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COMMUNITY DEVELOPMENT

Inspiration at South Pointe

Comprehensive Plan Amendment

August 2020

Completed Application
(Exhibit – M1)



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Inspiration at South Pointe

Project Description: The applicant is requesting a Map Amendment to extend the Mixed Use Overlay boundary along the north side of College Parkway to the east to include three parcels totaling 13.35± acres. The applicant intends to develop the property with a mixture of commercial and multi-family residential uses.

Map(s) to Be Amended: Map 1, Page 6

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

1. Name of Applicant: Zimmer Development Company

Address: 111 Princess Street

City, State, Zip: Wilmington, NC 28401

Phone Number: (910) 294-8212

E-mail: Lowellzimmer@zdc.com

2. Name of Contact: Johnson Engineering, Inc. Gary Muller, AICP

Address: 2122 Johnson Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 461-2415

E-mail: gmuller@johnsoneng.com

3. Owner(s) of Record: See attached List of Owners

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail: _____

4. Property Location:

1. Site Address: 8830 and 8910 College Parkway, Fort Myers, FL 33919

2. STRAP(s): 15-45-24-00-00018.0000, 16-45-24-43-00001.0000, 15-45-24-00-00019.0000

5. Property Information:

Total Acreage of Property: ±13.35 acres

Total Acreage Included in Request: ±13.35 acres

Total Uplands: ±13.35 acres

Total Wetlands: 0 acres

Current Zoning: AG-2

Current Future Land Use Category(ies): Intensive Development

Area in Each Future Land Use Category: ±13.35 acres

Existing Land Use: Grazing/Agriculture

6. Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 317 units

Commercial Intensity: 20,000 sf

Industrial Intensity: N/A

*Assuming 2.79 acres allocated towards commercial uses and 10.56 acres allocated towards residential uses.

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 400.5 units

Commercial Intensity: 20,000 sf

Industrial Intensity: N/A

Public Facilities Impacts

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

1. Traffic Circulation Analysis: The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

AFFIDAVIT

I, Jeffrey L. Zimmer, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.



Signature of Applicant

4/8/2020
Date

Jeffrey L. Zimmer
Printed Name of Applicant

STATE OF ~~FLORIDA~~ NORTH CAROLINA
COUNTY OF ~~LEE~~ NEW HANOVER

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8th day of April, 2020, by Jeffrey L. Zimmer (name of person providing oath or affirmation), who is personally known to me ~~or who has produced (type of identification) as identification.~~


Signature of Notary Public
Donna Dickens

(Name typed, printed or stamped)

My Commission Expires: 06/24/2023



List of Owners

Inspiration at South Pointe
Property Ownership List

1. 16-45-24-43-00001.0000

Warren B. Wiltshire, Trustee
P.O. Box 1020
Fort Myers, FL 33902

2. 15-45-24-00-00019.0000

T. Rankin Terry, Jr.	21.0478%
John O. Terry	21.0478%
Joan Terry Mollett	21.0468%
Kristine L. Terry	10.2144%
Theodore A. Mollett	10.2144%
Taylor R. Terry, III	8.2144%
Sarah M. Mollett-Gaumer	8.2144%
c/o John O. Terry 1305 Kirby Street Palatka, FL 32177	

3. 15-45-24-00-00018.0000

T. Rankin Terry, Jr.	21.0478%
John O. Terry	21.0478%
Joan Terry Mollett	21.0468%
Kristine L. Terry	10.2144%
Theodore A. Mollett	10.2144%
Taylor R. Terry, III	8.2144%
Sarah M. Mollett-Gaumer	8.2144%
c/o John O. Terry 1305 Kirby Street Palatka, FL 32177	

Disclosure of Interest
(Exhibit – M3)

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared T. Rankin Terry, Jr., 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 identified by STRAP #'s 15-45-24-00-00018.0000, 15-45-24-00-00019.0000 and 16-45-24-43-00001.0000 is the subject of an Application for a Comprehensive Map Amendment (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.

Name and Address	Percentage of Ownership
N/A	N/A

[Signature]

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.

T. Rankin Terry, Jr.
Property Owner

T. RANKIN TERRY, JR., AGENT
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☒ online notarization, this 20 day of

APRIL, 2020, by
T. RANKIN TERRY, JR. (name of person providing oath or affirmation),
who is personally known to me or who has produced FL DRIV. LIC. # T600-816-46-
(type of identification) as identification. 337-0

STAMP/SEAL

Carmichael Boddie
Signature of Notary Public



Surrounding Property Owners List

Surrounding Property Owners List

Mailing Labels

(Exhibit – M3)

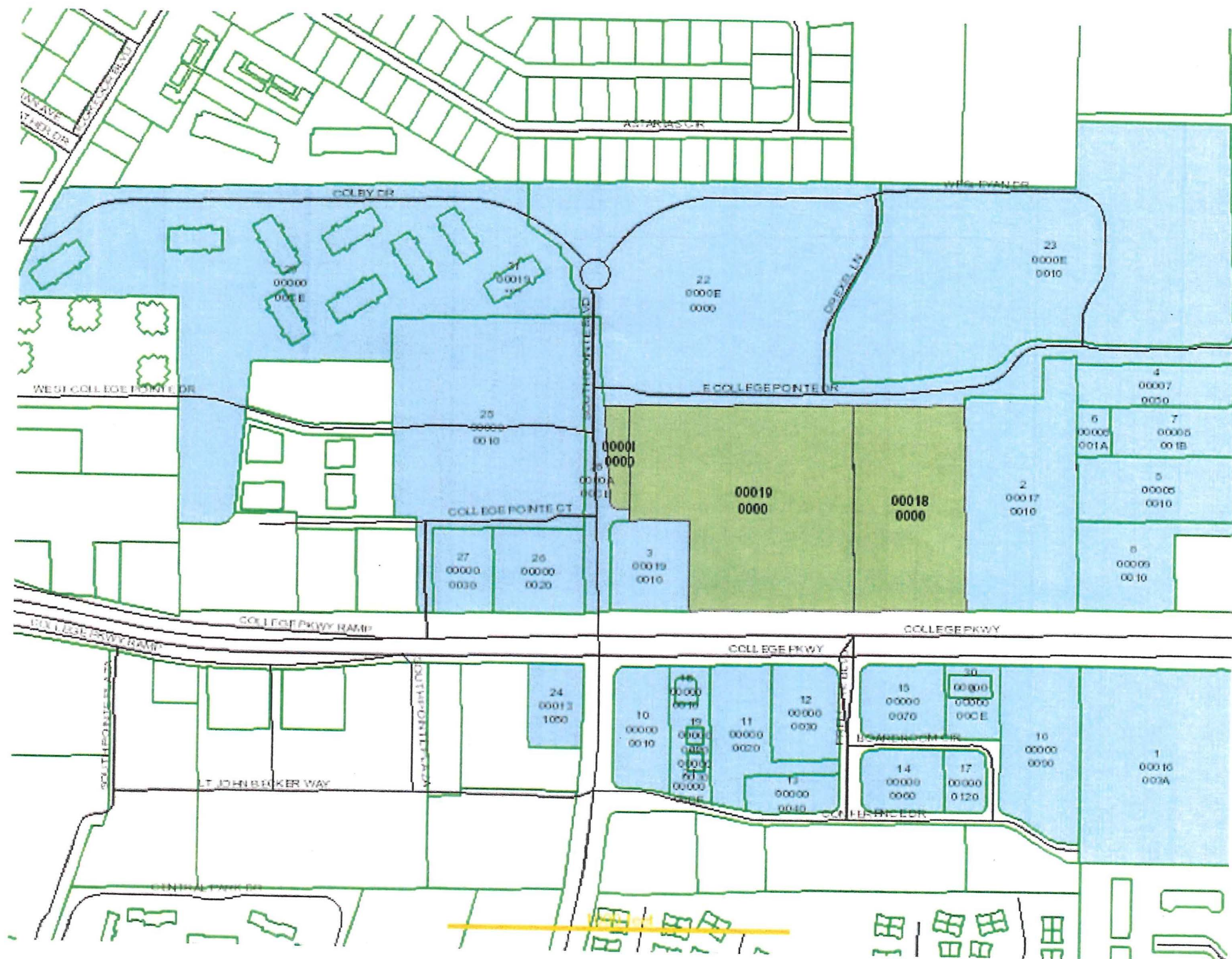
Inspiration at South Pointe
Surrounding Property Owners List

