4	8			6			2		2
Minimum Split (s)	8.0	8.0	8.0	8.0	8.0		7.0	15.0		7.0	15.0	15.0
Total Split (s)	25.0	25.0	25.0	25.0	25.0		30.0	50.0		15.0	50.0	50.0
Total Split (%)	23.8%	23.8%	23.8%	23.8%	23.8%		28.6%	47.6%		14.3%	47.6%	47.6%
Maximum Green (s)	19.0	19.0	19.0	19.0	19.0		24.0	43.3		9.0	43.3	43.3
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.7		4.0	4.7	4.7
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0		6.0		6.0	6.7		6.0	6.7	6.7
Lead/Lag							Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Walk Time (s)	7.0	7.0	7.0	7.0	7.0			7.0			7.0	7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0			11.0			11.0	11.0
Pedestrian Calls (#/hr)	0	0	0	0	0			0			0	0
Act Effct Green (s)		19.0	19.0		19.0		74.0	58.3		53.0	43.3	43.3
Actuated g/C Ratio		0.18	0.18		0.18		0.70	0.56		0.50	0.41	0.41
v/c Ratio		0.41	0.28		0.09		0.39	0.33		0.02	0.63	0.26
Control Delay		43.6	3.8		21.7		7.2	13.8		6.9	29.0	6.0
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	0.0
Total Delay		43.6	3.8		21.7		7.2	13.8		6.9	29.0	6.0
LOS		D	A		C		A	B		A	C	A
Approach Delay		22.4			21.7			11.0			22.2	
Approach LOS		C			C			B			C	
Queue Length 50th (ft)		62	0		6		50	119		2	253	14
Queue Length 95th (ft)		116	21		31		79	178		7	365	58

Baseline

Synchro 10 Report  
Page 1

RECEIVED  
MAY 27 2020

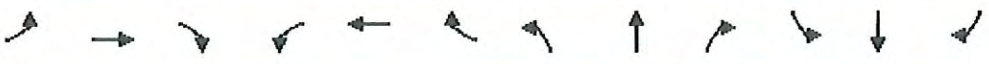
COMMUNITY DEVELOPMENT

DCI2020-00010



Lanes, Volumes, Timings  
3: Orange River Blvd & Buckingham Rd

2028 AM Pk Hr With Project  
04/08/2020

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		403			527			195			326	
Turn Bay Length (ft)			300				165			140		90
Base Capacity (vph)		254	419		318		644	1031		584	768	744
Starvation Cap Reductn		0	0		0		0	0		0	0	0
Spillback Cap Reductn		0	0		0		0	0		0	0	0
Storage Cap Reductn		0	0		0		0	0		0	0	0
Reduced v/c Ratio		0.41	0.28		0.09		0.39	0.33		0.02	0.63	0.26

Intersection Summary

Area Type: Other

Cycle Length: 105

Actuated Cycle Length: 105

Offset: 35.5 (34%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 60

Control Type: Pretimed

Maximum v/c Ratio: 0.63

Intersection Signal Delay: 17.9

Intersection LOS: B

Intersection Capacity Utilization 63.5%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 3: Orange River Blvd & Buckingham Rd



RECEIVED  
MAY 27 2020

Baseline

COMMUNITY DEVELOPMENT

Synchro 10 Report  
Page 2

DCI2020-00010



# Lanes, Volumes, Timings

## 3: Orange River Blvd & Buckingham Rd

2028 PM Pk Hr Background  
04/08/2020

	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group												
Lane Configurations		↕	↗		↕		↗	↕		↗	↕	↗
Traffic Volume (vph)	144	14	340	12	16	23	158	331	4	11	384	128
Future Volume (vph)	144	14	340	12	16	23	158	331	4	11	384	128
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		300	0		0	165		0	140		90
Storage Lanes	0		1	0		0	1		0	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.939			0.998				0.850
Flt Protected		0.956			0.988		0.950			0.950		
Satd. Flow (prot)	0	1781	1583	0	1728	0	1770	1859	0	1770	1863	1583
Flt Permitted		0.705			0.908		0.330			0.544		
Satd. Flow (perm)	0	1313	1583	0	1588	0	615	1859	0	1013	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			370		25			1				156
Link Speed (mph)		35			25			45			45	
Link Distance (ft)		483			607			275			406	
Travel Time (s)		9.4			16.6			4.2			6.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	157	15	370	13	17	25	172	360	4	12	417	139
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	172	370	0	55	0	172	364	0	12	417	139
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4		4	8			6			2		2
Minimum Split (s)	8.0	8.0	8.0	8.0	8.0		7.0	15.0		7.0	15.0	15.0
Total Split (s)	25.0	25.0	25.0	25.0	25.0		30.0	50.0		15.0	50.0	50.0
Total Split (%)	23.8%	23.8%	23.8%	23.8%	23.8%		28.6%	47.6%		14.3%	47.6%	47.6%
Maximum Green (s)	19.0	19.0	19.0	19.0	19.0		24.0	43.3		9.0	43.3	43.3
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.7		4.0	4.7	4.7
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0		6.0		6.0	6.7		6.0	6.7	6.7
Lead/Lag							Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Walk Time (s)	7.0	7.0	7.0	7.0	7.0			7.0			7.0	7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0			11.0			11.0	11.0
Pedestrian Calls (#/hr)	0	0	0	0	0			0			0	0
Act Effct Green (s)		19.0	19.0		19.0		74.0	58.3		53.0	43.3	43.3
Actuated g/C Ratio		0.18	0.18		0.18		0.70	0.56		0.50	0.41	0.41
v/c Ratio		0.73	0.63		0.18		0.25	0.35		0.02	0.54	0.19
Control Delay		59.4	9.3		24.7		6.0	14.1		6.9	26.6	3.0
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	0.0
Total Delay		59.4	9.3		24.7		6.0	14.1		6.9	26.6	3.0
LOS		E	A		C		A	B		A	C	A
Approach Delay		25.2			24.7			11.5			20.4	
Approach LOS		C			C			B			C	
Queue Length 50th (ft)		110	0		17		33	128		2	208	0
Queue Length 95th (ft)		#209	83		52		55	190		7	304	29

Baseline

Synchro 10 Report  
Page 1

COMMUNITY DEVELOPMENT

DCI2020-00010



Lanes, Volumes, Timings  
3: Orange River Blvd & Buckingham Rd

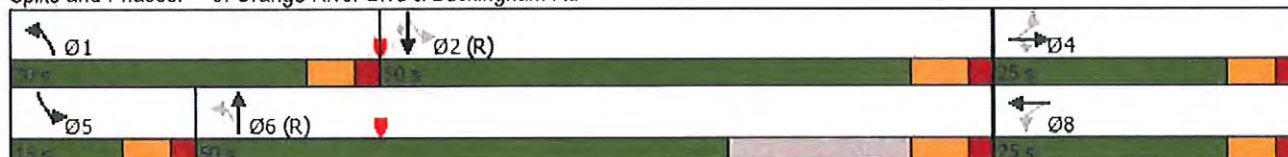
2028 PM Pk Hr Background  
04/08/2020

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		403			527			195			326	
Turn Bay Length (ft)			300				165			140		90
Base Capacity (vph)		237	589		307		697	1032		576	768	744
Starvation Cap Reductn		0	0		0		0	0		0	0	0
Spillback Cap Reductn		0	0		0		0	0		0	0	0
Storage Cap Reductn		0	0		0		0	0		0	0	0
Reduced v/c Ratio		0.73	0.63		0.18		0.25	0.35		0.02	0.54	0.19

Intersection Summary

Area Type: Other  
 Cycle Length: 105  
 Actuated Cycle Length: 105  
 Offset: 35.5 (34%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green  
 Natural Cycle: 55  
 Control Type: Pretimed  
 Maximum v/c Ratio: 0.73  
 Intersection Signal Delay: 19.3  
 Intersection LOS: B  
 Intersection Capacity Utilization 60.2%  
 ICU Level of Service B  
 Analysis Period (min) 15  
 # 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Orange River Blvd & Buckingham Rd



RECEIVED  
MAY 27 2020



# Lanes, Volumes, Timings

## 3: Orange River Blvd & Buckingham Rd

2028 PM Pk Hr With Project

04/08/2020

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗		↕		↖	↗		↖	↗	↖
Traffic Volume (vph)	192	14	340	12	16	23	158	476	4	11	469	156
Future Volume (vph)	192	14	340	12	16	23	158	476	4	11	469	156
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		300	0		0	165		0	140		90
Storage Lanes	0		1	0		0	1		0	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.939			0.999				0.850
Flt/Protected		0.955			0.988		0.950			0.950		
Satd. Flow (prot)	0	1779	1583	0	1728	0	1770	1861	0	1770	1863	1583
Flt/Permitted		0.700			0.883		0.247			0.471		
Satd. Flow (perm)	0	1304	1583	0	1544	0	460	1861	0	877	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			370		25			1				156
Link Speed (mph)		35			25			45			45	
Link Distance (ft)		483			607			275			406	
Travel Time (s)		9.4			16.6			4.2			6.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	209	15	370	13	17	25	172	517	4	12	510	170
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	224	370	0	55	0	172	521	0	12	510	170
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4		4	8			6			2		2
Minimum Split (s)	8.0	8.0	8.0	8.0	8.0		7.0	15.0		7.0	15.0	15.0
Total Split (s)	25.0	25.0	25.0	25.0	25.0		30.0	50.0		15.0	50.0	50.0
Total Split (%)	23.8%	23.8%	23.8%	23.8%	23.8%		28.6%	47.6%		14.3%	47.6%	47.6%
Maximum Green (s)	19.0	19.0	19.0	19.0	19.0		24.0	43.3		9.0	43.3	43.3
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.7		4.0	4.7	4.7
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0		6.0		6.0	6.7		6.0	6.7	6.7
Lead/Lag							Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Walk Time (s)	7.0	7.0	7.0	7.0	7.0			7.0			7.0	7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0			11.0			11.0	11.0
Pedestrian Calls (#/hr)	0	0	0	0	0			0			0	0
Act Effct Green (s)		19.0	19.0		19.0		74.0	58.3		53.0	43.3	43.3
Actuated g/C Ratio		0.18	0.18		0.18		0.70	0.56		0.50	0.41	0.41
v/c Ratio		0.95	0.63		0.18		0.28	0.50		0.02	0.66	0.23
Control Delay		91.9	9.3		24.8		6.3	16.5		6.9	30.1	4.8
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	0.0
Total Delay		91.9	9.3		24.8		6.3	16.5		6.9	30.1	4.8
LOS		F	A		C		A	B		A	C	A
Approach Delay		40.4			24.8			14.0			23.5	
Approach LOS		D			C			B			C	
Queue Length 50th (ft)		150	0		17		33	204		2	272	6
Queue Length 95th (ft)		#299	83		52		55	294		7	391	46

Baseline

Synchro 10 Report  
Page 1

COMMUNITY DEVELOPMENT

DCI2020-00010



Lanes, Volumes, Timings  
3: Orange River Blvd & Buckingham Rd

2028 PM Pk Hr With Project  
04/08/2020

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		403			527			195			326	
Turn Bay Length (ft)			300				165			140		90
Base Capacity (vph)		235	589		299		623	1033		519	768	744
Starvation Cap Reductn		0	0		0		0	0		0	0	0
Spillback Cap Reductn		0	0		0		0	0		0	0	0
Storage Cap Reductn		0	0		0		0	0		0	0	0
Reduced v/c Ratio		0.95	0.63		0.18		0.28	0.50		0.02	0.66	0.23

**Intersection Summary**

Area Type: Other

Cycle Length: 105

Actuated Cycle Length: 105

Offset: 35.5 (34%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 60

Control Type: Pretimed

Maximum v/c Ratio: 0.95

Intersection Signal Delay: 25.2

Intersection LOS: C

Intersection Capacity Utilization 67.1%

ICU Level of Service C

Analysis Period (min) 15

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

**Splits and Phases: 3: Orange River Blvd & Buckingham Rd**



**RECEIVED**  
MAY 27 2020

Baseline

COMMUNITY DEVELOPMENT Synchro 10 Report  
Page 2

DCI2020-00010

## HCS SUMMARY SHEETS

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

**DCI2020-00010**



## BUCKINGHAM ROAD @ SITE ACCESS

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

**DCI2020-00010**

## HCS7 Two-Way Stop-Control Report

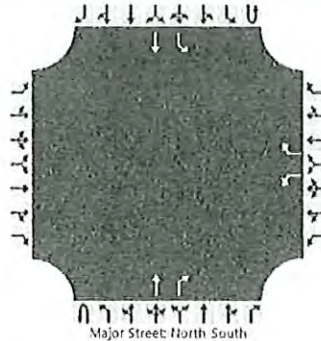
## General Information

Analyst	
Agency/Co.	TR Transportation Consult
Date Performed	4/8/2020
Analysis Year	2028
Time Analyzed	AM Pk Hr With Project
Intersection Orientation	North-South
Project Description	F2001.01

## Site Information

Intersection	Buckingham Rd/Site Access
Jurisdiction	
East/West Street	Site Access
North/South Street	Buckingham Rd
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	1	0	1	1	0
Configuration						L		R			T	R		L	T	
Volume (veh/h)						178		377			346	59		126	457	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No				No						
Median Type   Storage						Undivided										

## Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						198		419						140		
Capacity, c (veh/h)						185		661						1105		
v/c Ratio						1.07		0.63						0.13		
95% Queue Length, Q <sub>95</sub> (veh)						9.5		4.5						0.4		
Control Delay (s/veh)						138.6		19.4						8.7		
Level of Service (LOS)						F		C						A		
Approach Delay (s/veh)						57.6								1.9		
Approach LOS						F								A		



## HCS7 Two-Way Stop-Control Report

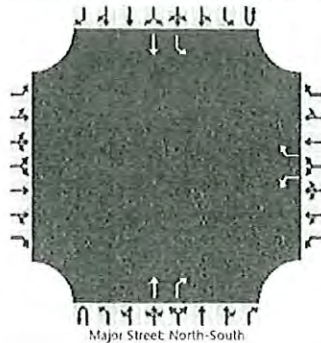
## General Information

Analyst	
Agency/Co.	TR Transportation Consult
Date Performed	4/8/2020
Analysis Year	2028
Time Analyzed	PM Pk Hr With Project
Intersection Orientation	North-South
Project Description	F2001.01

## Site Information

Intersection	Buckingham Rd/Site Access
Jurisdiction	
East/West Street	Site Access
North/South Street	Buckingham Rd
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	1	0	1	1	0
Configuration						L		R			T	R		L	T	
Volume (veh/h)						113		241			491	193		411	525	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No				No							
Median Type   Storage					Undivided											

## Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						124		265						452		
Capacity, c (veh/h)						30		540						853		
v/c Ratio						4.15		0.49						0.53		
95% Queue Length, Q <sub>95</sub> (veh)						14.9		2.7						3.2		
Control Delay (s/veh)						1686.8		17.9						13.9		
Level of Service (LOS)						F		C						B		
Approach Delay (s/veh)					550.6								6.1			
Approach LOS					F											

# **ZONING RESOLUTION**

**Z-05-074**

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

**DCI2020-00010**



RESOLUTION NUMBER Z-05-074

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

WHEREAS, the property owners, Lee County Homes Associates I, LLLP, filed an application to rezone a 20±-acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD) and to amend an existing 325 acre RPD to incorporate those 20 acres in reference to a project known as Buckingham 345; and,

WHEREAS, a public hearing was advertised and held on September 14, 2005, before the Lee County Zoning Hearing Examiner, Diana M. Parker. Written submissions were requested by the Hearing Examiner at the close of hearing with a due date of September 30, 2005. The Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2004-00090; and,

WHEREAS, a second public hearing was advertised and held on November 21, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to:

1. rezone a 20±-acre parcel from AG-2 to RPD; and
2. amend Zoning Resolution Z-00-029 to permit a RPD with a maximum of 690 single-family dwelling units (an increase of 50 dwelling units) on 345± acres of land. The 345± acres includes the 20± acres rezoned from AG-2 to RPD; and
3. limit proposed maximum building heights to three (3) stories/35 feet for residential uses, and three (3) stories/45 feet for other uses (gate houses, recreational facilities); and
4. include a potential public school site, and a maximum of 7,500 square feet of commercial uses within a clubhouse setting.