Owner Name and Address	STRAP and Location	Legal Description	Map Index
8695 LLC c/o BRIAN EAGLESTON FINEMARK NATIONAL BANK & TRUST 12681 CREEKSIDE LN FORT MYERS FL 33919	15-45-24-00-00016.003A 8695 COLLEGE PKWY FORT MYERS FL 33919	PARL IN W 1/2 OF SE 1/4 OF SW 1/4 DESC IN OR 1709/1187	1
FLORIDA POWER + LIGHT CO PROPERTY TAXPSXJB 700 UNIVERSE BLVD JUNO BEACH FL 33408	15-45-24-00-00017.0010 8750 COLLEGE PKWY FORT MYERS FL 33919	E 1/2 OF SE 1/4 OF NW 1/4 OF SW 1/4 LESS IDD CANAL + POR DESC IN OR 0398 PG 0434	2
ANTINA II INVESTMENTS CORP CVS # 327701/ OCCUP EXP DEPT 1 CVS DR WOONSOCKET RI 02895	15-45-24-00-00019.0010 5990 SOUTH POINTE BLVD FORT MYERS FL 33919	NW 1/4 OF SW 1/4 DESC OR 3076 PGS 2803 + 2848	3
FLORIDA POWER + LIGHT CO PROPERTY TAXPSXJB 700 UNIVERSE BLVD JUNO BEACH FL 33408	15-45-24-02-00007.0050 5970 WINKLER RD FORT MYERS FL 33919	WAVERLY PLACE BLK 7 PB 7 PG 24 AS DESC IN OR 0398 PG 0434	4
WINKLER-B LLC PO BOX 101526 CAPE CORAL FL 33910	15-45-24-02-00008.0010 5990 WINKLER RD FORT MYERS FL 33919	WAVERLY PLACE BLK 8 PB 7 PG 24 PT LOTS 1 THRU 19 DESC 200557057	5
WINKLER-B LLC PO BOX 101526 CAPE CORAL FL 33910	15-45-24-02-00008.001A 5982 WINKLER RD FORT MYERS FL 33919	WEAVERLY PLACE BLK 8 PB 7 PG 24 W 100 FT OF N 150 FT	6
COYNE DALE PATRICK + GAIL ANN c/o DALE COYNE RACING 13400 BUDLER RD PLAINFIELD IL 60544	15-45-24-02-00008.001B 5980 WINKLER RD FORT MYERS FL 33919	WAVERLY PLACE BLK 8 PB 7 PG 24 N 150 FT LESS W 100 FT	7
8710 COLLEGE PARKWAY LLC 8710 COLLEGE PKWY FORT MYERS FL 33919	15-45-24-02-00009.0010 8710 COLLEGE PKWY FORT MYERS FL 33919	WAVERLY PL BLK 9 PB 7 PG 24 DESC IN OR 1043 PG 1135 LESS PARL IN OR1517 PG2220	8
COLLEGE TRADE CTR CONDO ASSOC 8801 COLLEGE PKWY STE 1 FORT MYERS FL 33919	15-45-24-16-00000.00CE COLLEGE TRADE CTR CONDO C/E FORT MYERS FL	COLLEGE TRADE CTR CONDO DESC OR 2506 PG 2085 COMMON ELEMENTS	9
MCDONALDS RESTAURANTS FL INC 8850 TERRENE CT BONITA SPRINGS FL 34135	15-45-24-38-00000.0010 8961 COLLEGE PKWY FORT MYERS FL 33919	SOUTHPOINT COMMERCIAL PK CONDO OR 1997 PG 0957 UNIT AMENDED OR2084/2032	10
RMKFL CONFERENCE DRIVE LLC RMK ENTERPRISES PO BOX 1048 MORRISTOWN TN 37816	15-45-24-38-00000.0020 8932 CONFERENCE DR FORT MYERS FL 33919	SOUTHPOINT COMMERCIAL PK CONDO OR 1997 PG 0957 UNIT 2 OR2084/2032	11

CHILIS FLORIDA INC MARVIN F POER + COMPANY c/o VERONICA WHITE PO BOX 802206 DALLAS TX 75380	15-45-24-38-00000.0030 8901 COLLEGE PKWY FORT MYERS FL 33919	SOUTHPOINT COMMERCIAL PK CONDO OR 1997 PG 0957 UNIT 3 OR2084/2032	12
CHILIS FLORIDA INC c/o M F POER + COMPANY V WHITE PO BOX 802206 DALLAS TX 75380	15-45-24-38-00000.0040 12880 PREMIERE BLVD FORT MYERS FL 33919	SOUTHPOINT COMMERCIAL PK CONDO OR 1997 PG 0957 UNIT 4 OR2084/2032	13
MINA-HACHEM JOINT VENTURE c/o H CHARARA 8851 BOARDROOM CIR FORT MYERS FL 33919	15-45-24-38-00000.0060 8851 BOARDROOM CIR FORT MYERS FL 33919	SOUTHPOINT COMMERCIAL PK CONDO OR 1997/0957 UNIT 6 OR2243/0378+2278/1524	14
KGM PROPERTIES LP PO BOX 880 FORT MYERS FL 33902	15-45-24-38-00000.0070 8841 COLLEGE PKWY FORT MYERS FL 33919	SOUTHPOINT COMMERCIAL PK CONDO OR 1997 PG 0957 UNIT 7 AMENDED OR2084/2032	15
MEDSUP DEVELOPMENT LLC c/o CRE CONSULTANTS 12140 CARISSA COMMERCE CT #102 FORT MYERS FL 33966	15-45-24-38-00000.0090 8771 COLLEGE PKWY FORT MYERS FL 33919	SOUTHPOINT COMMERCIAL PK CONDO OR 1997/0957 UTS 9 + 10 AMENDED OR 2084/2032	16
LARPATRICK LLC + 12500 PANASOFFKEE DR NORTH FORT MYERS FL 33903	15-45-24-38-00000.0120 8810 CONFERENCE DR FORT MYERS FL 33919	SOUTHPOINT COMMERCIAL PK CONDO OR 1997/0957 UNIT 12 OR2243/0378+2278/1524	17
WITT DAVID C 8945 COLLEGE PKWY FORT MYERS FL 33919	15-45-24-41-00000.0010 8945 COLLEGE PKWY FORT MYERS FL 33919	8941 COLLEGE PARKWAY LAND CONDO OR2525/PG2017 UNIT 1	18
BROWN RONALD ARTHUR 1/2 TR + 8941 COLLEGE PKWY FORT MYERS FL 33919	15-45-24-41-00000.0020 8941 COLLEGE PKWY FORT MYERS FL 33919	8941 COLLEGE PARKWAY LAND CONDO OR2525/PG2017 UNIT 2	19
RON + SONS INC 8941 COLLEGE PKWY FORT MYERS FL 33919	15-45-24-41-00000.0030 8935 COLLEGE PKWY FORT MYERS FL 33919	8941 COLLEGE PARKWAY LAND CONDO OR2525/PG2017 UNIT 3	20
8941 COLLEGE PARKWAY CONDO ASSOCIATION 8941 COLLEGE PKWY FORT MYERS FL 33919	15-45-24-41-00000.00CE 8941 COLLEGE PARKWAY CONDO C/E FORT MYERS FL	8941 COLLEGE PARKWAY CONDO DESC OR 2525 PG 2017 COMMON ELEMENTS	21
JSM @ COLLEGE POINTE LTD LLP 1260 STELTON RD PISCATAWAY NJ 08854	15-45-24-43-0000E.0000 8731-8771 WESLEYAN DR FORT MYERS FL 33919	COLLEGE POINTE MULTI SECS 15+16-45-24 PB 62 PGS 76-78 PT TRACT E + TR C + TR H	22
JSM @ COLLEGE POINTE LTD LLP 1260 STELTON RD PISCATAWAY NJ 08854	15-45-24-43-0000E.0010 8650-8711 WESLEYAN DR FORT MYERS FL 33919	COLLEGE POINTE MULTI SECS 15 + 16-45-24 PB 62 PGS 76-78 PT OF TRACT E	23
9041 COLLEGE PARKWAY LLC 55 WEST CASTOR PL STATEN ISLAND NY 10312	16-45-24-00-00013.1050 9041 COLLEGE PKWY FORT MYERS FL 33919	PARL IN SE 1/4 AS DESC IN OR 1383 PG 2365	24
5999 SOUTH POINT LLC 3333 S ORANGE AVE STE 200 ORLANDO FL 32806	16-45-24-43-00000.0010 5995-5999 SOUTH POINTE BLVD FORT MYERS FL 33919	COLLEGE POINTE S/D MULTI SECS 16+15 45-24 PB 62 PGS 76 THRU 78 LOT 1	25

RACETRAC PETROLEUM INC c/o #693R PO BOX 2437 SMYRNA GA 30081	16-45-24-43-00000.0020 5991 SOUTH POINTE BLVD FORT MYERS FL 33919	COLLEGE POINTE MULTI SECS 16+15 45-24 PB 62 PGS 76 THRU 78 LOT 2	26
JP MORGAN CHASE BANK NA c/o INDUSTRY CONSULTING GRP PO BOX 1919 WICHITA FALLS TX 76307	16-45-24-43-00000.0030 9100 COLLEGE PKWY FORT MYERS FL 33919	COLLEGE POINTE MULTI SECS 16+15 45-24 PB 62 PGS 76 THRU 78 LOT 3	27
COLLEGE POINTE ASSOCIATION INC PO BOX 1020 FORT MYERS FL 33902	16-45-24-43-0000A.00CE RIGHT OF WAY FORT MYERS FL 33919	COLLEGE POINTE MULTI SECS 16+15 45-24 PB62 PGS 76 THRU 78 TRACT A	28
ENCLAVE AT COLLEGE POINTE ASSN SWFL CAM SERVICES 10231 METRO PKWY # 204 FORT MYERS FL 33966	16-45-24-47-00000.00CE ENCLAVE @ COLLEGE POINTE C/E FORT MYERS FL	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 FKA COLLEGE POINTE PB 62/76-78 TRACTS L-D-K + POR TR E COMMON ELEMENTS	29
NASH MELLOE S + BRADLEY H 16984 TIMBERLAKES DR FORT MYERS FL 33908	15-45-24-16-00000.0010 8801 COLLEGE PKWY 1 FORT MYERS FL 33919	COLLEGE TRADE CENTER OR 2506 PG 2085 UNIT 1	30
SUMMIT LAND GROUP LLC 5911 W RIVERDALE DR FORT MYERS FL 33919	15-45-24-16-00000.0020 8801 COLLEGE PKWY 2 FORT MYERS FL 33919	COLLEGE TRADE CENTER OR 2506 PG 2085 UNIT 2	31
SADASA LLC 8801 COLLEGE PKWY #3 FORT MYERS FL 33919	15-45-24-16-00000.0030 8801 COLLEGE PKWY 3 FORT MYERS FL 33919	COLLEGE TRADE CENTER OR 2506 PG 2085 UNIT 3	32
DENTAL SERVICES OF SWFL LLC 13708 MAGNOLIA LAKE CT FORT MYERS FL 33907	15-45-24-16-00000.0040 8801 COLLEGE PKWY 4 FORT MYERS FL 33919	COLLEGE TRADE CENTER OR 2506 PG 2085 UNIT 4	33
INSURANCE TRADE CENTER LLC c/o BRANDON NASH 8801 COLLEGE PKWY STE 1 FORT MYERS FL 33919	15-45-24-16-00000.0050 8801 COLLEGE PKWY 5 FORT MYERS FL 33919	COLLEGE TRADE CENTER OR 2506 PG 2085 UNIT 5	34
BARBERO JOSEPH 16 LEAVIEW DR WESTFIELD MA 01085	16-45-24-47-00019.1901 9005 COLBY DR 1901 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1901	35
MCALLISTER THOMAS 9005 COLBY DR #1902 FORT MYERS FL 33919	16-45-24-47-00019.1902 9005 COLBY DR 1902 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1902	36
SHEPKA ELYSE 1642 S FOUNTAINHEAD RD FORT MYERS FL 33919	16-45-24-47-00019.1903 9005 COLBY DR 1903 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1903	37
CARLOMAGNO BERNARD A + MAUREEN 6 COOPER ST AUBURN MA 01501	16-45-24-47-00019.1904 9005 COLBY DR 1904 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1904	38
ZABINSKI DAVID TR 396 AMHERST ST BUFFALO NY 14207	16-45-24-47-00019.1905 9005 COLBY DR 1905 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1905	39
ANDERSON DEBORAH L 9005 COLBY DR APT 1906 FORT MYERS FL 33919	16-45-24-47-00019.1906 9005 COLBY DR 1906 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1906	40