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

CASE NO: DCI2004-00090

COPY

RECEIVED  
MAY 27 2009  
Z-05-074  
Page 1 of 12  
COMMUNITY DEVELOPMENT

DCI2020-00010

SECTION B. CONDITIONS:

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

1. Development must be consistent with the two-page Master Concept Plan (MCP) for Buckingham 345, Sheets 1 and 2 (Exhibit B), prepared by TKW Consulting Engineers, dated November 2004, last revised November 8, 2005, and date stamped "Received November 9, 2005 Zoning," except as modified by the conditions below.

Development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

The Resolution approving this amendment contains the pertinent conditions of the previous zoning approval, as well as new conditions relating to the proposed changes to the RPD. The Resolution approving this amendment supersedes that previous Resolution (#Z-00-029), thereby rendering it null and void.

Maximum Number of Dwelling Units: 690

Commercial uses are limited to a maximum +/- 7,500 square feet of floor area and ancillary to a recreational/clubhouse use only. See "Club, Private" and Condition 23.

Upon passage of this Zoning Resolution, Zoning Resolution #Z-00-29 and Administrative Amendment ADD2003-00067 will become null and void.

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

- a. Schedule of Uses

Accessory Uses and Structures

Administrative Offices

Agricultural Uses SEE AGRICULTURAL CONDITION 9

Club, private - LIMITED TO "REC. TRACT" ON THE APPROVED MASTER CONCEPT PLAN. CLUBHOUSE BUILDINGS MAY NOT EXCEED 40,000 SQUARE FEET IN TOTAL FLOOR AREA. This total includes the 7,500 square feet permitted for limited commercial uses. Also see Condition 23

Dwelling Units, Single-family, Zero-Lot-Line. The number of units is also subject to compliance with concurrency requirements.

Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention - not to include the removal of excavated material from the site. Blasting is prohibited.

Fences and Walls.

Home Occupation, No outside help.

CASE NO: DCI2004-00090



Z-05-074  
Page 2 of 12

COMMUNITY DEVELOPMENT

DCI2020-00010



Model Home and Model Unit - must be in compliance with LDC §34-1954 only.  
ALSO SEE MODEL HOME/REAL ESTATE SALES CONDITION 6.

Model Display Center - must be in compliance with LDC §34-1955, limited to one,  
which must be located in the sales center area shown on the MCP and must  
only serve this project. ALSO SEE MODEL HOME/REAL ESTATE SALES  
CONDITION 6.

Parking Lot, Accessory

Real Estate Sales Office - limited to sales of lots, homes or units within the  
development, except as may be permitted in LDC §34-1951 *et seq.* The  
location of, and approval for, the real estate sales office will be valid for a  
period of time not to exceed five years from the date the Certificate of  
Occupancy for the sales office is issued. ALSO SEE MODEL HOME/REAL  
ESTATE SALES CONDITION 6.

Recreational Facilities - Private, On-site only. LIMITED TO "REC. TRACT ON THE  
APPROVED MASTER CONCEPT PLAN.

Residential Accessory Uses - In compliance with LDC §34-622©42 and LDC Article  
VII, Division 2

Schools, Non-commercial

Signs, in compliance with LDC Chapter 30

Storage, Indoor - LIMITED TO RESIDENTS WITHIN THE DEVELOPMENT ONLY.

Temporary Uses, Temporary Sales, Temporary Construction

**The following commercial uses may be located in the clubhouse/on-site  
recreational facilities only and in compliance with Condition 23.**

Bank and Financial Establishments - Group I (Including ATMs)

Consumption on Premises - Indoor only

Food & Beverage Service, Limited

Personal Services, Group I

**b. Site Development Regulations**

***Overall Project:***

Setbacks: (structure, parking areas, water management areas and  
pavement): In compliance with LDC §10-329 for water  
detention/retention excavation setbacks and  
LDC §10-416(d)(6)

Building Height: 35 feet/two stories for residential uses.

45 feet/two stories for all other structures such as,  
clubhouses and recreational facilities. Also See Condition 14

45 feet/three stories for gatehouses. Also See Condition 14

CASE NO: DCI2004-00090

**RECEIVED**  
MAY 27 2020

Z-05-074  
Page 3 of 12

COMMUNITY DEVELOPMENT

**DCI2020-00010**

Open Space: 40 percent minimum.

10 percent must be distributed to individual dwelling units having immediate private ground floor access.

Indigenous open space must be provided as depicted on the MCP

## Tracts 2 and 5

### Single Family

#### Minimum Lot Areas and Dimensions

Lot Size:	7,350 square feet
Lot Width:	70 feet
Lot Depth:	105 feet

#### Minimum Setbacks

Street	20 feet - garage 15 feet - house
Side	6 feet
Side Corner	17.5 feet or 25 percent of lot width for lots over 50 feet wide.
Rear	10 feet
Water body	25 feet

Accessory Use: Per the LDC

Perimeter Setbacks: 25 feet

Maximum Lot Coverage: 50 percent

## Tracts 1, 3 and 4

### Zero-Lot-Line

#### Minimum Lot Areas and Dimensions

Lot Size:	5,250 square feet
Lot Width:	50 feet
Lot Depth:	105 feet

CASE NO: DCI2004-00090

RECEIVED  
MAY 27 2020

Z-05-074  
Page 4 of 12

COMMUNITY DEVELOPMENT

DCI2020-00010



**Minimum Setbacks**

Street	20 feet - garage 15 feet - house
Side	Zero feet and 10 feet for Zero-lot-line
Rear	10 feet
Side corner	12.5 feet or 25 percent of lot width for lots greater than 50 feet wide.
Water body	25 feet

Accessory Use: Per the LDC

Perimeter Setbacks: 25 feet

Maximum Lot Coverage: 55 percent

**Recreational Tract****Minimum Lot Areas and Dimensions**

Lot Size:	+/- 5.6 Acres
Lot Width:	N/A
Lot Depth:	N/A

**Minimum Setbacks**

Street	Buckingham Road 25 feet/20 feet all other streets
Side	15 feet
Rear	20 feet
Water body	25 feet

Accessory Use: Per the LDC.

Minimum Building Separation: 20 feet.

Maximum Lot Coverage: 40 percent

3. The following recommendations are presented to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.
  - a. The developer must establish a homeowners' or residents' association. The organization must provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, that will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this condition is to provide a mechanism to educate residents concerning the actions necessary to mitigate the dangers inherent in these hazards.

CASE NO: DCI2004-00090

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

Z-05-074  
Page 5 of 12

DCI2020-00010

- b. The developer must formulate an emergency hurricane notification and evacuation plan for the development that will be subject to review and approval by the Lee County Office of Emergency Management.
  - c. Hurricane preparedness and impact mitigation, if required, must comply with the provisions of LDC §2-481 *et seq.*
- 4. DELETED.
- 5. The developer must provide written disclosure to all potential and actual property owners of the existence of The School District of Lee County's transportation facility on the Buckingham campus and the potential for expansion of this facility.
- 6. Model units and homes (and real estate sales) are permitted in compliance with the following conditions:
  - a. Each model must be a unique example. Multiple examples of the same unit are not permitted.
  - b. All model sites must be designated on the development order plans.
  - c. Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat (not the final). The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for this project.
  - d. Dry models are prohibited.
  - e. The number of model homes or model units will be limited to no more than 15 within the development at one time.
  - f. Model homes or units must be developed within the areas identified as "model homes, sales location center, parking for sales center, rec. tract" on the approved MCP.
  - g. Model display Centers or Model Display Groups must be shown on the development order plans. Parking areas for these uses will be buffered with a single-row hedge and tree canopy for parking areas per the LDC.
  - h. Real estate sales are limited to the sale of lots or units within the development only.
  - i. Real estate sales are limited to temporary real estate trailers, model units, model display centers, recreational area and clubhouse.
  - j. Hours of operation for both models and real estate sales are limited to Monday through Sunday 8 a.m. to 8 p.m.

CASE NO: DCI2004-00090

RECEIVED  
MAY 27 2020

Z-05-074  
Page 6 of 12

COMMUNITY DEVELOPMENT

DCI2020-00010



- k. Model homes and real estate sales will be valid for a period of up to 5 years from the date of issuance of a certificate of occupancy of a model home in accordance with LDC § 34-1954(d)(1).
- 7. DELETED.
- 8. A. **BUFFER ON SOUTHERN AND WESTERN PROPERTY LINES**

A buffer 20 feet in width must be planted along the southern and western property line (excluding lands abutting Buckingham Road) prior to the approval of building permits for dwelling units in Tracts 4 and 5. The developer must also install a 6-foot-high wall or fence along the southern property line - in compliance with the provisions of LDC Chapter 10, except where it would encroach into the preserved wetlands. The vegetation in the buffer must contain, at a minimum, six native trees per 100 linear feet. All trees must be a minimum of 10 feet tall at time of planting. All shrubs must be a minimum of four feet tall at the time of planting and must create an unbroken hedge. Existing indigenous native vegetation may be counted toward the vegetation requirements of this condition, and no buffer is required in the area on the approved MCP shown as upland preserve areas.
- B. **BUFFER ON LANDS ABUTTING BUCKINGHAM ROAD**

The Development Order must provide an enhanced 25-foot Type "D" buffer along Buckingham Road including 10 trees per 100 linear feet (which must include live oaks, no palms) and a berm a minimum of 3 feet in height.
- 9. **AGRICULTURAL USES:** Existing bona fide agricultural uses on this site in the form of cattle pasture and the raising of hay are allowed only in strict compliance with the following:
  - (a) Bona fide agricultural uses of cattle grazing and the raising of hay in existence at the time the application for rezoning was filed, and as shown on Exhibit D attached hereto, may continue until approval of a local development order for the area of the project containing those uses.
  - (b) Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
  - (c) Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
    - (1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
      - a) the date the agricultural uses ceased;

CASE NO: DCI2004-00090

Z-05-074  
Page 7 of 12

COMMUNITY DEVELOPMENT

DCI2020-00010

- b) the legal description of the property subject to the development order approval;
- c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,
- d) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the county at the owner's expense.

- (2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.

10. DELETED.

11. DELETED.

12. DELETED.

13. DELETED.

14. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §§ 34-2174(a) and 34-935(e)(4).

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

16. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with all other Lee Plan provisions.

17. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

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

CASE NO: DCI2004-00090



Z-05-074  
Page 8 of 12

COMMUNITY DEVELOPMENT

DCI2020-00010



19. The developer has offered to voluntarily reserve a 20-foot wide strip along Buckingham Road for county right of way purposes. Dedication of this 20-foot strip may be accomplished by recording an instrument (i.e. deed or plat) that grants or dedicates to the County an exclusive easement for right-of-way purposes. The developer will be eligible for 100% road impact fee credits for land dedicated for Buckingham Road.

If the easement is dedicated via a plat, the dedication must be clear and unambiguous. Use of the label "Future Right-of-Way" will not be acceptable. The dedicated area may not be used for required development buffering or any other non-county right-of-way improvements. This dedication must be complete prior to the issuance of the first building permit allowing vertical construction within the project.

20. SETBACKS Applicable to Tracts 2 and 5.

- A. No structures, including but not limited to, sidewalks, mechanical equipment, door stoops, walls, etc. may be constructed or placed within the required 6-foot side setbacks; **or**
- B. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the *typical lot grading detail* provided as part of the building permit process.

21. All required buffers must utilize 100% native vegetation.

22. ACCESS TO BUCKINGHAM ROAD

- A. The approved MCP and local development order must depict a minimum 70-foot wide divided entrance on Buckingham Road that includes a 14-foot wide median with two 11-foot wide lanes on both sides of the median for ingress and egress.
- B. The local development orders must include an emergency access point on Buckingham Road as shown on the approved MCP.
- C. Prior to issuance of a development order, the developer must provide written documentation from the Fort Myers Shores Fire District indicating that these access points are acceptable and provide adequate access for emergency vehicles.

23. COMMERCIAL USES AND CONSUMPTION ON PREMISES.

Commercial uses are limited to a maximum of +/- 7,500 square feet of floor area for the entire development.

- A. Commercial uses are limited to amenity "Recreation" sites only as shown on the approved MCP.
- B. Commercial uses are limited to members and guests of a private club. Use by the general public is prohibited.