HUGHES EDWARD G L/E 9005 COLBY DR #1907 FORT MYERS FL 33919	16-45-24-47-00019.1907 9005 COLBY DR 1907 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1907	41
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00019.1908 9005 COLBY DR 1908 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1908	42
JAROSZ-STOKER AGATHA & STOKER EDWARD UNIT #2003 9015 COLBY DR FORT MYERS FL 33919	16-45-24-47-00019.1909 9005 COLBY DR 1909 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1909	43
B & V INTERNATIONAL PROPERTIES 14951 VISTA VIEW WAY #808 FORT MYERS FL 33919	16-45-24-47-00019.1910 9005 COLBY DR 1910 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1910	44
NADERMANN PROPERTIES OF FLORIDA 2135 CREEK WOOD DR DUBUQUE IA	16-45-24-47-00019.1911 9005 COLBY DR 1911 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1911	45
ILIC IVANA 9005 COLBY DR #1912 FORT MYERS FL 33919	16-45-24-47-00019.1912 9005 COLBY DR 1912 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1912	46
FALCONER KENNETH K + 336 COTTONWOOD ST ORANGEVILLE ON L9W 4X7 CANADA	16-45-24-47-00019.1913 9005 COLBY DR 1913 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1913	47
BUCHMEIER KRISTEN 9351 57TH ST NE CRARY ND 58327	16-45-24-47-00019.1914 9005 COLBY DR 1914 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1914	48
SLEPPIN MATHEW J 9005 COLBY DR APT 1915 FORT MYERS FL 33919	16-45-24-47-00019.1915 9005 COLBY DR 1915 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1915	49
SCHWINGENDORF KEARY + BRIGITTA 319 BARLOW ST TRAVERSE CITY MI 49686	16-45-24-47-00019.1916 9005 COLBY DR 1916 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1916	50
HOUBOLT KENNETH & KARYN 5229 W 105TH ST OAK LAWN IL 60453	16-45-24-47-00019.1917 9005 COLBY DR 1917 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1917	51
ABATE GUGLIELMO + WENDY S 9005 COLBY DR #1918 FORT MYERS FL 33919	16-45-24-47-00019.1918 9005 COLBY DR 1918 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1918	52
WIENER MARC E PO BOX 433 BURLINGTON VT 05402	16-45-24-47-00019.1919 9005 COLBY DR 1919 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1919	53
FARRALL DAVID 3628 WOODLAKE DR BONITA SPRINGS FL 34134	16-45-24-47-00019.1920 9005 COLBY DR 1920 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 19 UNIT 1920	54



8695 LLC
BRIAN EAGLESTON
FINEMARK NATIONAL BANK & TRUST
12681 CREEKSIDE LN
FORT MYERS FL 33919

ANTINA II INVESTMENTS CORP
CVS # 3277-01/OCCUP EXP DEPT
1 CVS DR
WOONSOCKET RI 02895

WINKLER-B LLC
PO BOX 101526
CAPE CORAL FL 33910

COYNE DALE PATRICK + GAIL ANN
DALE COYNE RACING
13400 BUDLER RD
PLAINFIELD IL 60544

COLLEGE TRADE CTR CONDO ASSOC
8801 COLLEGE PKWY STE 1
FORT MYERS FL 33919

RMKFL CONFERENCE DRIVE LLC
RMK ENTERPRISES
PO BOX 1048
MORRISTOWN TN 37816

CHILIS FLORIDA INC
M F POER + COMPANY - V WHITE
PO BOX 802206
DALLAS TX 75380

KGM PROPERTIES LP
PO BOX 880
FORT MYERS FL 33902

LARPATRICK LLC +
12500 PANASOFFKEE DR
NORTH FORT MYERS FL 33903

BROWN RONALD ARTHUR 1/2 TR +
8941 COLLEGE PKWY
FORT MYERS FL 33919

FLORIDA POWER + LIGHT CO
PROPERTY TAX-PSX-JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

FLORIDA POWER + LIGHT CO
PROPERTY TAX-PSX-JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