CASE NO: DCI2004-00090

RECEIVED  
MAY 27 2020

Z-05-074  
Page 9 of 12

COMMUNITY DEVELOPMENT

DCI2020-00010

- C. Consumption on Premises (indoor only) is limited to sales within a residential clubhouse setting only. No restaurants, bars, package stores, or similar uses are permitted.
- D. Hours of operation for consumption on premises (indoor only) is limited to 7:00 a.m. to midnight, daily. Other commercial uses may operate at hours consistent with the LDC.
- E. Outdoor seating for Consumption on Premises may only be approved by Special Exception (public hearing required).
- F. Outdoor sale of alcohol is prohibited, and may not be permitted on a temporary or permanent basis.

24. PUBLIC SCHOOL USE.

- A. If the school site is transferred to the Lee County School District, the zoning approval may be amended administratively to remove the 13-acre parcel from the MCP. The deletion of the school site from the MCP will not affect applicant's right to develop 690 single-family dwelling units on the remaining portion of the land covered by the approved MCP.
- B. The "Future School Site" may be developed with single-family and accessory uses consistent with the Land Development Regulations for Tracts 2 and 5.
- C. If the "Future School Site" is utilized for residential development, no more than 690 dwelling units may be permitted for the entire development.
- D. Deleted at public hearing.
- E. Deleted at public hearing.

- 25. Prior to local development order approval, the developer must submit a brochure to the Division of Environmental Sciences and the Division of Zoning for review and approval that will be given to all residents advising them of the historically rural environment in Fort Myers Shores, Buckingham, Caloosahatchee Shores and the environmentally sensitive nature of a portion of the property. This brochure must include references to the wetland preserves on site, civic organizations in East Lee County, and history of the Buckingham, Fort Myers Shores, and Caloosahatchee Shores communities.

CASE NO: DCI2004-00090

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

Z-05-074  
Page 10 of 12

DCI2020-00010



SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from LDC §10-416(d)(6) which requires where a road is located less than 125 feet from an adjacent single-family residential subdivision, the developer must provide a combination berm, and solid wall not less than eight feet in height not less than 25 feet from the abutting property and install landscaping between the wall and abutting property with a Type "C" buffer (a minimum of five (5) trees and 18 shrubs per 100 linear feet) so as to allow landscaping and a three-foot high berm/five-foot high wall combination to be located closer to the abutting property in accordance with the landscape buffer plan attached as Exhibit C. This DEVIATION IS APPROVED, SUBJECT TO the following condition:

Development must be consistent with the one-page G.L. Homes "Buckingham 345 Landscape Buffer Plan," Sheet 3, date stamped "Received September 28, 2005."

SECTION D. EXHIBITS AND STRAP NUMBER:

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

- Exhibit A: Legal description
- Exhibit B: Master Concept Plan
- Exhibit C: Landscape Buffer Plan
- Exhibit D: Affidavit of Bona fide Agricultural Uses
- Exhibit E: Zoning Map (subject parcel identified with shading)

The applicant has indicated that the STRAP number for the 20 acre parcel is: 32-43-26-00-00003.0000.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the RPD rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes or regulations.
2. The RPD rezoning, as approved:
  - a. meets or exceeds the performance and locational standards set forth for the potential uses allowed by the request; and,
  - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
  - c. is compatible with existing or planned uses in the surrounding area; and,
  - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
  - e. will not adversely affect environmentally critical areas or natural resources.

CASE NO: DCI2004-00090

RECEIVED  
MAY 27 2020

Z-05-074  
Page 11 of 12

COMMUNITY DEVELOPMENT

DCI2020-00010

3. The RPD rezoning satisfies the following criteria:
- the proposed use or mix of uses is appropriate at the subject location; and
  - the recommended conditions to the master concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
  - the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, will be available and adequate to serve the proposed land use.
5. The approved deviation, as conditioned, enhances achievement of the planned development objectives, and preserves and promotes the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

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

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

DULY PASSED AND ADOPTED this 21st day of November 2005.

ATTEST:  
CHARLIE GREEN, CLERK

BY: *Charlie Green*

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: *Tammara Hall*

Tammara Hall, Chairwoman

Approved as to form by:

*Donna Marie Collins*

Donna Marie Collins  
County Attorney's Office



RECEIVED  
MAJESTY'S OFFICE

2005 DEC -6 PM 3:11

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

CASE NO: DCI2004-00090

Z-05-074  
Page 12 of 12

DCI2020-00010



Legal Description,  
Property located in Lee County,  
Florida

min • civil • structural

## LEGAL DESCRIPTION

### BUCKINGHAM 345

A PARCEL OF LAND LOCATED IN SECTIONS 32 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 89°06'45" W, ALONG THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,647.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE RUN S 89°06'35" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,647.40 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE RUN N 00°56'26" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,329.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 89°35'38" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 978.47 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, A 60 FOOT RIGHT-OF-WAY; THENCE RUN N 24°23'58" E, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, FOR A DISTANCE OF 2,286.09 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°56'26" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 80.68 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°04'22" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,498.70 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 00°46'36" W, ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 662.58 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE RUN N 89°09'14" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,167.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE RUN S 00°38'54" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,321.87 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 88°59'29" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,330.50 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°47'40" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,331.24 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°03'02" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE

TKW CONSULTING ENGINEERS, INC.  
5621 Banner Drive, Fort Myers, FL 33912, Tel: 239.278.1992, Website: www.tkwonline.com

P:\Surve  
BOUND

EXHIBIT "A"  
(Page 1 of 4)  
MAY 27 2020

1 METES  
PERMIT COUNTER

COMMUNITY DEVELOPMENT

DCI2020-00010





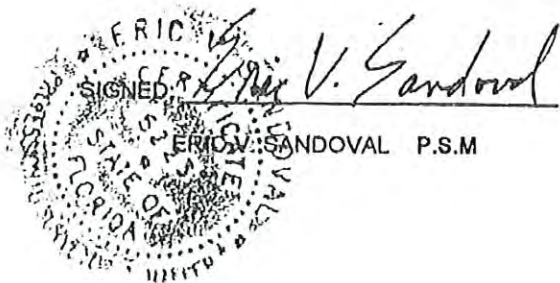
( continued )

SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,327.10 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°03'03" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 861.05 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN N 00°41'05" W, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,333.31 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN N 88°59'29" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,980.83 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE RUN S 00°47'37" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,670.83 FEET TO THE POINT OF BEGINNING, CONTAINING 344.882 ACRES, MORE OR LESS.

Applicant's Legal Checked

by lgm 3/29/2005.

TKW CONSULTING ENGINEERS, INC.

DATE: 1-14-05

STATE OF FLORIDA # 5223

EXHIBIT "A"  
(Page 2 of 4)

PERMIT COUNTER

P:\Survey\projects\03783.00 BUCKINGHAM 320\LEGALS\OVERALL METES  
BOUNDS.doc

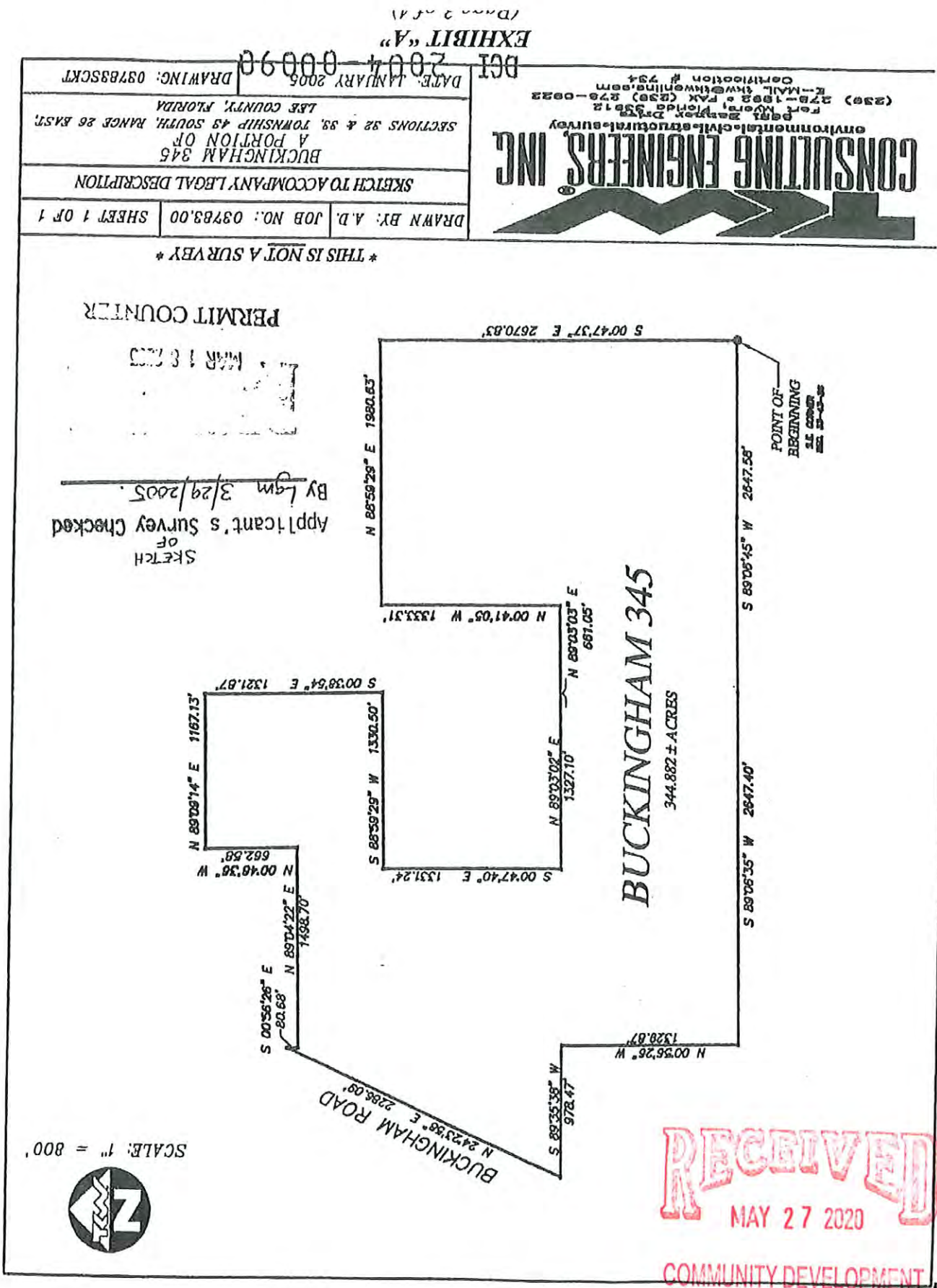
RECEIVED  
DCI 2004-00090  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

TKW CONSULTING ENGINEERS, INC.



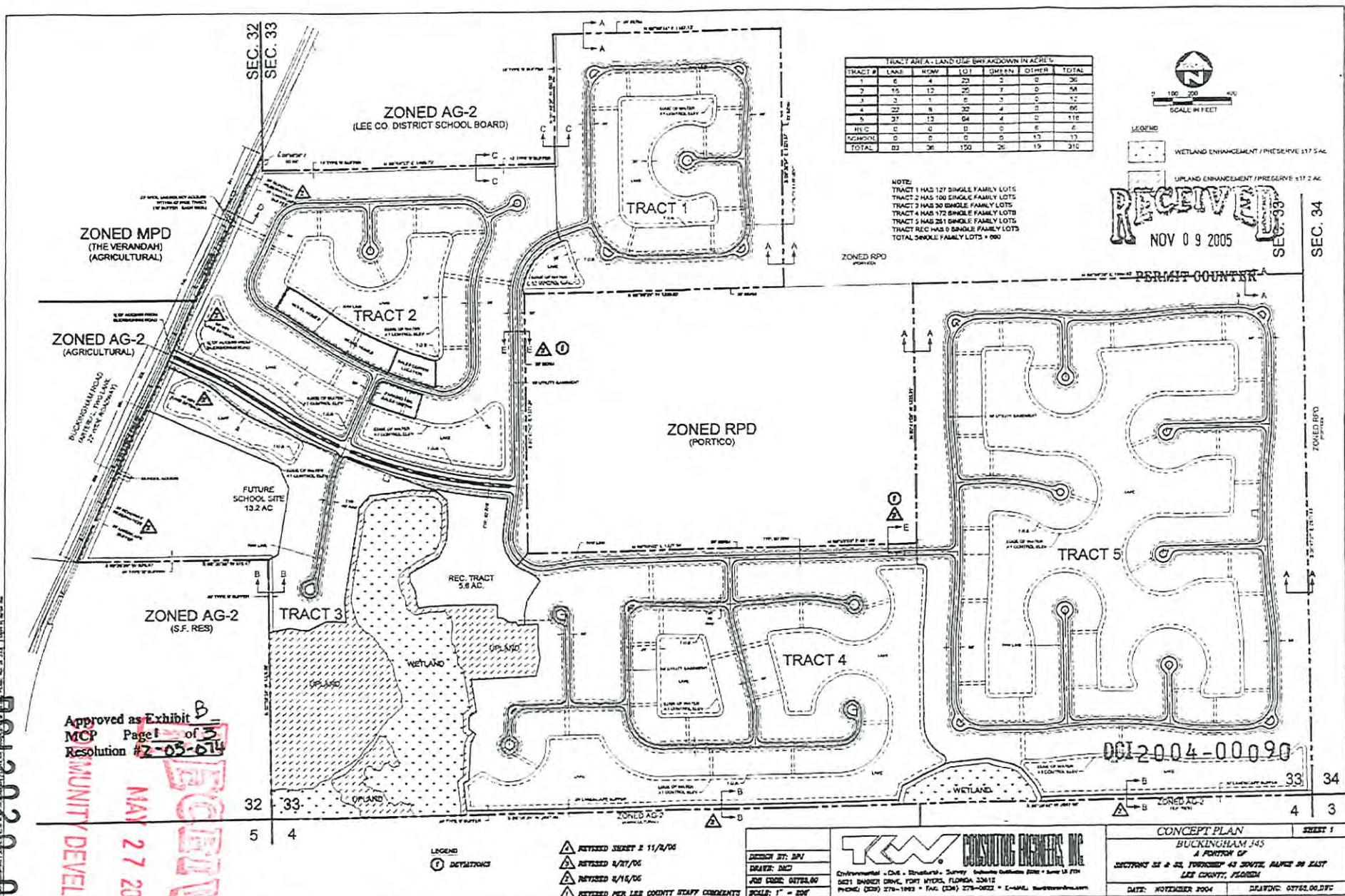


**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT







DC12020-00010

Approved as Exhibit B  
MCP Page 1 of 3  
Resolution #2-03-674

COMMUNITY DEVELOPMENT  
MAY 27 2010

RECEIVED

DC12004-00090



**CONCEPTUAL OPEN SPACE**

A) TOTAL REQUIRED OPEN SPACE (40%) PER L.C.D.C.F.  
104.8 AC. (3.04%)