WINKLER-B LLC
PO BOX 101526
CAPE CORAL FL 33910

8710 COLLEGE PARKWAY LLC
8710 COLLEGE PKWY
FORT MYERS FL 33919

MCDONALDS RESTAURANTS FL INC
8850 TERRENE CT
BONITA SPRINGS FL 34135

CHILIS FLORIDA INC
MARVIN F POER + COMPANY
VERONICA WHITE
PO BOX 802206
DALLAS TX 75380

MINA-HACHEM JOINT VENTURE
H CHARARA
8851 BOARDROOM CIR
FORT MYERS FL 33919

MEDSUP DEVELOPMENT LLC
CRE CONSULTANTS
12140 CARISSA COMMERCE CT #102
FORT MYERS FL 33966

WITT DAVID C
8945 COLLEGE PKWY
FORT MYERS FL 33919

RON + SONS INC
8941 COLLEGE PKWY
FORT MYERS FL 33919

8941 COLLEGE PARKWAY
CONDO ASSOCIATION
8941 COLLEGE PKWY
FORT MYERS FL 33919

JSM @ COLLEGE POINTE LTD LLP
1260 STELTON RD
PISCATAWAY NJ 08854

JSM @ COLLEGE POINTE LTD LLP
1260 STELTON RD
PISCATAWAY NJ 08854

9041 COLLEGE PARKWAY LLC
55 WEST CASTOR PL
STATEN ISLAND NY 10312

5999 SOUTH POINT LLC
3333 S ORANGE AVE STE 200
ORLANDO FL 32806

RACETRAC PETROLEUM INC
#693R
PO BOX 2437
SMYRNA GA 30081

JPMORGAN CHASE BANK NA
INDUSTRY CONSULTING GRP INC
PO BOX 1919
WICHITA FALLS TX 76307

COLLEGE POINTE ASSOCIATION INC
PO BOX 1020
FORT MYERS FL 33902

ENCLAVE AT COLLEGE POINTE ASSN
SWFL CAM SERVICES
10231 METRO PKWY # 204
FORT MYERS FL 33966

NASH MELLOE S + BRADLEY H
16984 TIMBERLAKES DR
FORT MYERS FL 33908

SUMMIT LAND GROUP LLC
5911 W RIVERDALE DR
FORT MYERS FL 33919

SADASA LLC
8801 COLLEGE PKWY #3
FORT MYERS FL 33919

DENTAL SERVICES OF SWFL LLC
13708 MAGNOLIA LAKE CT
FORT MYERS FL 33907

INSURANCE TRADE CENTER LLC
BRANDON NASH
8801 COLLEGE PKWY STE 1
FORT MYERS FL 33919

BARBERO JOSEPH
16 LEAVIEW DR
WESTFIELD MA 01085

MCALLISTER THOMAS
9005 COLBY DR #1902
FORT MYERS FL 33919

SHEPKA ELYSE
1642 S FOUNTAINHEAD RD
FORT MYERS FL 33919

CARLOMAGNO BERNARD A + MAUREEN
6 COOPER ST
AUBURN MA 01501

ZABINSKI DAVID TR
396 AMHERST ST
BUFFALO NY 14207

ANDERSON DEBORAH L
9005 COLBY DR APT 1906
FORT MYERS FL 33919

HUGHES EDWARD G L/E
9005 COLBY DR #1907
FORT MYERS FL 33919

JSM @ COLLEGE POINTE PH IV LLC
1260 STELTON RD
PISCATAWAY NJ 08854

JAROSZ-STOKER AGATHA &
UNIT #2003
9015 COLBY DR
FORT MYERS FL 33919

B & V INTERNATIONAL PROPERTIES
14951 VISTA VIEW WAY #808
FORT MYERS FL 33919

NADERMANN PROPERTIES OF FLORID
2135 CREEK WOOD DR
DUBUQUE IA 52003

ILIC IVANA
9005 COLBY DR #1912
FORT MYERS FL 33919

FALCONER KENNETH K +
336 COTTONWOOD ST
ORANGEVILLE ON L9W 4X7
CANADA

BUCHMEIER KRISTEN
9351 57TH ST NE
CRARY ND 58327

SLEPPIN MATHEW J
9005 COLBY DR APT 1915
FORT MYERS FL 33919

SCHWINGENDORF KEARY + BRIGITTA
319 BARLOW ST
TRAVERSE CITY MI 49686

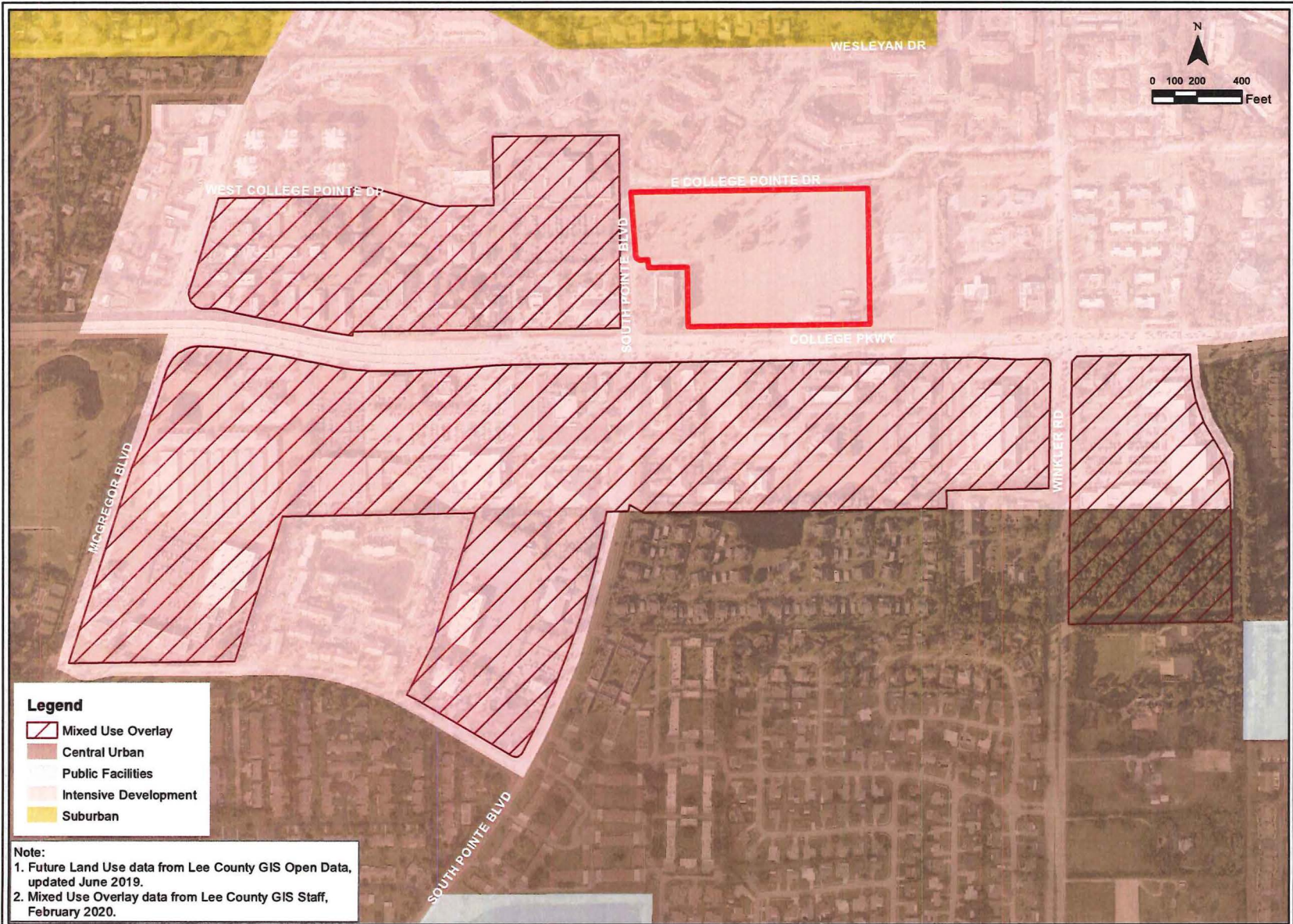
HOUBOLT KENNETH & KARYN
5229 W 105TH ST
OAK LAWN IL 60453

ABATE GUGLIELMO + WENDY S
9005 COLBY DR #1918
FORT MYERS FL 33919

WIENER MARC E
PO BOX 433
BURLINGTON VT 05402

FARRALL DAVID
3628 WOODLAKE DR
BONITA SPRINGS FL 34134

**Future Land Use Map
Existing and Proposed
(Exhibit – M4)**



JOHNSON
ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0048
FAX (239) 334-3861
E.B. #642 & L.B. #642

ZIMMER DEVELOPMENT
COMPANY

INSPIRATION AT SOUTH POINTE
EXISTING FUTURE LAND USE MAP

NO.	DATE	DESCRIPTION

DATE: February 2020
PROJECT NO. 20192125-000
FILE NO. 15-45-24
SCALE: As Shown

EXHIBIT
M4.1

SHEET NUMBER
1

**Map and Description
of
Existing Land Uses
(Exhibit – M5)**

Inspiration at South Pointe Map Amendment

Narrative Description of Existing Land Uses Exhibit M5

The 13.35± acre subject property presently consists of three parcels; a vacant 0.39± acre parcel in the northwest corner of the site and two parcels totaling 12.96± acres that are currently being utilized as an active pasture. The property is bordered by three existing roadways: College Parkway to the south, East College Pointe Drive to the north and South Pointe Boulevard to the west.

North of East College Pointe Drive is The Lakes at College Pointe, a 424 unit rental apartment complex consisting of 19 three story buildings and a clubhouse. To the south, across College Parkway, are five commercial parcels. From east to west are a 1,550± square foot office building, a 14,000± square foot shopping plaza, a Chili's restaurant, a vacant parcel, and a 4,200 square foot retail building.

To the southwest, at the intersection of College Parkway and South Pointe Boulevard is a CVS Pharmacy. West of South Pointe Boulevard is a 46,650± square foot Publix grocery store and 14,600± square feet of retail uses. A Florida Power & Light Electrical Substation abuts the entire eastern boundary of the site.

**Map and Description
Of
Existing Zoning
(Exhibit – M6)**

Inspiration at South Pointe Map Amendment

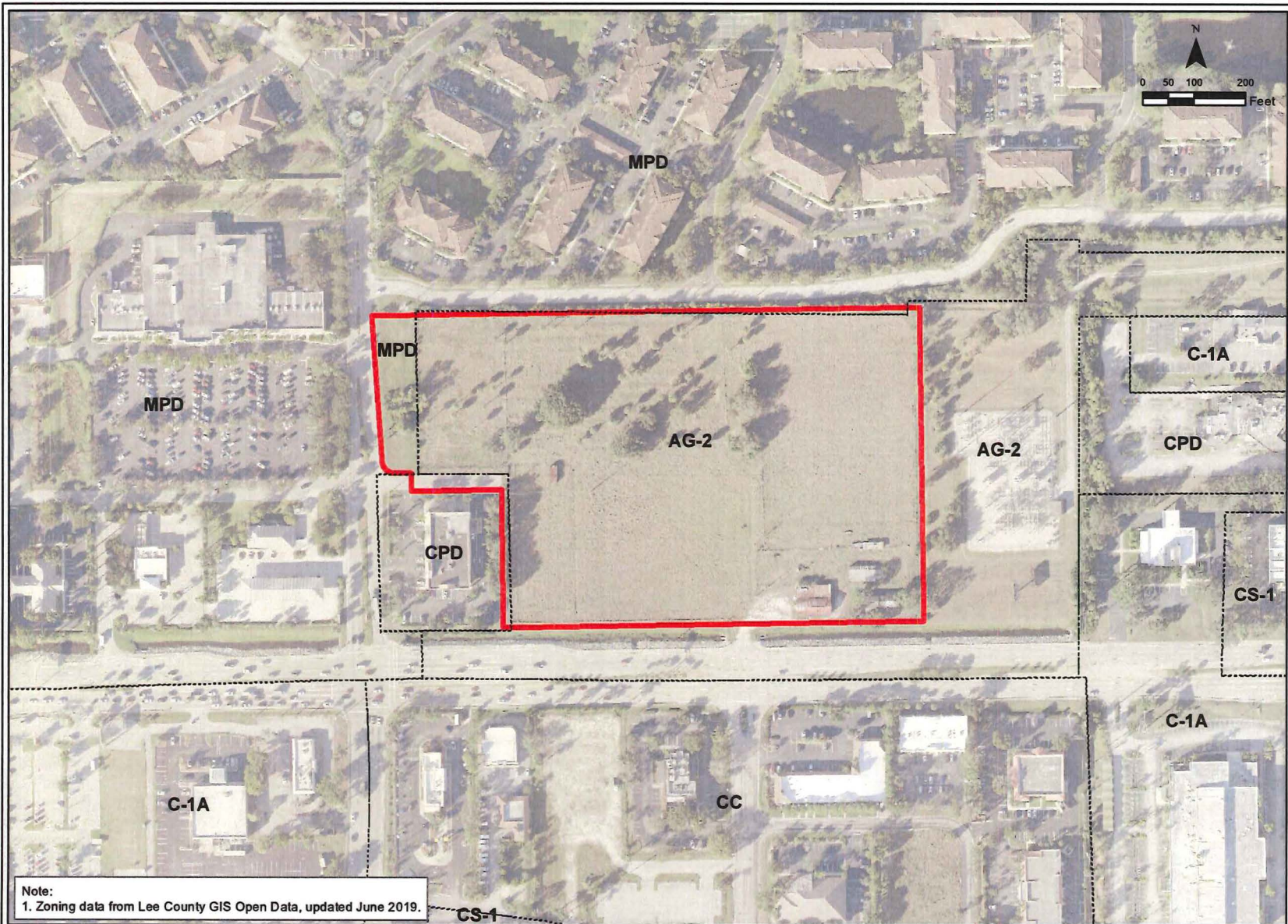
Narrative Description of Existing Zoning Exhibit M6

The 13.35± acre subject property presently consists of three parcels; a vacant 0.39± acre parcel in the northwest corner of the site zoned MPD and two parcels totaling 12.96± acres that are zoned AG-2.

Properties to the north and northwest are zoned MPD and are part of the Bass Mixed Use Planned Development. The MPD zoning was originally approved in November 1997 pursuant to Resolution Z-97-060 and later amended administratively by PD-98-030 and ADD 2018-00068. The current approval allows a total of 100 hotel rooms, 649 residential dwelling units and 180,000 square feet of commercial uses.

The parcel to the southwest, located at the intersection of College Parkway and South Pointe Boulevard, is zoned CPD. The zoning was approved pursuant to Resolution Z-98-080 and allows a total of 11,200 square feet of commercial uses.

The five commercial parcels across College Parkway to the south were all rezoned to CC pursuant to Resolution Z-79-151. Two of the parcels currently have restaurants have received zoning approval for consumption on premises. The Florida Power & Light Electrical Substation to the east is zoned AG-2.



JOHNSON
ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 336-0646
FAX (239) 334-0661
E.B. #642 & L.B. #642

ZIMMER DEVELOPMENT
COMPANY

INSPIRATION AT SOUTH POINTE
EXISTING ZONING MAP

NO.	REVISIONS	DATE

DATE: February 2020
PROJECT NO.: 2019125-000
FILE NO.: 15-45-24
SCALE: As Shown

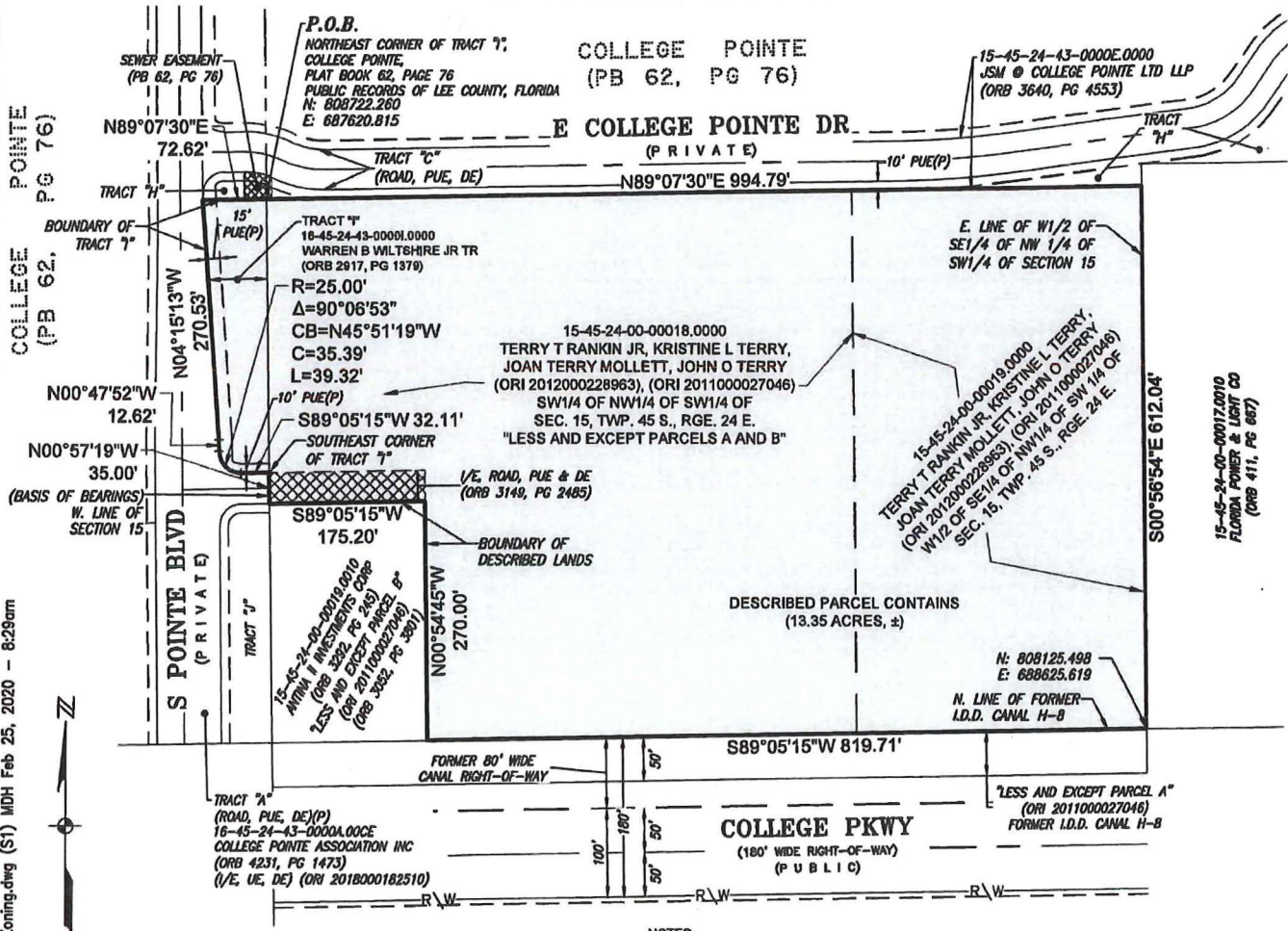
EXHIBIT
M6

SHEET NUMBER
1

Note:
1. Zoning data from Lee County GIS Open Data, updated June 2019.

Legal Description and Sketch of the Description
(Exhibit – M7)

SKETCH AND DESCRIPTION **"GOAT FARM - RE-ZONING PARCEL"** **SECTIONS 15 & 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST** **LEE COUNTY, FLORIDA**



NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHEREIN SAID WEST LINE BEARS N.00°57'19\"W.
4. PARCEL CONTAINS 13.35 ACRES, MORE OR LESS.
5. P.O.B. = POINT OF BEGINNING
6. ORI = OFFICIAL RECORDS INSTRUMENT
7. ORB = OFFICIAL RECORDS BOOK
8. STRAP = LEE COUNTY PARCEL NUMBER
9. PB/(P) = PLAT BOOK/PLAT
10. PG = PAGE
11. PUE = PUBLIC UTILITY EASEMENT
12. UE = UTILITY EASEMENT
13. DE = DRAINAGE EASEMENT
14. I/E = INGRESS/EGRESS EASEMENT
15. R/W = RIGHT-OF-WAY
16. I.D.D. = IONA DRAINAGE DISTRICT
17. N = NOTHING
18. E = EASTING
19. NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

NOT A SURVEY

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

MARK D. HAINES (FOR THE FIRM L.B. 642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5312

DATE SIGNED: 2/25/20

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

**JOHNSON
ENGINEERING**

JOHNSON ENGINEERING, INC.
 2122 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE: (239) 334-0046
 FAX: (239) 334-3661
 E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
"GOAT FARM - RE-ZONING PARCEL"
SECTIONS 15 & 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02-25-20	20192125-000	15-45-24	1"=200'	1 OF 2

DESCRIPTION

GOAT FARM

FOR ZONING APPLICATION ONLY

(NOT INTENDED FOR USE IN CONVEYANCE OF REAL PROPERTY)

A PARCEL OF LAND LYING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT I ACCORDING TO THE PLAT OF COLLEGE POINTE AS RECORDED IN PLAT BOOK 62, AT PAGE 76 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2011000027046 OF THE AFOREMENTIONED PUBLIC RECORDS, N.89°07'30"E., 994.79 FEET; THENCE, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15, S.00°56'54"E., 612.04 FEET TO THE NORTH LINE OF FORMER IONA DRAINAGE DISTRICT CANAL H-8, AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NO. 2011000027046 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID NORTH LINE, S.89°05'15"W., 819.71 FEET; THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3052, PAGE 3801 OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING TWO (2) COURSES:

1. N.00°54'45"W., 270.00 FEET;
2. S.89°05'15"W., 175.20 FEET;

THENCE, ALONG THE WEST LINE OF THE AFOREMENTIONED SECTION 15, N.00°57'19"W., 35.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT I; THENCE, ALONG THE BOUNDARY OF SAID TRACT I FOR THE FOLLOWING FIVE (5) COURSES:

1. S.89°05'15"W., 32.11 FEET;
2. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°06'53", A CHORD OF 35.39 FEET, A CHORD BEARING OF N.45°51'19"W., AN ARC OF 39.32 FEET;
3. N.00°47'52"W., 12.62 FEET;
4. N.04°15'13"W., 270.53 FEET;
5. N.89°07'30"E., 72.62 FEET

TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 581,398 SQUARE FEET OR 13.35 ACRES, MORE OR LESS.

*NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

\\FMS01\Drawings\2019\20192125-000\Surveying\Sketches\Goat Farm_Re-Zoning.dwg (S2) MDH Feb 25, 2020 - 8:29am



JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

DESCRIPTION
"GOAT FARM - RE-ZONING PARCEL"
SECTIONS 15 & 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02-25-20	20192125-000	15-45-24	N/A	2 OF 2

Copy of the Deeds of the Subject Property
(Exhibit – M8)

NO MORTGAGE

This instrument prepared by:

John O. Terry, Esquire

2047 West First Street

Fort Myers, FL 33901-3110

without examination of title

or verification of legal

description.

Parcel # 15-45-24-00-00018.0000

Parcel # 15-45-24-00-00019.0000

WARRENTY DEED (Statutory Form-F.S. sec. 689.02)

THIS INDENTURE, made this 5th day of JANUARY, 2010,
Between T. Rankin Terry, an unmarried widower, whose post office address is 1335
Plumosa Dr., Ft. Myers, FL 33901, GRANTOR, and those persons whose names are set
forth below under the column "Name of Grantee," in the portions set forth below under
the column "Undivided interest as tenant in common conveyed by this Deed," whose post
office address is c/o John O. Terry, 2047 West First St., Ft. Myers, FL 33901,
GRANTEES,

WITNESSETH: That Grantor, for the consideration of love and affection and other good
and valuable consideration, receipt of which is hereby acknowledged, has granted,
bargained and sold to each Grantee and his or her heirs and assigns forever, the undivided
interest as a tenant in common set forth to the right of each Grantee's name below:

<u>Name of Grantee</u>	<u>Undivided interest as tenant in common conveyed by this Deed</u>
T. Rankin Terry, Jr.	0.004840 or 0.4840%
Kristine L. Terry	0.004838 or 0.4838%
John O. Terry	0.004840 or 0.4840%
Theodore A. Mollett	0.004838 or 0.4838%
Joan Terry Mollett	0.004840 or 0.4840%
Taylor Rankin Terry, III	0.004838 or 0.4838%
Sarah McKelvey Mollett	0.004838 or 0.4838%

for a total of a three point three eight seven two percent (3.3872% or 0.033872)

undivided interest in the following described real property in Lee County, Florida:

See EXHIBIT A-Legal Description, attached and made a part of this deed, together with an undivided interest as set forth above to each Grantee whose name is set forth above of the right, title and interest of Grantor set forth in the instruments recorded in Official Records Book 3076 at Page 2822, Official Records Book 3076 at Page 2842, Official Records Book 3149 at Page 2470, Official Records Book 3149 at Page 2503 and Official Records Book 3365 at Page 4196, Public Records of Lee County, Florida.

subject to valid restrictions, reservations and easements of record and real estate taxes unpaid, if any.