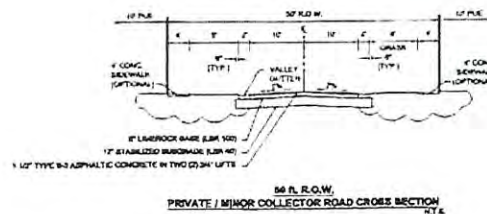
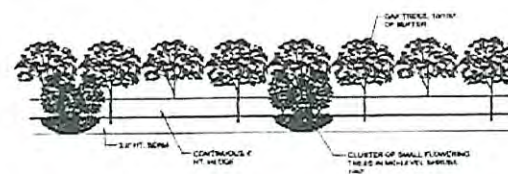
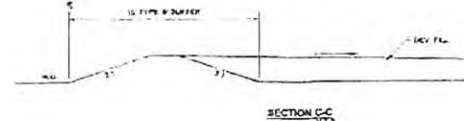
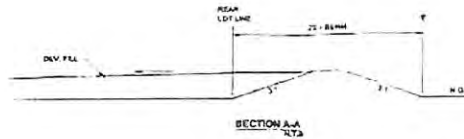
B) TOTAL PROVIDED OPEN SPACE:

INDIVIDUAL LOT AREAS (8.3% OF TOTAL AC)  
PROPOSED LAKE AREAS (8.3% OF TOTAL AC)  
PROPOSED UPLAND ENHANCEMENT/RESTORATION AREA  
PROPOSED WETLAND ENHANCEMENT/RESTORATION AREA  
GREEN SPACE (OPEN SPACE WITHIN TRACT DEV. AREA)

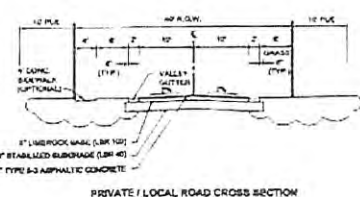
115.2 AC  
104.1 AC  
117.2 AC  
118.1 AC  
176.3 AC

TOTAL OPEN SPACE PROVIDED:

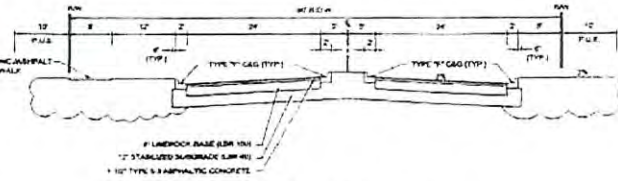
1148.8 AC



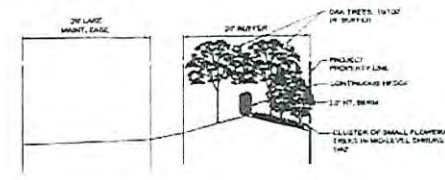
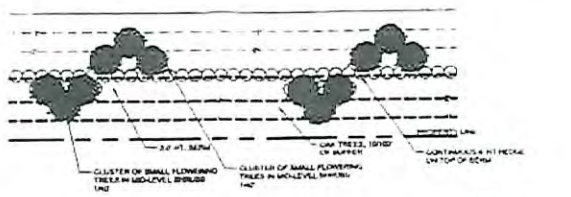
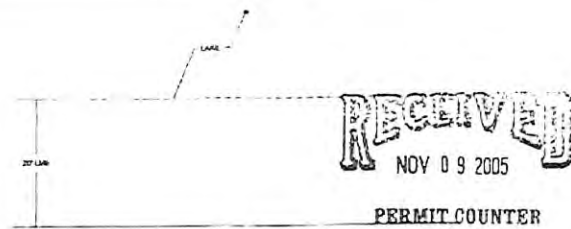
56' R.O.W.  
PRIVATE / MINOR COLLECTOR ROAD CROSS SECTION  
RTA



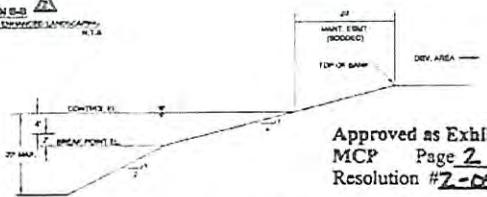
PRIVATE / LOCAL ROAD CROSS SECTION  
RTA



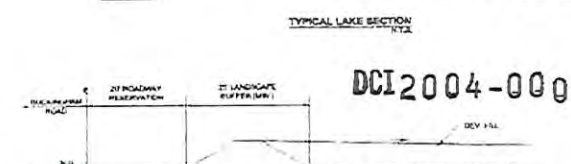
TYPICAL SECTION - 60' R.O.W.  
RTA



SECTION I-I (RTA)  
SOUTH LANDSCAPE BUFFER - UPLAND LANDSCAPE  
RTA



Approved as Exhibit B  
MCP Page 2 of 3  
Resolution #2-05-074



TYPICAL LAKE SECTION  
RTA

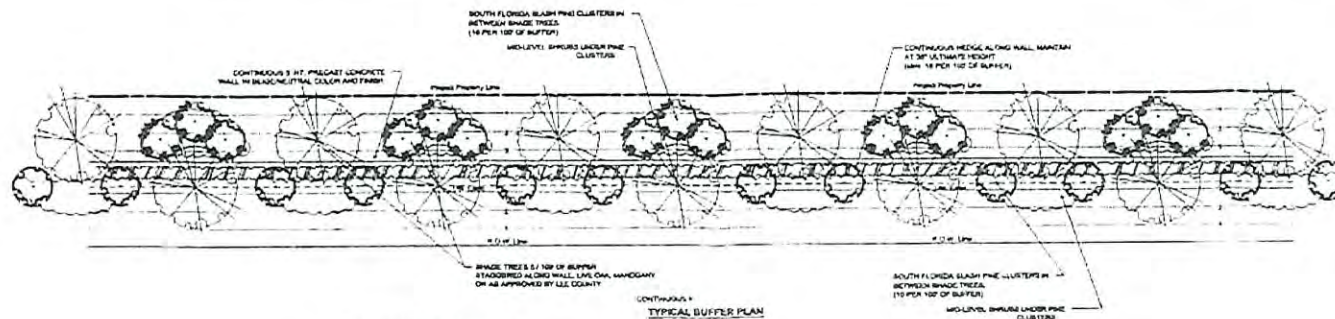
DCI2004-00090

REVISED 11/14/05  
REVISED 2/21/06  
REVISED 8/16/08

DESIGN BY: DPU	 Environmental • Civil • Structural • Survey • Landmark Assessment • Survey • Survey • Survey 3021 SUMMIT DRIVE, FORT WORTH, TEXAS 76102 PHONE (817) 278-1100 • FAX (817) 278-0022 • E-MAIL: tkw@tkw-engineers.com
DRAWN BY: DND	
FOR CIRC. REVIEW	
SCALE: 1/2"=1'	

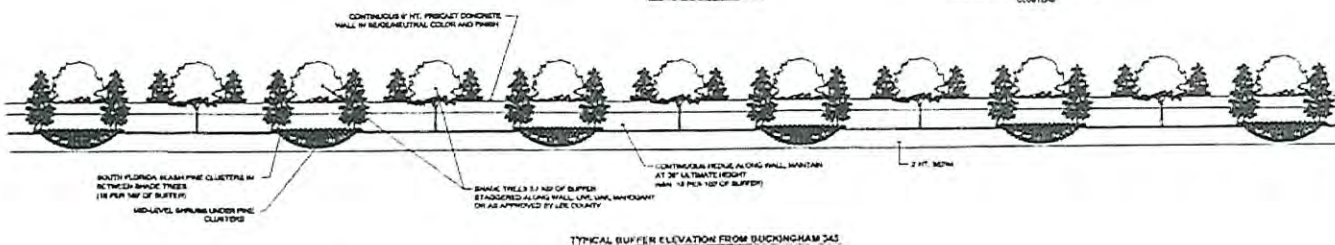
DETAILS		SHEET #
BUCKINGHAM 343		
A FORMER OF		
SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST		
LEE COUNTY, FLORIDA		
DATE: NOVEMBER 2004	DRAWING: 03783.00.DWG	



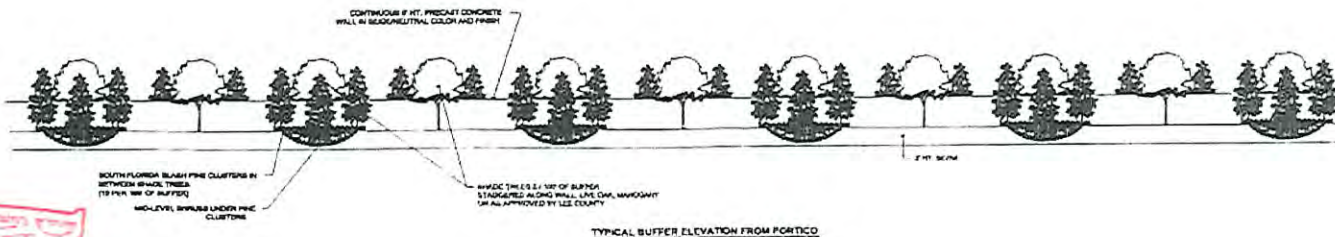


**RECEIVED**  
NOV 09 2005

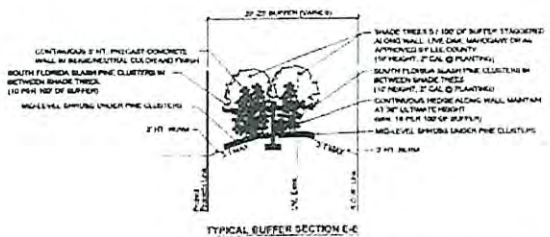
PERMIT COUNTER



TYPICAL BUFFER ELEVATION FROM BUCKINGHAM 345



TYPICAL BUFFER ELEVATION FROM PORTICO



TYPICAL BUFFER SECTION E-E

Approved as Exhibit C  
MCP Page 3 of 3  
Resolution # 2-05-074

DCI2004-00090

DCI2004-00010

COMMUNITY DEVELOPMENT

**RECEIVED**  
MAY 27 2020

REVISION 8/21/06

DESIGN BY: DATE: 8/21/06 JOB CODE: 027610 SCALE: 8/21	<b>TW</b> CONSULTING ENGINEERS, INC. Environmental • Civil • Structural • Survey • Engineering Solutions Since 1974 5421 BANNER DRIVE, FORT MYERS, FLORIDA 33913 PHONE (239) 375-1842 • FAX (239) 375-0922 • E-Mail: tw@twconsulting.com	<table border="1"> <tr> <th colspan="2">DEVIATION &amp; DETAILS</th><th>REVISION</th></tr> <tr> <td colspan="2">BUCKINGHAM 345</td><td>3</td></tr> <tr> <td colspan="2">A PORTION OF</td><td></td></tr> <tr> <td colspan="2">SECTIONS 32 &amp; 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST</td><td></td></tr> <tr> <td colspan="2">LEE COUNTY, FLORIDA</td><td></td></tr> <tr> <td>DATE: NOVEMBER 2004</td><td colspan="2">DRAWING: 027610.DWG</td></tr> </table>	DEVIATION & DETAILS		REVISION	BUCKINGHAM 345		3	A PORTION OF			SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST			LEE COUNTY, FLORIDA			DATE: NOVEMBER 2004	DRAWING: 027610.DWG	
DEVIATION & DETAILS		REVISION																		
BUCKINGHAM 345		3																		
A PORTION OF																				
SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST																				
LEE COUNTY, FLORIDA																				
DATE: NOVEMBER 2004	DRAWING: 027610.DWG																			

**Statement by Owner Regarding Agricultural Uses.**

All 640 units are under lease for a bona fide commercial purpose of raising hay with David W. Meloy. This is bona fide agricultural use in existence at the time the application was filed. No additional clearing or grading for agricultural use is anticipated.

Property Owner Statement, Lee County Homes Associates, I, LLP,  
a Florida limited liability partnership

**EXHIBIT "D"**  
*Affidavit of Agricultural Use*  
(Page 1 of 3)



DCI 2004-00090

COMMUNITY DEVELOPMENT

DCI2020-00010



### Affidavit by Owner Regarding Agricultural Uses

All 345 acres as shown on Exhibit "A" attached to and made a part of this Affidavit are owned by Lee County Homes Associates I, LLLP and are leased to David W. Meloy for the bona fide agricultural use of pasturing cattle and/or growing hay. This agricultural use was in existence at the time this application was filed. No additional clearing or grading for agricultural use is anticipated.

Lee County Homes Associates I, LLLP,  
a Florida limited liability limited partnership

By: Lee County Homes I Corporation,  
a Florida corporation, its general partner

By: [Signature]  
Name: Richard M. Norwalk  
Title: Vice President

The foregoing instrument was acknowledged before me this 2 day of May, 2005 by Richard M. Norwalk. He personally appeared before me, and is personally known to me or produced \_\_\_\_\_ as identification.

[NOTARY SEAL]



Notary: [Signature]  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
My commission expires: \_\_\_\_\_

**RECEIVED**  
MAY 20 2005

DCI2004-00090

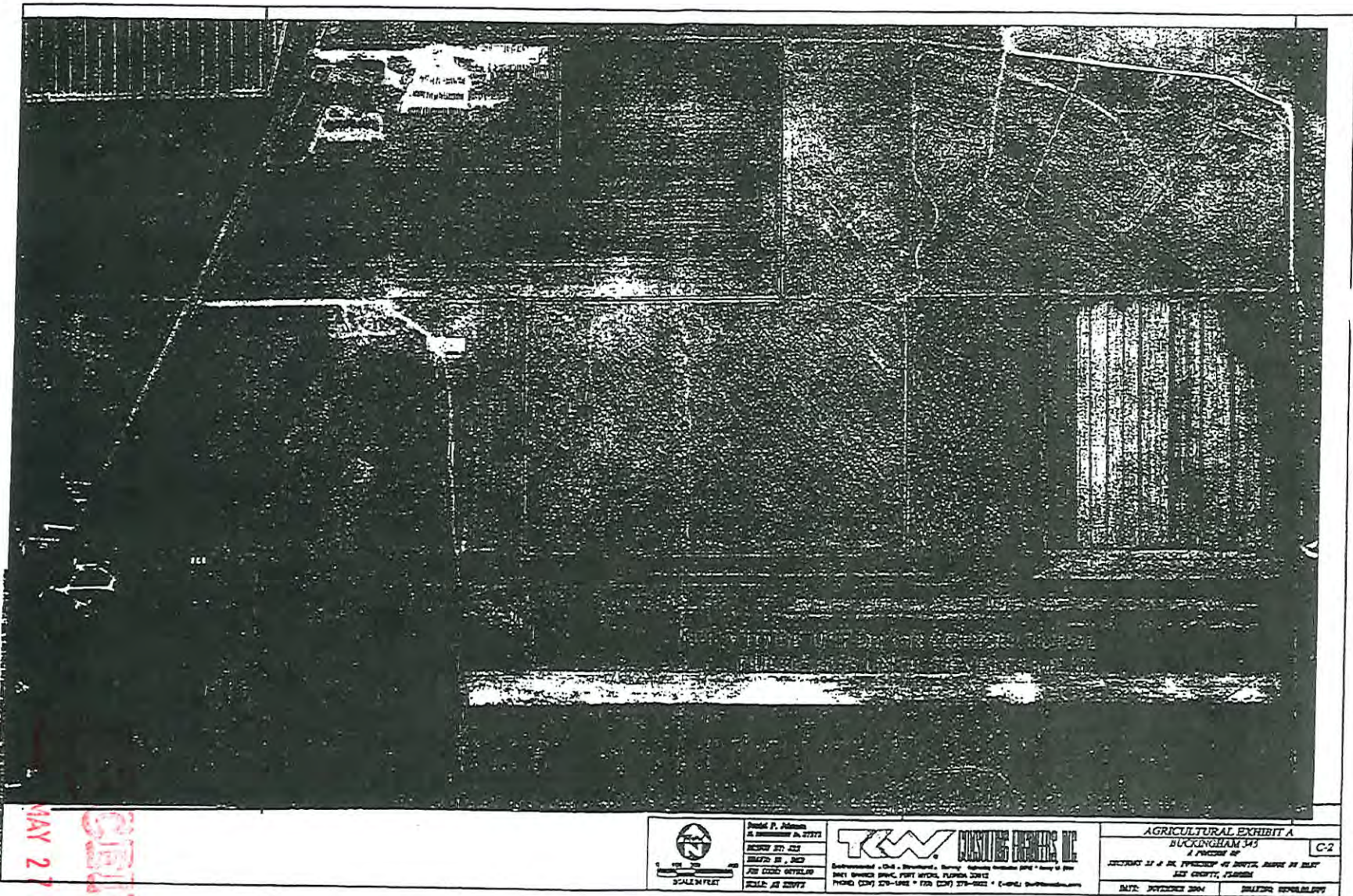
EXHIBIT "D"  
(Page 2 of 3)

**RECEIVED**  
MAY 27 2005

COMMUNITY DEVELOPMENT

DCI2020-00010





David P. Adams  
A Professional Engineer  
LICENSE NO. 27123  
BRIDGE & HIGHWAY  
FOR CIVIL ENGINEERING  
SCALE: AS SHOWN

**T&W** CONSULTING ENGINEERS, INC.  
Sarasota, FL • Bradenton, FL • Lakewood Ranch, FL • Venice, FL • Fort Myers, FL  
PHOTO (304) 576-1400 • FAX (304) 576-0022 • E-MAIL: info@tandw.com

AGRICULTURAL EXHIBIT A  
BUCKINGHAM 343  
A PORTION OF  
SECTION 31 & 32, TYPED COPY OF BUCKINGHAM 343  
AND 344, 345, 346  
DATE: JUNE 2004  
DRAWING: REVISED

C-2

EXHIBIT "D"  
(Page 3 of 3)

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DC12020-00010



# DCI2004-00090 BUCKINGHAM 345 RPD

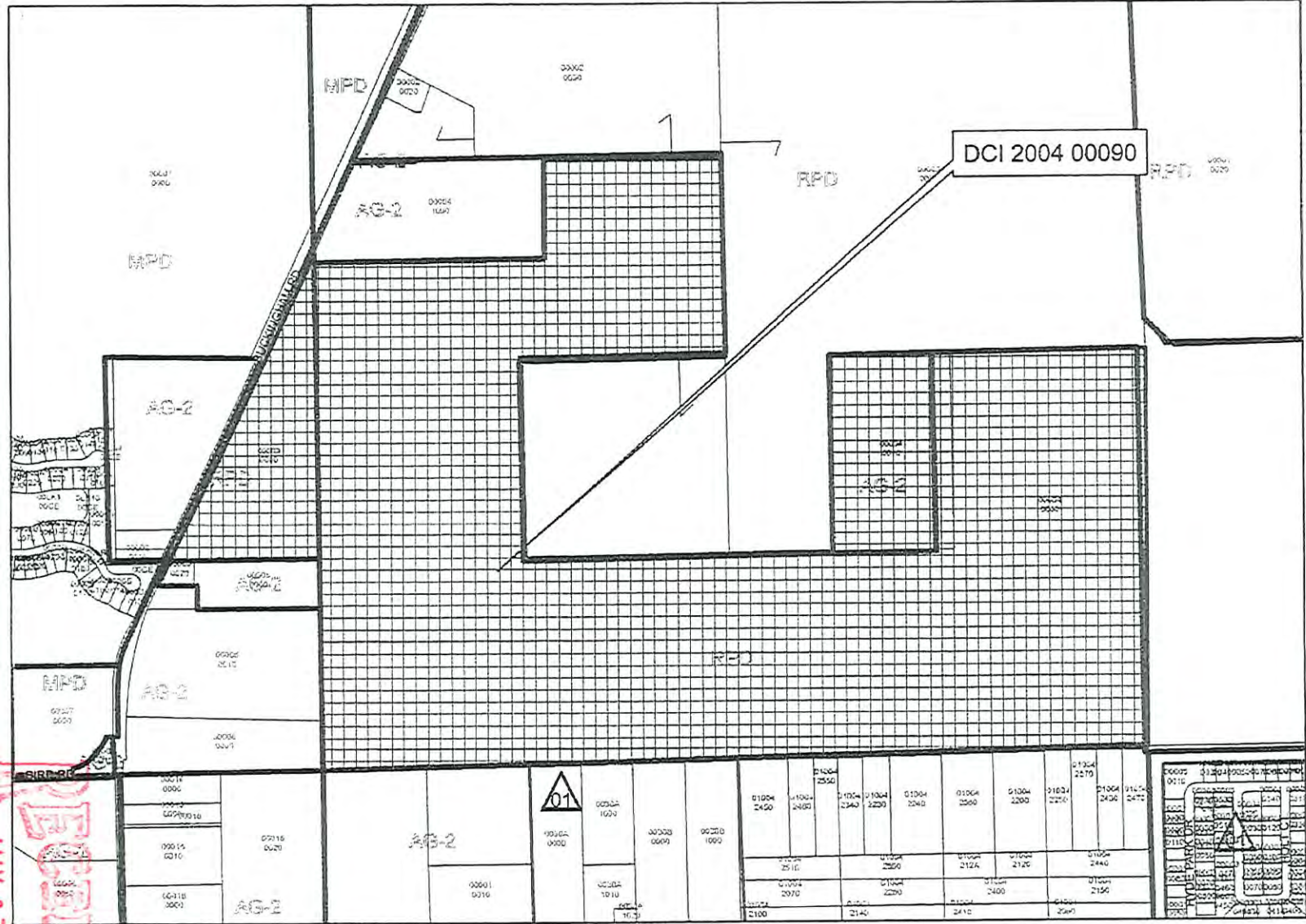


EXHIBIT "E"  
Zoning Map

1,000 500 0 1,000 Feet

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

## TRIP GENERATION EQUATIONS

RECEIVED  
MAY 27 2023

COMMUNITY DEVELOPMENT

DCI2020-00010



## Single-Family Detached Housing (210)

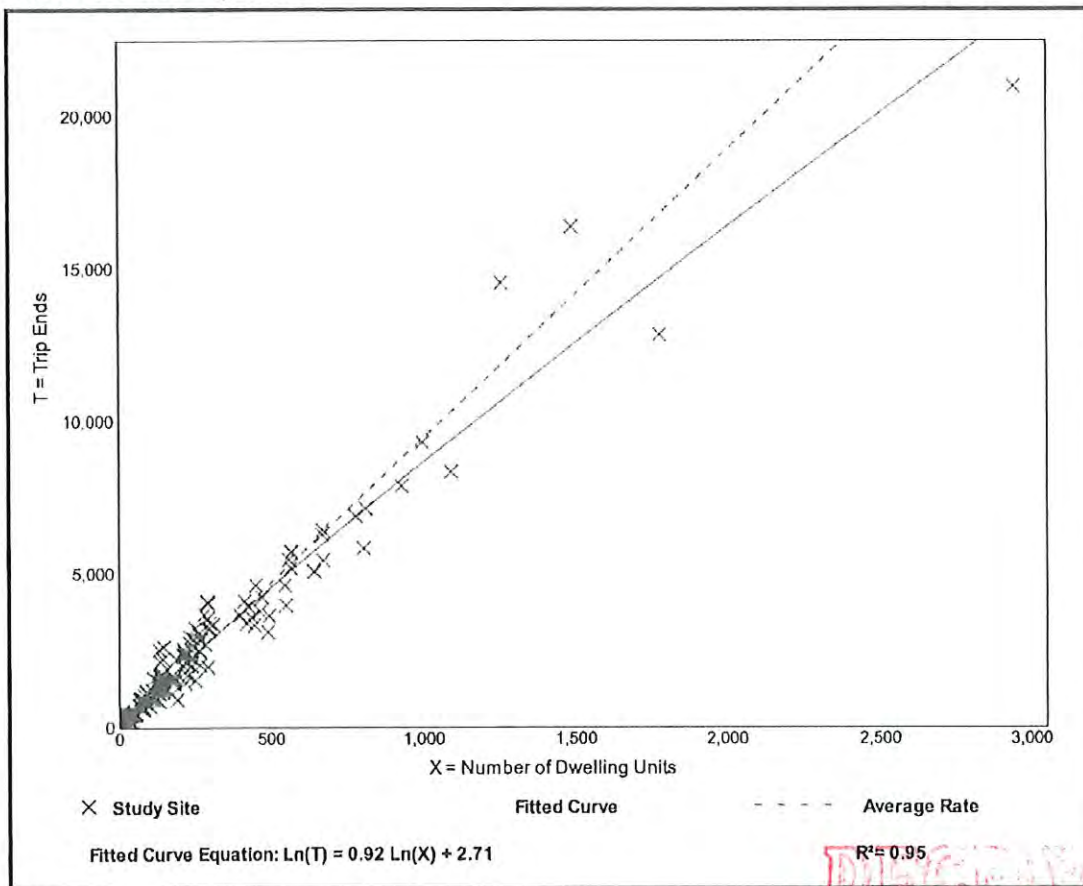
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 159  
Avg. Num. of Dwelling Units: 264  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