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

T Rankin Terry
T. Rankin Terry (Seal)

Signed, sealed and delivered in the presence of:

Sherry N. Simes
Witness #1's signature

SHERRY N. SIMES
Witness #1's name printed

Carmelaine Boddison
Witness #2's signature

Carmelaine Boddison
Witness #2's name printed

State of Florida)
County of Lee)

The foregoing instrument was subscribed and acknowledged before me on the 5th day of January, 2010, by T. Rankin Terry, who is personally known to me.

Notary's seal:

Carmelaine Boddison
Notary Public

Notary's name printed

My commission expires:

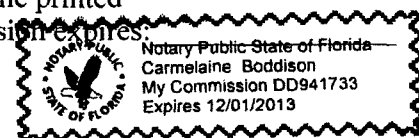


EXHIBIT A-Legal Description:

The West one-half of the Southeast quarter of the Northwest quarter of the Southwest quarter of Section 15, Township 45 South, Range 24 East, Lee County, Florida

and

The Southwest quarter of the Northwest quarter of the Southwest quarter of Section 15, Township 45 South, Range 24 East, Lee County, Florida,

consisting of fifteen acres,

LESS and EXCEPT PARCEL A and PARCEL B, described below:

PARCEL A:

A tract or parcel of land lying in the Southwest quarter (SW 1/4) of Section 15, Township 45 South, Range 24 East, Lee County, Florida, said tract or parcel being part of the Former I.D.D. Canal H-8, more particularly described as:

Commencing at the Northwest corner of the Southwest quarter (SW 1/4), Section 15, Township 45 South, Range 24 East, run along the west line of said quarter S 01°31'22" W for 612.65 feet more or less to an intersection with the north line of Former I.D.D. Canal H-8 and the Point of Beginning of said tract or parcel. From said Point of Beginning continue along the west line of said Southwest quarter (SW 1/4) 50.00 feet to an intersection with the south line of the Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4) of said Section 15; thence run along said south line N 88°31'12" E for 994.70 feet to an intersection with the east line of the West one-half (W 1/2) of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4); thence run along said east line N 01°30'25" W for 50.00 feet; thence run S 88°31'12" W for 994.71 feet to the Point of Beginning.

Above parcel contains 49,735 square feet, more or less.

Bearing derived from centerline survey of Kunde, Sprecher, Yaskin & Associates, Inc.

PARCEL B:

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE S.01°31'22"E. FOR 1008.67 FEET ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUE S.01°31'22"E. FOR 270.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE IDNA DRAINAGE DISTRICT CANAL H-8; THENCE N.88°31'12"E. FOR 175.00 FEET ALONG SAID NORTH LINE; THENCE N.01°28'48"W. FOR 270.00 FEET; THENCE S.88°31'12"W. FOR 175.20 FEET ALONG THE SOUTH LINE OF A PROPOSED 35.00 FEET WIDE ACCESS ROAD TO THE POINT OF BEGINNING.

CONTAINING 1.085 ACRES OR 47,277 SQUARE FEET MORE OR LESS.

END OF LEGAL DESCRIPTION

This instrument prepared by:

John O. Terry, Esquire

2047 West First Street

Fort Myers, FL 33901-3110

without examination of title

or verification of legal

description.

Parcel # 15-45-24-00-00018.0000

Parcel # 15-45-24-00-00019.0000

NO CONSIDERATION

\$10.00

CORRECTIVE DEED

THIS INDENTURE, made this 7th day of JANUARY, 2011,
between T. Rankin Terry, an unmarried widower, whose post office address is 1335
Plumosa Dr., Ft. Myers, FL 33901, GRANTOR, and T. Rankin Terry, Jr., Kristine L.
Terry, John O. Terry, Theodore A. Mollett, Joan Terry Mollett, Taylor Rankin Terry, III,
and Sarah McKelvey Mollett, whose post office address is c/o John O. Terry, 2047 West
First St., Ft. Myers, FL 33901, GRANTEES, is made solely to correct a scrivener's error
in the legal description (Exhibit A-Legal Description) contained in the deeds referenced
below, which remain fully effective as of the dates of them:

Warranty Deed recorded at O.R. Book 04255, Page 3880, Public Records of Lee County,
Florida, dated April 13, 2004, recorded April 13, 2004, instrument # 6221099.

Warranty Deed recorded at O.R. Book 04546, Page 1617, Public Records of Lee County,
Florida, dated January 5, 2005, recorded January 5, 2005, instrument # 6589980.

Warranty Deed recorded at INSTR # 2006000039092, Pages 4, Public Records of Lee
County, Florida, dated January 26, 2006, recorded January 26, 2006.

Warranty Deed recorded at INSTR # 2007000028592, Pages 4, Public Records of Lee
County, Florida, dated January 26, 2007, recorded January 26, 2007.

Corrective Warranty Deed recorded at INSTR # 2007000035340, Pages 4, Public
Records of Lee County, Florida, dated February 1, 2007, recorded February 1, 2007.

Warranty Deed recorded at INSTR # 2008000101062, Pages 4, Public Records of Lee
County, Florida, dated April 16, 2008, recorded April 16, 2008.

Warranty Deed recorded at INSTR # 2009000015650, Pages 4, Public Records of Lee
County, Florida, dated January 22, 2009, recorded January 22, 2009.

Warranty Deed recorded at INSTR # 2010000001637, Pages 4, Public Records of Lee
County, Florida, dated January 5, 2010, recorded January 5, 2010.

WITNESSETH: That Grantor, for the consideration of love and affection and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained and sold to each Grantee and his or her heirs and assigns forever, the undivided interest as a tenant in common set forth in each of the deeds referenced above, effective on the date of each of the deeds referenced above, in the following described real property in Lee County, Florida:

See EXHIBIT A-Legal Description, attached and made a part of this deed, together with all right, title and interest of Grantor set forth in the instruments recorded in Official Records Book 3076 at Page 2822, Official Records Book 3076 at Page 2842, Official Records Book 3149 at Page 2470, Official Records Book 3149 at Page 2503 and Official Records Book 3365 at Page 4196, Public Records of Lee County, Florida.

subject to valid restrictions, reservations and easements of record and real estate taxes unpaid, if any.

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

T Rankin Terry
T. Rankin Terry (Seal)

Signed, sealed and delivered in the presence of:

Marshall
Witness # 1's signature

SEPHLYN MARSHALL
Witness #1's name printed

Carmelaine Boddison
Witness #2's signature

Carmelaine Boddison
Witness #2's name printed

State of Florida)
County of Lee)

The foregoing instrument was subscribed and acknowledged before me on the 7th day of January, 2011, by T. Rankin Terry, who is personally known to me.

Notary's seal:

Carmelaine Boddison
Notary Public

Notary's name printed: Carmelaine Boddison
Public State of Florida
Carmelaine Boddison
My Commission DD941733
Expires 12/01/2013

The correction is to the legal description of PARCEL A only and consists of substituting "E for 1275.30" in the fifth line of the legal description of PARCEL A set forth below for "W for 612.65" in the PARCEL A legal descriptions contained in the deeds referenced above, and adding "S 01° 31' 22" E" in the seventh line of the legal description of PARCEL A.

EXHIBIT A-LEGAL DESCRIPTION:

The West one-half of the Southeast quarter of the Northwest quarter of the Southwest quarter of Section 15, Township 45 South, Range 24 East, Lee County, Florida.

and

The Southwest quarter of the Northwest quarter of the Southwest quarter of Section 15, Township 45 South, Range 24 East, Lee County, Florida.

Consisting of fifteen acres.

LESS AND EXCEPT PARCEL A AND PARCEL B, DESCRIBED BELOW:

PARCEL A:

A tract or parcel of land lying in the Southwest quarter (SW ¼) of Section 15, Township 45 South, Range 24 East, Lee County, Florida, said tract or parcel being part of the Former I.D.D. Canal H-8, more particularly described as:

Commencing at the Northwest corner of the Southwest quarter (SW ¼), Section 15, Township 45 South, Range 24 East, run along the west line of said quarter S 01° 31' 22" E for 1275.30 feet, more or less, to an intersection with the north line of Former I.D.D. Canal H-8 and the Point of Beginning of said tract or parcel. From said Point of Beginning continue S 01° 31' 22" E along the west line of said Southwest quarter (SW ¼) 50.00 feet to an intersection with the south line of the Northwest quarter (NW ¼) of the Southwest quarter (SW ¼) of said Section 15; thence run along said south line N 88° 31' 12" E for 994.70 feet to an intersection with the east line of the West one-half (W ½) of the Southeast quarter (SE ¼) of the Northwest quarter (NW ¼) of the Southwest quarter (SW ¼); thence run along said east line N 01° 30' 25" W for 50.00 feet; thence run S 88° 31' 12" W for 994.71 feet to the Point of Beginning.

Above parcel contains 49,735 square feet, more or less.

Bearing derived from centerline survey of Kunde, Sprecher, Yaskin & Associates, Inc., dated June, 1988.

PARCEL B:

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE S.01°31'22"E. FOR 1005.67 FEET ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUE S.01°31'22"E. FOR 270.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE INMA DRAINAGE DISTRICT CANAL H-8; THENCE N.88°31'12"E. FOR 175.00 FEET ALONG SAID NORTH LINE; THENCE N.01°28'48"W. FOR 270.00 FEET; THENCE S.88°31'12"W. FOR 175.20 FEET ALONG THE SOUTH LINE OF A PROPOSED 35.00 FEET WIDE ACCESS ROAD TO THE POINT OF BEGINNING.

CONTAINING 1.085 ACRES OR 47,277 SQUARE FEET MORE OR LESS.

END OF LEGAL DESCRIPTION

10.502
-720

This instrument prepared by:
Charles B. Edwards, Esq.
Smoot Adams Edwards & Green, PA
PO Box 60259
Fort Myers, Florida 33906-6259

Property Appraiser's Parcel
Identification Number:

4321146

Grantee S.S. # [REDACTED]

OR2917 Pg 1379

QUIT-CLAIM DEED

This Quit-Claim Deed, Executed this 15th day of January, A.D., 1998, by
J.V. LaMANTIA, JR., Individually and as Trustee,
first party,

to WARREN B. WILTSHIRE, JR., as Trustee of the A. Donald Bass Revocable Trust dated the 8th day
of March, 1990, with full power to protect, manage, subdivide, sell and convey, lease and mortgage the
subject property, whose post office address is: Post Office Box 1020, Fort Myers, Florida 33902-1020,
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and
plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns
of corporations, wherever the context so admits or requires.)

Witneseth: That the said first party, for and in consideration of the sum of \$10.00, in hand paid by
the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto
the said second party forever, all the right, title, interest, claim and demand which the said first party has in and
to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee, State of
Florida, to-wit:

See attached Exhibit "A"

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first
party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in the presence of:

Robert S. Casso
Witness Signature
Robert S. Casso
Printed Name
Eddie R. Canales
Witness Signature
Eddie R. Canales
Printed Name

J.V. LaMantia, Jr.
Individually and as Trustee

Documentary Tax Pd. \$ 70
Intangible Tax Pd. \$ 0
CHARLIE GREEN, CLERK LEE COUNTY
ASHERWOOD Deputy Clerk

STATE OF (Hidalgo) TEXAS
COUNTY OF Hidalgo

The foregoing instrument was acknowledged before me this 15th day of JANUARY, 1998, by
J.V. LaMantia, Jr., who is personally known to me or has produced TEXAS
Driver's license as identification.

NOTARY RUBBER STAMP SEAL



Josefina Valera
Notary Public
Printed Notary Name: Josefina Valera
My Commission expires: 12/13/2001

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY G. SHERWOOD, D.C.

0R2917 P61380

A tract or parcel of land lying in the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of Section 16, Township 45 South, Range 24 East, Lee County, Florida, being a portion of the Iona Drainage District Canal H-8 described as follows:

Commence at the Northeast corner of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of Section 16, Township 45 South, Range 24 East; thence S.88°38'05" W. along the North line of said Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) for 369.96 feet to the point of beginning.

From said point of beginning; thence continue S.88°38'05" W. along said North line for 569.24 feet; thence S.86°54'32" E. for 63.72 feet; thence N.88°38'05" E. for 281.88 feet; thence N.87°22'03" E. for 223.89 feet to the point of beginning.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

Bearing mentioned herein are based on the North line of the Southeast one-quarter of the Southeast one-quarter of Section 16, Township 45 South, Range 24 East bearing S88°38'05" W.

CHARLIE GREEN LEE CTY, FL
98 FEB -4 PM 3:58

EXHIBIT "A"

Aerial Map
(Exhibit – M9)



O:\2019\20192125-000\ArcGIS\Planning ArcGIS\Aerial03-27-20.mxd

JOHNSON
ENGINEERING
 JOHNSON ENGINEERING, INC.
 2122 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-0861
 E.B. #642 & L.B. #642

ZIMMER DEVELOPMENT
 COMPANY

INSPIRATION AT SOUTH POINTE
 AERIAL MAP

NO.	DATE	DESCRIPTION

DATE: February 2020
 PROJECT NO. 20192125-000
 FILE NO. 15-45-24
 SCALE: As Shown

EXHIBIT
 M9

SHEET NUMBER
 1

Authorization Letter
(Exhibit – M10)

COMP. PLAN

LETTER OF AUTHORIZATION

I, T. Rankin Terry, Jr., certify that I am the authorized representative of the properties located in Lee County described by the following STRAP Numbers:

15-45-24-00-00018.0000

15-45-24-00-00019.0000

16-45-24-43-00001.0000

I hereby authorize Zimmer Development Company to act as my representative in all matters relating to the application for a Comprehensive Plan Map Amendment to include the above-referenced properties.

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

T. Rankin Terry, Jr.
Signature

April 9, 2020
Date

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 9th day of APRIL, 2020, by T. RANKIN TERRY, JR. (name of person providing oath or affirmation), who is personally known to me or who has produced FL DRIV. LIC # T100-816- (type of identification) as identification.

STAMP/SEAL

Carmaine Harrison
Signature of Notary Public



LIMITED POWER OF ATTORNEY

TO SIGN

LAND USE APPLICATIONS & RELATED DOCUMENTS

The OWNERS of the following property, described by its 2019 Lee County Tax Parcels numbered:

- a. 16-45-24-43-0000I.0000
- b. 15-45-24-00-0018.0000
- c. 15-45-24-00-0019.0000

and Appoint:

T. Rankin Terry, Jr., Esq.
1245 Hanton Ave.
Fort Myers, FL 33901
(239) 850-3410
trterry@gmail.com

And, Melville G. Brinson, III, Esq.
8359 Stringfellow Blvd.
St. James City, FL 33956
(239) 282-0515
mel@afblaw.com

Or Either of Them;

As AGENTS for them for the limited purpose of signing Lee County Florida Government's:

1. "AFFIDAVIT OF AUTHORIZATION" (Updated 05/2013 – thru Ord. 13-05);
2. "DISCLOSURE OF INTEREST AFFIDAVIT"
(Web/Disclosureofinterest (0702017);
3. Application(s) for land use changes including zoning;
4. Application(s) to governmental agencies other than Lee County Florida Government for changes in land use or changes reasonably related to land use.

Both AGENTS shall be notified by e-mail as soon as possible when any document that either has signed under this LIMITED POWER OF ATTORNEY is filed with any governmental agency.

This LIMITED POWER OF ATTORNEY is considered effective March 10, 2020, and expires, unless revoked by any party, March 10, 2021.

OWNERS:

Warren B. Wiltshire, Jr., Trustee

Warren B. Wiltshire, Jr. Trustee

T. Rankin Terry, Jr., individually

T. Rankin Terry, Jr.

Kristine L. Terry

Kristine L. Terry

John O. Terry

Joan W. Mollett

Theodore A. Mollett

Sarah Mollett ~~Garner~~ GAUMER

Taylor R. Terry, III

Agency is accepted under the terms of the above LIMITED POWER OF ATTORNEY:

Melville G. Brinson, III, Esq., as AGENT

Melville G. Brinson, III, Esq.

T. Rankin Terry, Jr., Esq., as AGENT

T. Rankin Terry, Jr.

OWNERS:

Warren B. Wiltshire, Jr., Trustee

T. Rankin Terry, Jr., individually

Kristine L. Terry

John O. Terry

Hand. Terry 3/23/2020

Joan W. Mollett

Theodore A. Mollett

Sarah Mollett ~~Garner~~ *Garner*

Taylor R. Terry, III

Agency is accepted under the terms of the above LIMITED POWER OF ATTORNEY:

Melville G. Brinson, III, Esq., as AGENT

T. Rankin Terry, Jr., Esq., as AGENT

OWNERS:

Warren B. Wiltshire, Jr., Trustee

T. Rankin Terry, Jr., individually

Kristine L. Terry

John O. Terry

Joan W. Mollett /

Joan W. Mollett

Theodore A. Mollett

Theodore A. Mollett

Sarah Mollett ~~Garner~~ *GARNER*

Taylor R. Terry, III

Agency is accepted under the terms of the above LIMITED POWER OF ATTORNEY:

Melville G. Brinson, III, Esq., as AGENT

T. Rankin Terry, Jr., Esq., as AGENT

**LIMITED POWER OF ATTORNEY
TO SIGN**

LAND USE APPLICATIONS & RELATED DOCUMENTS

The OWNERS of the following property, described by its 2019 Lee County Tax
Parcels numbered:

a. 16-45-24-43-00001.0000

b. 15-45-24-00-0018.0000

c. 15-45-24-00-0019.0000

and Appoint:

T. Rankin Terry, Jr., Esq.
1245 Hanton Ave.
Fort Myers, FL 33901
(239) 850-3410
trterry@gmail.com

And, Melville G. Brinson, III, Esq.
8359 Stringfellow Blvd.
St. James City, FL 33956
(239) 282-0515
mel@afblaw.com

Or Either of Them:

As AGENTS for them for the limited purpose of signing Lee County Florida
Government's:

1. "AFFIDAVIT OF AUTHORIZATION" (Updated 05/2013 - thru Ord.
13-05);
2. "DISCLOSURE OF INTEREST AFFIDAVIT"
(Web/Disclosureofinterest (0702017));
3. Application(s) for land use changes including zoning;
4. Application(s) to governmental agencies other than Lee County Florida
Government for changes in land use or changes reasonably related to
land use.

Both AGENTS shall be notified by e-mail as soon as possible when any document
that either has signed under this LIMITED POWER OF ATTORNEY is filed with
any governmental agency.

This LIMITED POWER OF ATTORNEY is considered effective March 10, 2020,
and expires, unless revoked by any party, March 10, 2021.