### Data Plot and Equation



## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

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: 173

Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate

0.74

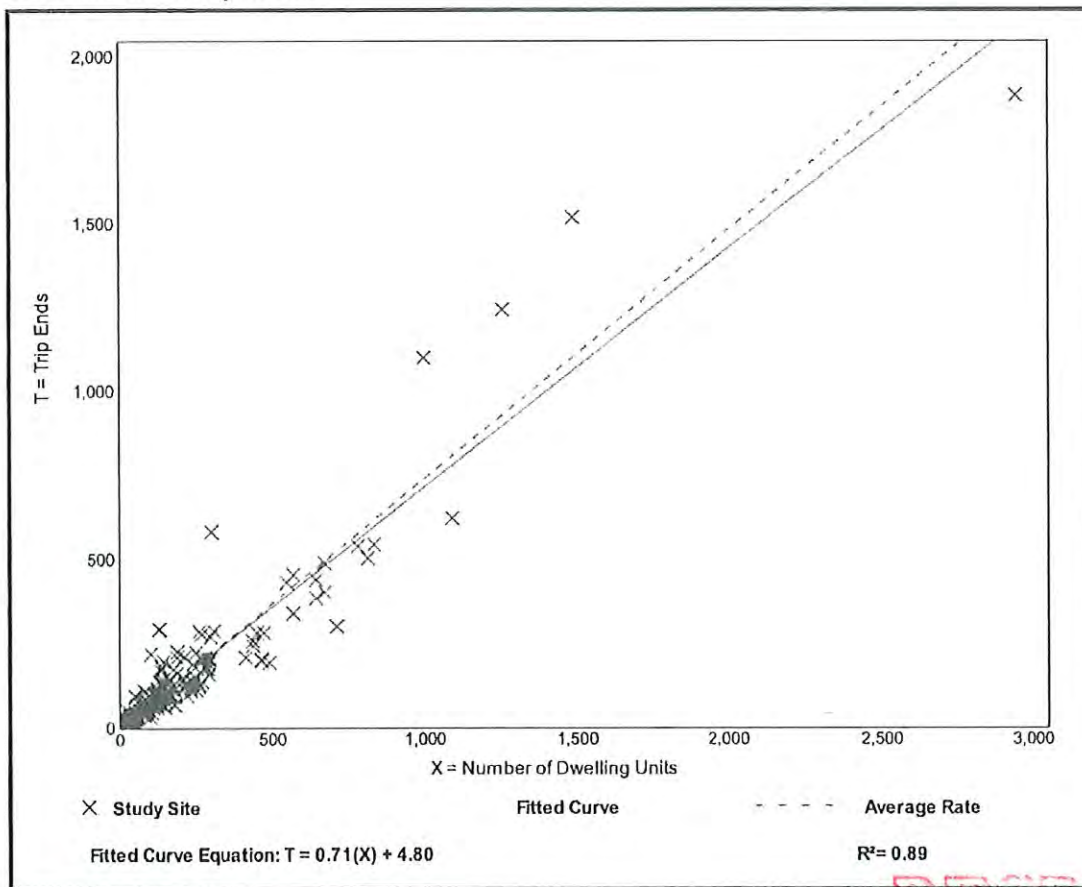
Range of Rates

0.33 - 2.27

Standard Deviation

0.27

### Data Plot and Equation



RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

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: 190

Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate

0.99

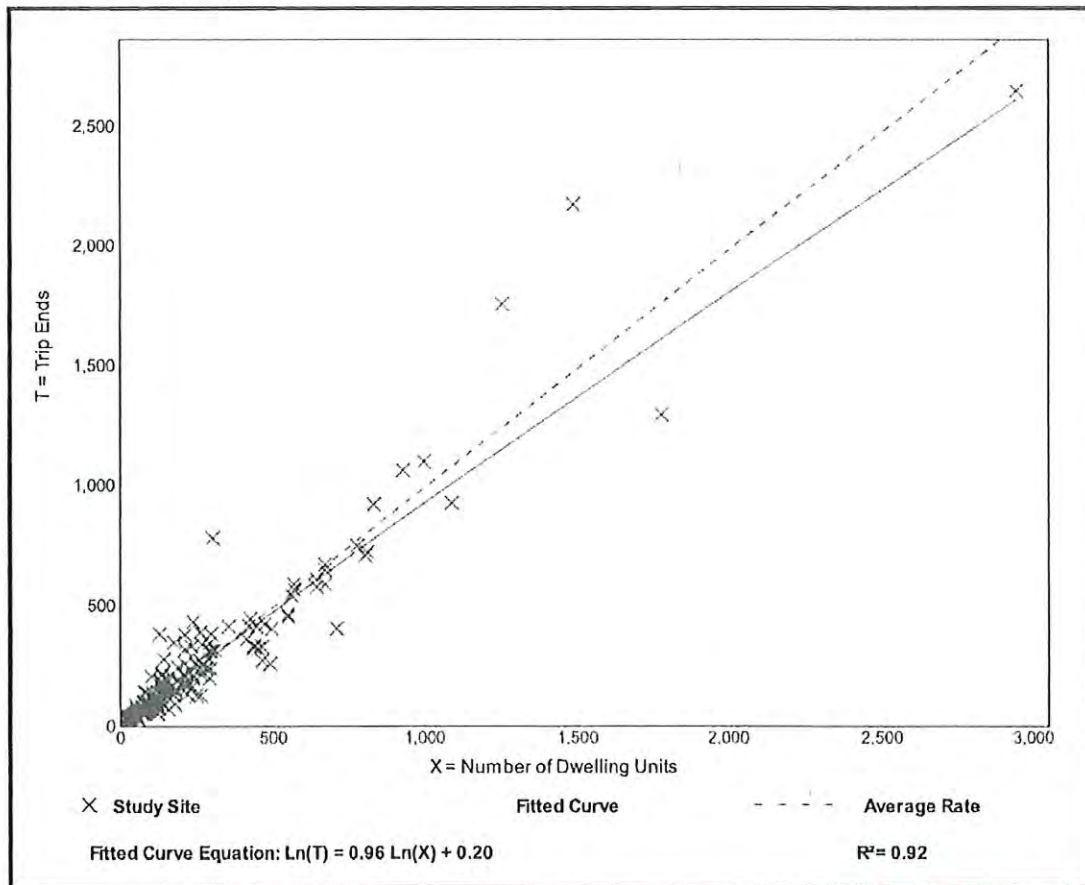
Range of Rates

0.44 - 2.98

Standard Deviation

0.31

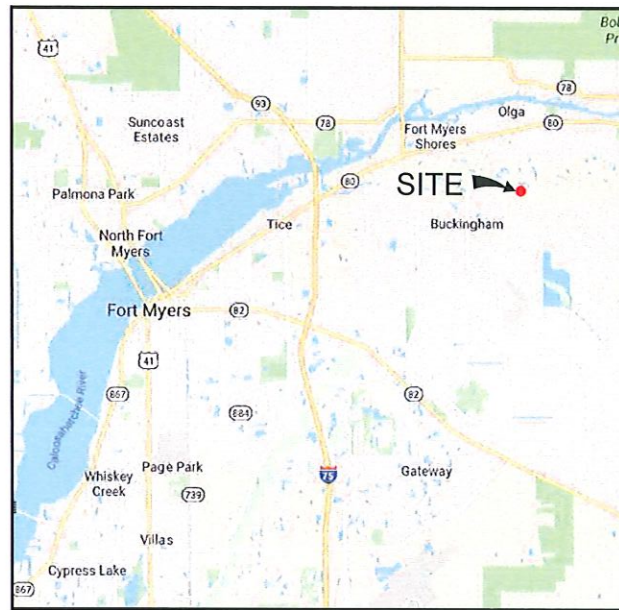
### Data Plot and Equation



# MASTER CONCEPT PLAN FOR LEE COUNTY HOMES ASSOCIATES I, LLLP

LEE COUNTY, FLORIDA

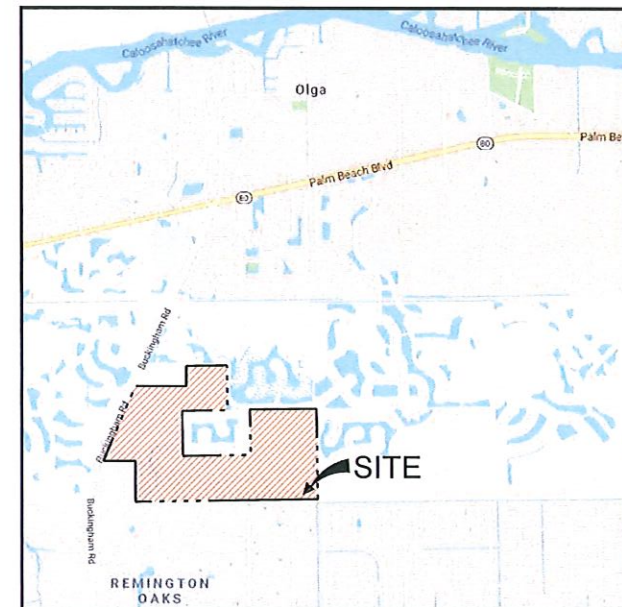
SECTION 33, TOWNSHIP 43, RANGE 26E  
LEE COUNTY, FLORIDA



SITE VICINITY MAP

N.T.S.

BID CONSTRUCTION LEE COUNTY SPWARD LCUDON/PEEP	SHEET INDEX	
	DESCRIPTION	SHEET
GENERAL	COVER SHEET	COVER
PLANNING	MASTER CONCEPT PLAN	C-101
	OPEN SPACE PLAN	C-102
	NOTES, DEVIATIONS AND TYPICAL SECTIONS	C-501



SITE LOCATION MAP

N.T.S.

PROJECT:

LEE COUNTY  
HOMES  
ASSOCIATES I,  
LLLP

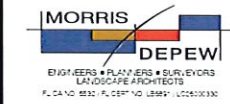
LOCATION:

BUCKINGHAM ROAD  
LEE COUNTY, FLORIDA

CLIENT:

LEE COUNTY HOMES  
ASSOCIATES I, LLLP

CONSULTANT:



Fort Myers  
2916 Cleveland Avenue  
Fort Myers, Florida 33921  
(239) 337-3300  
Fax (239) 337-3304  
Tollfree 866-337-7341

Tallahassee  
113 South Monroe Street  
Tallahassee, Florida 32301  
Tollfree 866-337-7341

Destin  
8837 Highway 90  
Destin, Florida 32541  
Tollfree 866-337-7341

PREPARED BY:

REVISIONS DATE

PROJECT MANAGER: TME

DRAWING BY: MVL

JURISDICTION: LEE COUNTY

DATE: 05/14/2020

SHEET TITLE:

COVER SHEET

SHEET NUMBER: COVER

JOB FILE NUMBER: 19079-01

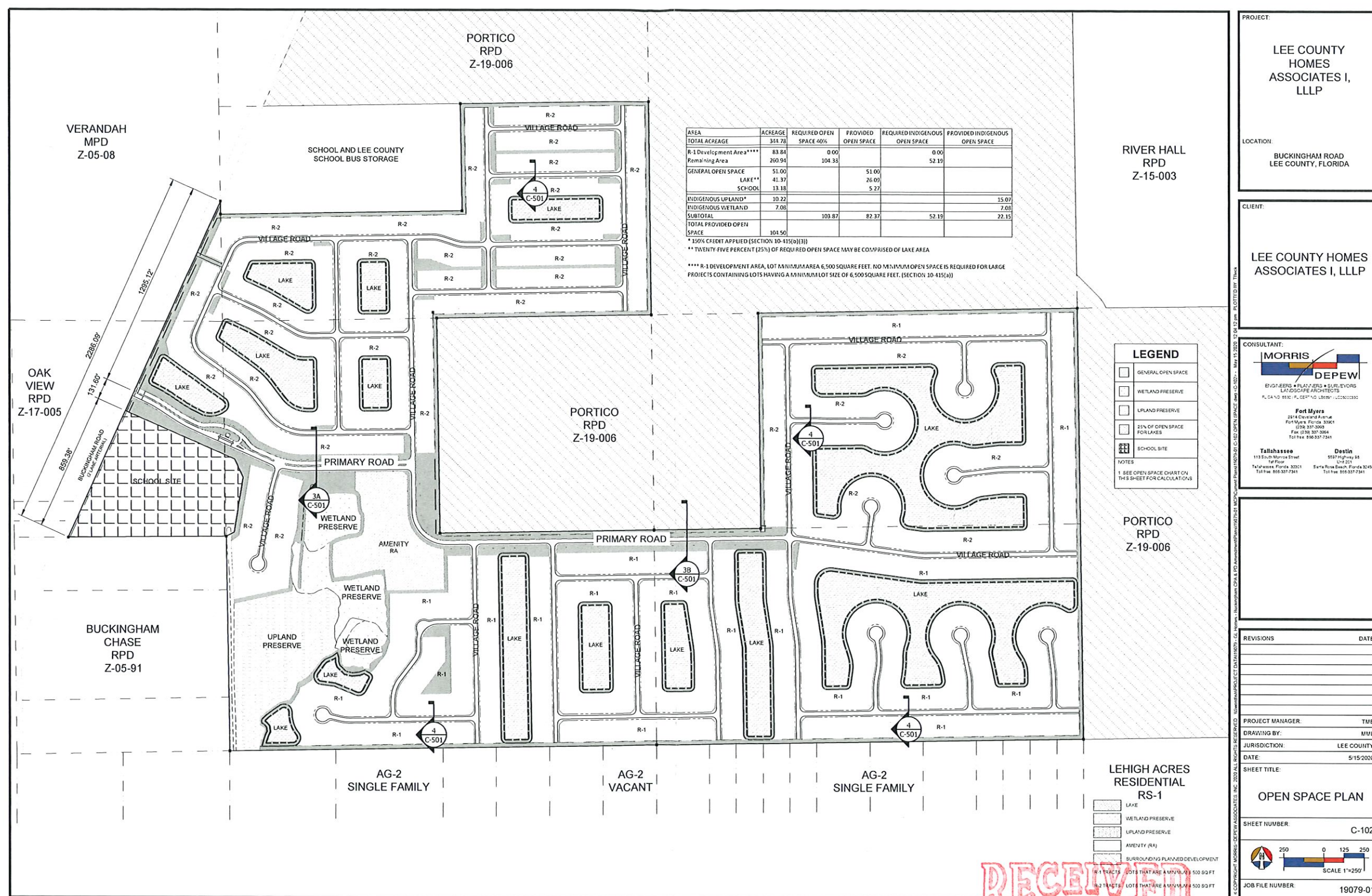
RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT





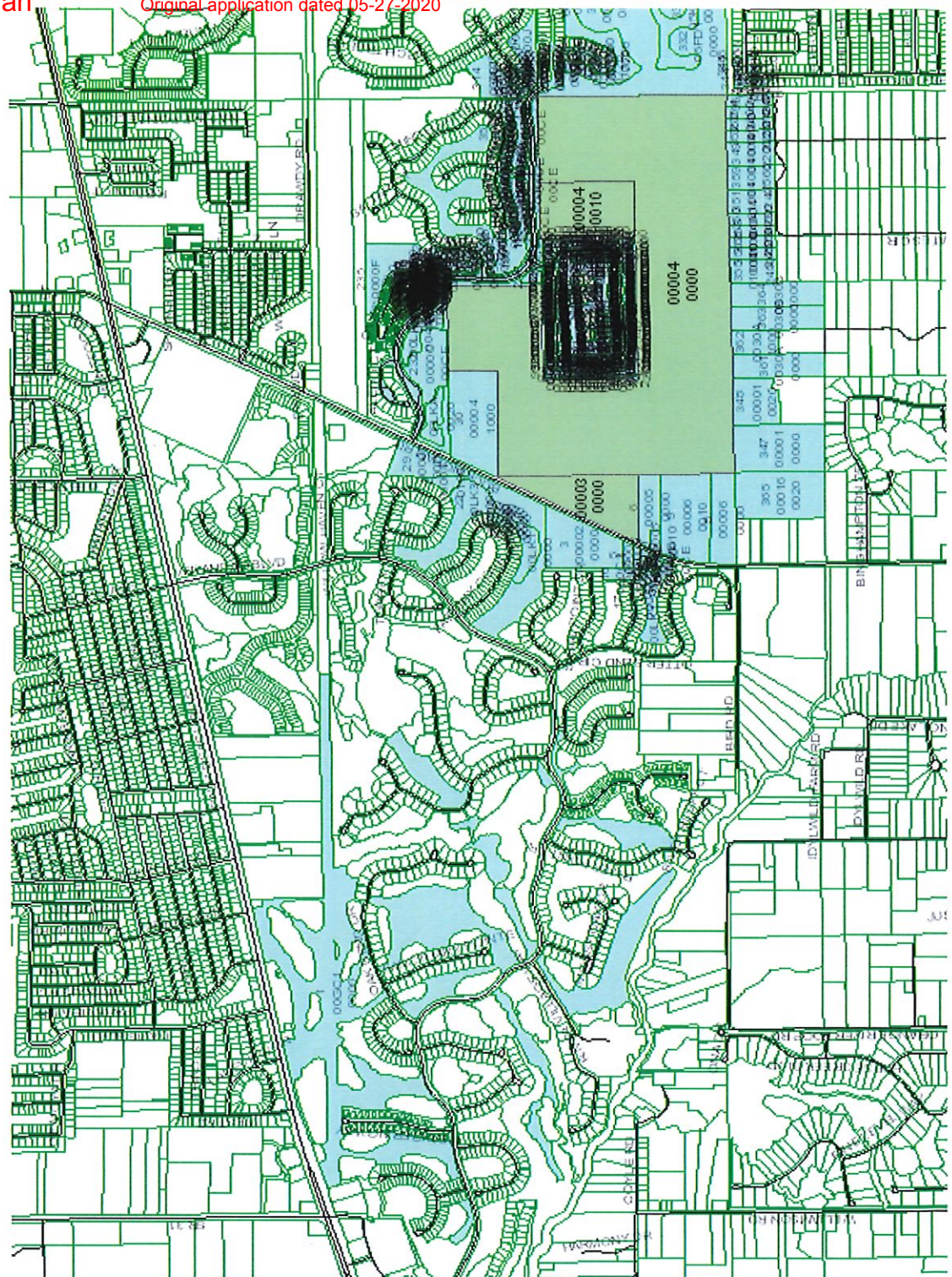












**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



VERANDAH DEVELOPMENT LLC  
701 S OLIVE AVE STE 104  
WEST PALM BEACH FL 33401

KH VERANDAH LLC  
701 S OLIVE AVE STE 104  
WEST PALM BEACH FL 33401

BUCKINGHAM 16 LLC  
6810 INTERNATIONAL CENTER BLVD  
FORT MYERS FL 33912

SAPP HILTON  
3750 BUCKINGHAM RD  
FORT MYERS FL 33905

SANTIN MARION L + RUBY W  
3720 BUCKINGHAM RD  
FORT MYERS FL 33905

HENLEY RICKY + MARYLEE  
PO BOX 50593  
FORT MYERS FL 33994

STAHL STEPHEN A JR + NANCY J  
3791 BUCKINGHAM RD  
FORT MYERS FL 33905

INGRAM CEZANNE +  
4755 WOODLAWN RD  
MAURICE LA 70555

LEE COUNTY DIST SCHOOL BOARD  
2855 COLONIAL BLVD  
FORT MYERS FL 33966

WASHAM STEVARL M + DEBORAH  
13616 CITRUS CREEK CT  
FORT MYERS FL 33905

EHLERT GREGG D & KIM H  
13606 CITRUS CREEK CT  
FORT MYERS FL 33905

SMITH KENNETH R + KATHRYN M  
442 GILES CT  
BARTLETT IL 60103

HATJIOANNOU JASON T &  
1930 VILLA CT  
JOHNSON CITY TN 37615

KINGHORN GREGORY + ARLETTE K  
13576 CITRUS CREEK CT  
FORT MYERS FL 33905

MAHONEY MICHAEL J +  
13566 CITRUS CREEK CT  
FORT MYERS FL 33905

VERANDAH WEST CDD  
WRATHELL HART HUNT & ASSOCIATE  
6131 LYONS RD STE 100  
COCONUT CREEK FL 33073

CITRUS CREEK AT VERANDAH  
12951 METRO PKWY STE 8  
FORT MYERS FL 33966

CITRUS CREEK AT VERANDAH  
12951 METRO PKWY STE 8  
FORT MYERS FL 33966

VERANDAH DEVELOPMENT LLC  
701 S OLIVE AVE STE 104  
WEST PALM BEACH FL 33401

VERANDAH EAST CDD  
WRATHELL HART HUNT & ASSOCIATE  
6131 LYONS RD STE 100  
COCONUT CREEK FL 33073

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

VERANDAH EAST CDD  
WRATHELL HART HUNT & ASSOCIATE  
6131 LYONS RD STE 100  
COCONUT CREEK FL 33073

RESOURCE CONSERVATION  
9990 COCONUT RD STE 200  
BONITA SPRINGS FL 34135

BACHMANN ADAM IV &  
12731 FAIRWAY COVE CT  
FORT MYERS FL 33905

PEREZ ALBERTO +  
12727 FAIRWAY COVE CT  
FORT MYERS FL 33905

GALLAGHER ANDREW J & MARY L  
12723 FAIRWAY COVE CT  
FORT MYERS FL 33905

BOWDY BRUCE K & MARGARET E L/E  
12719 FAIRWAY COVE CT  
FORT MYERS FL 33905

ESPELAND JAMES A + JULIE C  
815 MARSHALL AVE  
HENNING MN 56551

STECK DALE C + ANNETTE M  
12709 FAIRWAY COVE CT  
FORT MYERS FL 33905

KH VERANDAH LLC  
701 S OLIVE AVE STE 104  
WEST PALM BEACH FL 33401

LEE COUNTY DIST SCHOOL BOARD  
2855 COLONIAL BLVD  
FORT MYERS FL 33966

YOUNG WILLIAM A +  
14100 MINDELLO DR  
FORT MYERS FL 33905

MAYS CHRISTOPHER D  
14106 MINDELLO DR  
FORT MYERS FL 33905

CERRATO SAMUEL JR +  
14112 MINDELLO DR  
FORT MYERS FL 33905

BURBRIDGE MATTHEW J  
14118 MINDELLO DR  
FORT MYERS FL 33905

ADMIRE JAMES RYAN &  
14442 MINDELLO DR  
FORT MYERS FL 33905

MCMANUS CYNTHIA & GARY  
14544 MINDELLO DR  
FORT MYERS FL 33905

DITTSCHAR FRANK & ALEXANDRA  
14537 MINDELLO DR  
FORT MYERS FL 33905

WONG CAMILO JOEL & SALLY  
14531 MINDELLO DR  
FORT MYERS FL 33905

MCCORMICK SEAN  
14525 MINDELLO DR  
FORT MYERS FL 33905

NELSON DAVID &  
14519 MINDELLO DR  
FORT MYERS FL 33905

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



FITE GIA MARIE  
14513 MINDELLO DR  
FORT MYERS FL 33905

FELIZ MIRIAM M  
14507 MINDELLO DR  
FORT MYERS FL 33905

ISAACSON-DUPONT ELIZABETH &  
14501 MINDELLO DR  
FORT MYERS FL 33905

KACZOR LAWRENCE T & KELLY A  
14495 MINDELLO DR  
FORT MYERS FL 33905

FLOWERS RANORD J & ANNETTE  
14489 MINDELLO DR  
FORT MYERS FL 33905

CARVER THOMAS HAROLD  
14483 MINDELLO DR  
FORT MYERS FL 33905

CROOKS DAVID C  
14477 MINDELLO DR  
FORT MYERS FL 33905

BARRETO MELISSA  
14471 MINDELLO DR  
FORT MYERS FL 33905

WESTERGREN RICHARD A  
14461 MINDELLO DR  
FORT MYERS FL 33905

SAINT LOUIS JEAN C & NADIA  
14455 MINDELLO DR  
FORT MYERS FL 33905

VINCENT MIKE & MARIE  
14449 MINDELLO DR  
FORT MYERS FL 33905

SPRATT DENNIS LEE &  
14447 MINDELLO DR  
FORT MYERS FL 33905

BUTLER JAMES FRANCIS JR &  
14445 MINDELLO DR  
FORT MYERS FL 33905

MCPHERSON ROBERT W &  
14443 MINDELLO DR  
FORT MYERS FL 33905

WILLIAMS DAVID & WENDY  
14441 MINDELLO DR  
FORT MYERS FL 33905

HIRSCH JEFFREY  
14435 MINDELLO DR  
FORT MYERS FL 33905

OLIVER SEAN  
14431 MINDELLO DR  
FORT MYERS FL 33905

SUCO PASTOR L &  
14427 MINDELLO DR  
FORT MYERS FL 33905

MARANAN GIL V & PEGGY A  
14421 MINDELLO DR  
FORT MYERS FL 33905

SHERIDAN TODD ALLEN &  
14415 MINDELLO DR  
FORT MYERS FL 33905

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

REED DAMEION D & TYHISIA  
14409 MINDELLO DR  
FORT MYERS FL 33905

GILES ROBERT L & LATANYA R  
14171 MINDELLO DR  
FORT MYERS FL 33905

MCKAY JOSEPH S & ELYSE R  
14165 MINDELLO DR  
FORT MYERS FL 33905

GERENA ALFREDO & DEBORAH A  
14159 MINDELLO DR  
FORT MYERS FL 33905

FORD JOHN & TARA  
14153 MINDELLO DR  
FORT MYERS FL 33905

THOMAS-WATKINS DONNA MARIE  
14147 MINDELLO DR  
FORT MYERS FL 33905

BATEMAN LISA MARIE  
14141 MINDELLO DR  
FORT MYERS FL 33905

TINDLE JAMES EDWARD &  
14129 MINDELLO DR  
FORT MYERS FL 33905

DOLAN TIMOTHY  
14113 MINDELLO DR  
FORT MYERS FL 33905

HOLMES NATHANIEL ADAM &  
14000 VINDEL CIR  
FORT MYERS FL 33905

HERNANDEZ JEANETTE  
14006 VINDEL CIR  
FORT MYERS FL 33905

SANT ELENA KRISTINE  
14012 VINDEL CIR  
FORT MYERS FL 33905

MACK TANNER G  
14018 VINDEL CIR  
FORT MYERS FL 33905

JENSEN STEPHEN &  
14024 VINDEL CIR  
FORT MYERS FL 33905

CLEMENTI PATRICIA ANN  
14030 VINDEL CIR  
FORT MYERS FL 33905

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

SELPH TREVOR D  
14054 VINDEL CIR  
FORT MYERS FL 33905

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

BLIND JOHN & LINDA  
14072 VINDEL CIR  
FORT MYERS FL 33905

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

MOSELY KHANDYCE JACINTA  
14134 VINDEL CIR  
FORT MYERS FL 33905

BRAAT GUSTAV JR &  
14138 VINDEL CIR  
FORT MYERS FL 33905

ROEMER PATRICK & JULIA  
14144 VINDEL CIR  
FORT MYERS FL 33905

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

TORRES CABRERA PEDRO I  
14186 VINDEL CIR  
FORT MYERS FL 33905

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

NICOLAS MARIE & RAYMOND  
14210 VINDEL CIR  
FORT MYERS FL 33905

STRAHIJA RUTH ANITA &  
14216 VINDEL CIR  
FORT MYERS FL 33905

DALEY TERRANCE  
14222 VINDEL CIR  
FORT MYERS FL 33905

HETLAND JEFFREY DANIAL &  
14228 VINDEL CIR  
FORT MYERS FL 33905

GARCIA BRIAN +  
14234 VINDEL CIR  
FORT MYERS FL 33905

VICK RICHARD PHILLIPS II +  
14240 VINDEL CIR  
FORT MYERS FL 33905

KEENEY WILLIAM ROBERT  
14246 VINDEL CIR  
FORT MYERS FL 33905

KAVANAGH JASON DAVID &  
14252 VINDEL CIR  
FORT MYERS FL 33905

VALDES PATRICIA G +  
14258 VINDEL CIR  
FORT MYERS FL 33905

SPATARO ANNA PAULETTE &  
14264 VINDEL CIR  
FORT MYERS FL 33905

COOK MARY & JOHN  
14270 VINDEL CIR  
FORT MYERS FL 33905

GALLARDO ANTHONY +  
14276 VINDEL CIR  
FORT MYERS FL 33905

WILLIAMS GRANT & BRIANNA  
14282 VINDEL CIR  
FORT MYERS FL 33905

ROEDER RYAN & LINDSAY  
14288 VINDEL CIR  
FORT MYERS FL 33905

MARSHALL TAMEKA LASHONDA  
14300 VINDEL CIR  
FORT MYERS FL 33905

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



ACOSTA YVONNE  
14306 VINDEL CIR  
FORT MYERS FL 33905

HERNANDEZ LORNA G BAEZ  
14312 VINDEL CIR  
FORT MYERS FL 33905

RIEKEN BRIAN & DANIELLE  
14318 VINDEL CIR  
FORT MYERS FL 33905

PERALTA JOSE DAVID  
14324 VINDEL CIR  
FORT MYERS FL 33905

TANNER DEBORAH  
14330 VINDEL CIR  
FORT MYERS FL 33905

LAGUARDIA JOAN  
14336 VINDEL CIR  
FORT MYERS FL 33905

LOPEZ RUBEN DARIO & LYDIA  
14342 VINDEL CIR  
FORT MYERS FL 33905

PHILPOT MOSES ALEXANDER III &  
14348 VINDEL CIR  
FORT MYERS FL 33905

SOMERS DOUGLAS JAMES &  
14354 VINDEL CIR  
FORT MYERS FL 33905

ROY KEVIN & BERNNADETTE  
14360 VINDEL CIR  
FORT MYERS FL 33905

MEGLIO MARIA & JOHN JR  
14366 VINDEL CIR  
FORT MYERS FL 33905

SUN FENG & HUANG BAORONG  
14372 VINDEL CIR  
FORT MYERS FL 33905

PIERRE LOUIS JOSEPH L &  
14378 VINDEL CIR  
FORT MYERS FL 33905

EMERY LINDA  
14384 VINDEL CIR  
FORT MYERS FL 33905

STEARNS KEVIN JAMES +  
14390 VINDEL CIR  
FORT MYERS FL 33905

MEYER NANCY & JAMES  
14396 VINDEL CIR  
FORT MYERS FL 33905

SCHUEFER RALF UDO &  
91187 ROETTENBACH  
METZGERSGASSE 10C 91187  
GERMANY

MANSELL CRYSTAL J & JEFFREY  
14408 VINDEL CIR  
FORT MYERS FL 33905

RONDEAU CHRISTOPHER J &  
14412 VINDEL CIR  
FORT MYERS FL 33905

DEVINE RAYMOND J  
14418 VINDEL CIR  
FORT MYERS FL 33905

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

HOULE FRANCIS & NICOLE  
14424 VINDEL CIR  
FORT MYERS FL 33905

MORRISSEY JARRAD C +  
14430 VINDEL CIR  
FORT MYERS FL 33905

PARLATORE BRUNO & DEBORAH  
14436 VINDEL CIR  
FORT MYERS FL 33905

ROBINSON RICHARD ANDREW +  
14442 VINDEL CIR  
FORT MYERS FL 33905

ALEXANDER BROOKE A +  
14448 VINDEL CIR  
FORT MYERS FL 33905

PIETRI ANGEL OCTAVIO &  
14454 VINDEL CIR  
FORT MYERS FL 33905

HELLER MARK J JR &  
14460 VINDEL CIR  
FORT MYERS FL 33905

BARAKAT NOUR & NORAH  
14466 VINDEL CIR  
FORT MYERS FL 33905

WOODRING DONALD NORMAN &  
14472 VINDEL CIR  
FORT MYERS FL 33905

HAGLUND ERICK GLENN &  
14478 VINDEL CIR  
FORT MYERS FL 33905

WESNER NICHOLAS R & KAYLA J  
14484 VINDEL CIR  
FORT MYERS FL 33905

KARGBO FODAY SULAIMAN &  
14490 VINDEL CIR  
FORT MYERS FL 33905

SHULTS RYAN A & AMIE M  
14496 VINDEL CIR  
FORT MYERS FL 33905

LOLLAR RANDAL HASKELL +  
14502 VINDEL CIR  
FORT MYERS FL 33905

SAWDON WENDY & PHILIP J  
14508 VINDEL CIR  
FORT MYERS FL 33905

LEANO PAMELA  
14514 VINDEL CIR  
FORT MYERS FL 33905

KRESSEL ANITA & THOMAS  
14520 VINDEL CIR  
FORT MYERS FL 33905

YEAGER BART W & ANDREA S  
14526 VINDEL CIR  
FORT MYERS FL 33905

RIES ALBERT J & JANICE M TR  
14532 VINDEL CIR  
FORT MYERS FL 33905

COPE-FERRELL TOCHA &  
14538 VINDEL CIR  
FORT MYERS FL 33905

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



RESTIVO ANTHONY  
14544 VINDEL CIR  
FORT MYERS FL 33905

SPINOSA STEPHEN & BEVERLY  
14019 VINDEL CIR  
FORT MYERS FL 33905

RODRIGUEZ JUAN CARLOS +  
14025 VINDEL CIR  
FORT MYERS FL 33905

CRUZ EFRAIN & LINDY L  
3352 BROZAS CT  
FORT MYERS FL 33905

BEZIO JAMES T  
3364 BROZAS CT  
FORT MYERS FL 33905

FITTS GUY H & DANIELLE E  
3372 BROZAS CT  
FORT MYERS FL 33905

LOHNER CHRISTINE & STEVEN  
3369 BROZAS CT  
FORT MYERS FL 33905

DECLEMENTE BRETT &  
3363 BROZAS CT  
FORT MYERS FL 33905

COX JEREMY RYAN &  
3357 BROZAS CT  
FORT MYERS FL 33905

EDLIN LANDON +  
3351 BROZAS CT  
FORT MYERS FL 33905

PRICE CHARLIE & APRIL  
14041 VINDEL CIR  
FORT MYERS FL 33905

VAN HOOK PENELOPE A  
14047 VINDEL CIR  
FORT MYERS FL 33905

ST CYR CHARLES M &  
14053 VINDEL CIR  
FORT MYERS FL 33905

SILVA LUIS & SANCHEZ RAQUEL  
14059 VINDEL CIR  
FORT MYERS FL 33905

HALM PATRICK & SANDRA  
14065 VINDEL CIR  
FORT MYERS FL 33905

LE TRAN  
2910 BRIDLE CT  
LAKE GENEVA WI 53147

LUKICH MARK & DEANNA  
14077 VINDEL CIR  
FORT MYERS FL 33905

VO PHONG THU & LOU PHAN  
3613 12TH ST S  
ARLINGTON VA 22204

GARRETT ROBERT & SUZANNE  
14089 VINDEL CIR  
FORT MYERS FL 33905

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

WIERSMA HEIDI T & WILLIAM D  
14101 VINDEL CIR  
FORT MYERS FL 33905

LAWLOR JOHN & KATHERINE  
14107 VINDEL CIR  
FORT MYERS FL 33905

DEPASQUALE GREGORY L TR  
14113 VINDEL CIR  
FORT MYERS FL 33905

PREJNA RICHARD G &  
14119 VINDEL CIR  
FORT MYERS FL 33905

WESTBROOK IVAN COREY  
14155 VINDEL CIR  
FORT MYERS FL 33905

POLACZEK JOHN BARBUSCIA &  
7130 BAKER RD  
FRANKENMUTH MI 48734

ANDERSEN KENNETH JOEL &  
14175 VINDEL CIR  
FORT MYERS FL 33905

KNIGHT CASEY  
14179 VINDEL CIR  
FORT MYERS FL 33905

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

CARROLL DAVID J & JULIE A  
6620 SCENIC WOODS DR  
VALLEY CITY OH 44280

BEAUBRUN PIERRE SEIDE  
14197 VINDEL CIR  
FORT MYERS FL 33905

SCHINGH SYLVIE & MICHAEL  
14203 VINDEL CIR  
FORT MYERS FL 33905

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

KOISA ERIKA & JEFFREY  
14215 VINDEL CIR  
FORT MYERS FL 33905

MANION LORA LESLIE &  
3866 SHADY POINTE ROW  
GREENWOOD IN 46143

CRANE MARY G  
14271 VINDEL CIR  
FORT MYERS FL 33905

SANTIAGO EDWIN  
14283 VINDEL CIR  
FORT MYERS FL 33905

SMITH RODNEY &  
14289 VINDEL CIR  
FORT MYERS FL 33905

NAZIR MALISSA & KHALID  
8990 PASEO DE VALENCIA ST  
FORT MYERS FL 33908

GIRON RANDOLFO  
14301 VINDEL CIR  
FORT MYERS FL 33905

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010  
Page Break



KINNEY BRIAN ROBERT &  
3437 LANA CT  
FORT MYERS FL 33905

KAPFHAMMER RONALD M +  
3431 LANA CT  
FORT MYERS FL 33905

MCGLASSON ROBERT WAYNE &  
3425 LANA CT  
FORT MYERS FL 33905

BOOGAARD EMERSON JEFFREY &  
3401 LANA CT  
FORT MYERS FL 33905

BASS LATONYA M  
3400 LANA CT  
FORT MYERS FL 33905

CRANFILL SCOTT A &  
3424 LANA CT  
FORT MYERS FL 33905

SCALORA JOSEPH +  
3430 LANA CT  
FORT MYERS FL 33905

SECCOMBE ROBERT F &  
3436 LANA CT  
FORT MYERS FL 33905

MONTENEGRO MARK & CHRISTINA  
14319 VINDEL CIR  
FORT MYERS FL 33905

GALLATIN CASEY & KARA  
14325 VINDEL CIR  
FORT MYERS FL 33905

POTHEMONT AINSWORTH A  
14331 VINDEL CIR  
FORT MYERS FL 33905

RUSSELL TODD & LISA  
14337 VINDEL CIR  
FORT MYERS FL 33905

REID BYRON C +  
14343 VINDEL CIR  
FORT MYERS FL 33905

KALMAN JEFFREY & SALLY  
14349 VINDEL CIR  
FORT MYERS FL 33905

DUMITRESCU STEFAN & ASHLEY  
14355 VINDEL CIR  
FORT MYERS FL 33905

FRANCOIS GABRIELA  
14361 VINDEL CIR  
FORT MYERS FL 33905

HUFF CHRISTOPHER & JESSICA  
14367 VINDEL CIR  
FORT MYERS FL 33905

CRUZ DAVID DARRELL  
14373 VINDEL CIR  
FORT MYERS FL 33905

COLBERT JAMES F & MARIAN  
14379 VINDEL CIR  
FORT MYERS FL 33905

LEWIS GWENDOLYN T  
14385 VINDEL CIR  
FORT MYERS FL 33905

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

ARREOLA ROBERTO  
14391 VINDEL CIR  
FORT MYERS FL 33905

HOLMES AIMEE E TR  
14623 KELMSLEY DR  
OREGON CITY OR 97045

LYNCH CALAN & CALLEE  
14403 VINDEL CIR  
FORT MYERS FL 33905

ANTOINE WILFRID & YVROSE  
14441 VINDEL CIR  
FORT MYERS FL 33905

HENDRZAK RICHARD S &  
14453 VINDEL CIR  
FORT MYERS FL 33905

KOHER JEAN E & ROBERT L  
14459 VINDEL CIR  
FORT MYERS FL 33905

GOMEZ IVAN & VASQUEZ ANA C  
14465 VINDEL CIR  
FORT MYERS FL 33905

MEDORS LISA A & JEFFREY W  
14471 VINDEL CIR  
FORT MYERS FL 33905

TERAN OSCAR ARTURO NOVOA  
14477 VINDEL CIR  
FORT MYERS FL 33905

NORTHROP DEVIN L & DEANNE M  
14483 VINDEL CIR  
FORT MYERS FL 33905

TENEYCK WALTER  
14489 VINDEL CIR  
FORT MYERS FL 33905

CAMADECO MICHAEL A &  
14495 VINDEL CIR  
FORT MYERS FL 33905

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

PORTICO MASTER PROPERTY  
8430 ENTERPRISE CIR STE 100  
BRADENTON FL 34202

PORTICO MASTER PROPERTY  
8430 ENTERPRISE CIR STE 100  
BRADENTON FL 34202

PORTICO CDD  
RIZZETTA & COMPANY INC  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625

PORTICO MASTER PROPERTY  
8430 ENTERPRISE CIR STE 100  
BRADENTON FL 34202

PORTICO MASTER PROPERTY  
8430 ENTERPRISE CIR STE 100  
BRADENTON FL 34202

PORTICO MASTER PROPERTY  
8430 ENTERPRISE CIR STE 100  
BRADENTON FL 34202

PORTICO CDD  
RIZZETTA & COMPANY INC  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625

**RECEIVED**  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



PORTICO MASTER PROPERTY  
8430 ENTERPRISE CIR STE 100  
BRADENTON FL 34202

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

PORTICO CDD  
RIZZETTA & COMPANY INC  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625

PORTICO CDD  
RIZZETTA & COMPANY INC  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625

PORTICO CDD  
RIZZETTA & COMPANY INC  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625

PORTICO CDD  
RIZZETTA & COMPANY INC  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625

PORTICO CDD  
RIZZETTA & COMPANY INC  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625

PORTICO CDD  
RIZZETTA & COMPANY INC  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625

PORTICO CDD  
RIZZETTA & COMPANY INC  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

PINNACLE CASCADES I LLC  
2970 LUCKIE RD  
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC  
2970 LUCKIE RD  
FORT LAUDERDALE FL 33331

FORNASIER GIANCARLO +  
1821 SHIRELY RD  
PORT PERRY ON L1L 9B3  
CANADA

FLYNN JOHN F &  
15004 GREAT LAUREL CT  
ALVA FL 33920

PINNACLE CASCADES I LLC  
2970 LUCKIE RD  
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC  
2970 LUCKIE RD  
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC  
2970 LUCKIE RD  
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC  
2970 LUCKIE RD  
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC  
2970 LUCKIE RD  
FORT LAUDERDALE FL 33331

CASCADES AT RIVER HALL  
GRS MANAGEMENT ASSOCIATES INC  
3900 WOODLAKE BLVD STE 309  
LAKE WORTH FL 33463

RIVER HALL CDD  
WRATHELL HUNT & ASSOCIATES LLC  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431

RIVER HALL CDD  
WRATHELL HUNT & ASSOCIATES LLC  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966



WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

PORTICO CDD  
RIZZETTA & COMPANY INC  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625

PORTICO CDD  
RIZZETTA & COMPANY INC  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

**RECEIVED**  
MAY 27 2020  
COMMUNITY DEVELOPMENT

WCI COMMUNITIES LLC  
LENNAR HOMES LLC  
10481 6 MILE CYPRESS PKWY  
FORT MYERS FL 33966

SHARKEY THOMAS JAMES III  
13098 WESTHEIMER RD APT 1451  
HOUSTON TX 77077

GAF FINANCIAL LLC  
750 ISLAND WAY #303  
CLEARWATER BEACH FL 33767

BARBARAN ALDO MARTIN ARAUZO  
LANDSHUTER ALLE 75  
MUNICH 80637  
GERMANY

COOK GATLE M  
6029 TABOR AVE  
FORT MYERS FL 33905

NURIDDIN RAPHEAL S + ALTHELIA  
4466 BIG BLUFF CT  
DOUGLASVILLE GA 30135

LEHARTE SOPHIA L  
6147 HIGGINS AVE  
FORT MYERS FL 33905

MNKT REALTY INVESTMENT INC  
6147 HIGGINS AVE  
FORT MYERS FL 33905

BARICKMAN ROBERT L  
2409 MANSFIELD AVE S  
LEHIGH ACRES FL 33973

HARDING ROBERT G +  
4261 BUCKINGHAM RD  
FORT MYERS FL 33905

CUTLER CARLIE  
4203 BUCKINGHAM RD  
FORT MYERS FL 33905

SOJDAK HILARY  
4555 SKATES CIR  
FORT MYERS FL 33905

ASSELIN EDWARD D III + BEVERLY  
4471 SKATES CIR  
FORT MYERS FL 33905

MAURER KYLE JAMES &  
4499 SKATES CIR  
FORT MYERS FL 33905

DEMERS GLEN E + MARIE L  
4575 SKATES CIR  
FORT MYERS FL 33905

MAY JAMES R + SUSAN  
4463 SKATES CIR  
FORT MYERS FL 33905

MASTRIANA KELLY S  
4595 SKATES CIR  
FORT MYERS FL 33905

FOUR DIAMOND LLC +  
6249 PRESIDENTIAL CT STE B  
FORT MYERS FL 33919

FOUR DIAMOND LLC +  
6249 PRESIDENTIAL CT STE B  
FORT MYERS FL 33919

HOWARD MITCHELL M III  
4609 SKATES CIR  
FORT MYERS FL 33905

HANSEN EDWARD K III + JENNIFER  
4455 SKATES CIR  
FORT MYERS FL 33905

WALKER TATUM A +  
4525 SKATES CIR  
FORT MYERS FL 33905

RECEIVED  
MAY 27 2020

COMMUNITY DEVELOPMENT

DCI2020-00010



DENSHAM SHANNON  
4585 SKATES CIR  
FORT MYERS FL 33905

UNKNOWN HEIRS OF  
4170 GOEBEL DR  
FORT MYERS FL 33905

RB&B FAMILY TRUST +  
1471 GRACE AVE  
FORT MYERS FL 33901

CZIRR JOANNE  
439 ARAGON AVE  
CORAL GABLES FL 33134

FOUR DIAMOND LLC +  
JEFFREY C LEDWARD PA  
6249 PRESIDENTIAL CT STE B  
FORT MYERS FL 33919

RIOS RISCARDO  
4175 BUCKINGHAM RD  
FORT MYERS FL 33905

RECEIVED  
MAY 27 2020  
COMMUNITY DEVELOPMENT

DCI2020-00010