OWNERS:

Warren B. Wiltshire, Jr., Trustee

T. Rankin Terry, Jr., individually

Kristine L. Terry

John O. Terry

Joan W. Mollett

Theodore A. Mollett, *ms.*

Sarah Mollett Garner *Sarah Mollett-Thurmer Garner*

Taylor R. Terry, III

Agency is accepted under the terms of the above LIMITED POWER OF
ATTORNEY:

Melville G. Brinson, III, Esq., as AGENT

T. Rankin Terry, Jr., Esq., as AGENT

OWNERS:

Warren B. Wiltshire, Jr., Trustee

T. Rankin Terry, Jr., individually

Kristine L. Terry

John O. Terry

Joan W. Mollett

Theodore A. Mollett

Sarah Mollett Gaumer

Taylor R. Terry, III

Agency is accepted under the terms of the above LIMITED POWER OF ATTORNEY:

Melville G. Brinson, III, Esq., as AGENT

T. Rankin Terry, Jr., Esq., as AGENT

Lee Plan Analysis
(Exhibit – M11)

Inspiration at South Pointe Map Amendment

Lee Plan Analysis

Exhibit M11

The subject property is a 13.35± acre site located on the north side of College Parkway, approximately one-half mile east of McGregor Boulevard. The property presently consists of three parcels; a vacant 0.39± acre parcel in the northwest corner of the site that is zoned MPD and two AG-2 zoned parcels totaling 12.96± acres that are currently being utilized as an active pasture. The surrounding area has been previously developed with a mixture of commercial and residential uses and properties to the south and west are within the Mixed Use Overlay. The land use, zoning, future land use and overlay designations of the adjacent parcels are indicated below:

	Land Use	Zoning	Future Land Use	Within Mixed Use Overlay
North:	Multi-Family Residential	MPD	Intensive Development	No
South:	Vacant	CC	Intensive Development	Yes
	Restaurant	CC	Intensive Development	Yes
	Shopping Center	CC	Intensive Development	Yes
East:	FP&L Substation	AG-2	Intensive Development	No
West:	Community Shopping Center	MPD	Intensive Development	Yes
	Pharmacy	CPD	Intensive Development	Yes

The proposed Lee Plan Map Amendment will allow the Mixed Use Overlay to be extended further to the east to include the subject property. The Map Amendment is being filed concurrently with a request to rezone the property to Commercial (C-2) for the purpose of developing the site with a mixture of commercial and multi-family residential uses. At present, it is anticipated that the commercial development will be limited to the southwest corner of the site and the remainder of the property will be developed with multi-family dwelling units.

The property is located within the South Fort Myers Planning Community and has a future land use classification of Intensive Development. According to the Lee Plan, the South Fort Myers Planning Community primarily has the higher intensity land use categories such as Intensive Development, Central Urban, Urban Community, Industrial Development, and Suburban. The Lee Plan further states, this community is anticipated to be nearly built out by the year 2020 which is made evident by the fact that the subject property is one of the very last undeveloped parcels in along College Parkway.

The proposed Map Amendment will be consistent with the following goals, objectives, standards and policies set forth in the Lee Plan:

POLICY 1.1.2: *The Intensive Development areas are located along major arterial roads in Fort Myers, North Fort Myers, East Fort Myers west of I-75, and South Fort Myers. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, they are well suited to accommodate high densities and intensities. Planned mixed-use centers of high-density residential, commercial, limited light industrial (see Policy 7.1.6), and office uses are encouraged to be developed as described in Objective 11.1., where appropriate. As Lee County develops as a metropolitan complex, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities, and specialized professional services that befit such a region. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum total density is twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

The subject property is located along an arterial roadway (College Parkway) and has the necessary public services and infrastructure available to support the commercial and residential uses which are typically permitted in the Intensive Development future land use category. Properties to the south and west are within the Mixed Use Overlay and the surrounding area provides variety of existing residential uses, shopping opportunities, and professional services.

POLICY 1.7.6: *The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:*

1. *For each Planning Community the County will maintain a parcel based database of existing land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.*
2. *Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the project acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b), Acreage Allocation Table regardless of other project approvals in that Planning Community. For limestone mining in Planning Community #18, see special requirements in Policy 33.1.4 regarding industrial acreages in Table 1(b).*
3. *At each regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, the County must conduct a comprehensive evaluation of Planning Community Map*

and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved.

Year 2030 allocations for the South Fort Myers Planning Community indicate that 5,870 acres have been allocated for residential use and 2,100 acres have been allocated for commercial use. Of that total, 5,308 acres consist of existing residential development and 1,462 acres consist of existing commercial development; leaving 562 acres available to rezone for future residential use and 638 acres for commercial use. The proposed rezoning request is intended to add a total of 13.35 acres of combined residential and commercial uses which will not exceed the total acreages allotted for either of those uses within the South Fort Myers Planning Community.

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

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

POLICY 2.1.2: *New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan.*

The subject property is located within the Intensive Development future land use category and most of the surrounding properties have been built-out with a mixture of residential and commercial development. The proposed request will therefore serve to promote contiguous and compact growth patterns in a designated future urban area which already has the necessary infrastructure available to support the proposed infill development.

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) shall be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrence Management Office.*

POLICY 2.2.1: *Rezoning and development-of regional-impact proposals shall be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities;*

compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

The primary access to the site will be provided from College Parkway, a County arterial roadway. A secondary access will be provided from South Pointe Boulevard, a local roadway. The subject property is located within the Lee County Utilities franchise area for potable water and central sewer and they have indicated that adequate capacity is available to provide service to the proposed development. Additional existing community facilities and public services that are available to support the proposed development include:

Fire Protection:	The property is within the Iona-McGregor Fire District. Fire Station #74 is located at 6061 South Pointe Boulevard, approximately 0.3 miles away.
Police Protection:	The Fort Myers Police Department has a branch office at the Edison Mall located at 4125 South Cleveland Avenue, approximately 4.7 miles away.
Emergency Medical:	Medic Station 20 is located at 6061 South Pointe Boulevard, approximately 0.3 miles away.
Solid Waste:	The property is within Lee County Solid Waste Franchise Area 2 and is served by Advanced Disposal.
Public Transit	Lee Tran Route 30 provides service along College Parkway and there is an existing bus stop in front of the property.

STANDARD 4.1.1: WATER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 62-550, F.A.C.).*
- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.*
- 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.*
- 4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 62-555, F.A.C.*

5. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.*
6. *If a development lies outside any service area as described above, the developer may:*
 - *request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;*
 - *establish a community water system for the development; or*
 - *develop at an intensity that does not require a community water system.*
7. *Lee County Utilities may provide potable water service to properties not located within the future water service area when such potable water service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.*

The subject property is within the Lee County Utilities water franchise area as depicted on Map 6 of the Lee Plan. Potable water will be provided from the Lee County Utilities Corkscrew Water Treatment Plant. A letter stating that this plant has adequate capacity available to provide service to the proposed development is provided as part of this application.

STANDARD 4.1.2: SEWER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*
2. *If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.*
3. *If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*
4. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may*

also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.

5. *If a development lies outside any service area as described above, the developer may:*
 - *request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;*
 - *establish a self-provided sanitary sewer system for the development;*
 - *develop at an intensity that does not require sanitary sewer service; or*
 - *if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Chapter 64E-6, F.A.C. may be utilized, contingent on approval by all relevant authorities.*
6. *Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.*

The proposed development is within the Lee County Utilities sewer franchise area as depicted on Map 7 of the Lee Plan. Wastewater treatment will be provided from the City of Fort Myers's South Water Reclamation Facility. A letter stating that this facility has adequate capacity available to provide service to the proposed development is provided as part of this application.

GOAL 5: RESIDENTIAL LAND USES. *To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.*

POLICY 5.1.3: *During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers, are close to parks and schools; and are accessible to mass transit and bicycle facilities.*

The subject property is an appropriate site for multi-family development given its location along an existing transit route and proximity to employment and shopping centers, parks and schools.

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.*

The proposed request will not cause any encroachment of uses that are potentially destructive to the character and integrity of the existing residential environment. The nearest existing residential use is a three-story apartment complex located to the north of the East College Pointe Drive. This roadway runs along the northern boundary of the subject property and provides additional 65 feet of separation between the two properties. The closest apartment building sets back approximately 40 feet from the roadway and is well buffered by existing vegetation. The proposed development will also be required to provide open space, buffering and landscaping per the requirements of the Lee County Land Development Code which should further alleviate any potential impacts to these existing multi-family residential uses.

GOAL 6: COMMERCIAL LAND USES. *To permit orderly and well-planned commercial development at appropriate locations within the county.*

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

The proposed commercial uses will be compatible with the adjacent land uses along College Parkway. Properties to the south have been previously developed with a mixture of retail uses, offices and a restaurant. To the west are several outparcels and a shopping center anchored by a grocery store. Existing uses on the outparcels include a pharmacy, two banks and a convenience store. Buffering and building setbacks will minimize impacts to the residential uses to the north as previously indicated. Any multi-family development proposed on the subject property will also be adequately buffered from the proposed commercial uses as required by the Lee County Land Development Code.

POLICY 6.1.7: *Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.*

The proposed infill development is consistent with the existing commercial development patterns previously established along College Parkway and therefore will not result in premature, scattered or strip development.

GOAL 11: MIXED USE: *Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments.*

OBJECTIVE 11.1: MIXED USE DEVELOPMENT. *Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.*

POLICY 11.1.1: *Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).*

The proposed Map Amendment is being filed concurrently with a C-2 rezoning request that is intended to allow a mixture of commercial and multi-family residential uses on the subject property. The property is located within the Intensive Development future land use category and there is sufficient infrastructure currently available to support those uses. Adjacent properties to the south and west are located within the Mixed Use Overlay and there is an existing local roadway network that provides both vehicular and pedestrian access to the grocery store and outparcels adjacent to the subject property. That same local roadway network also provides access to the existing residential neighborhoods and commercial uses along McGregor Boulevard and Winkler Road.

OBJECTIVE 11.2: MIXED USE OVERLAY. *The county will maintain an overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.*

POLICY 11.2.1: *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*

1. *Located within the extended pedestrian shed of established transit routes; and,*
2. *Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,*
3. *Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,*
4. *Availability of adequate public facilities and infrastructure*
5. *Will not intrude into predominately single-family residential neighborhoods.*

The subject property is located within the Intensive Development future land use category along an established transit route. Pedestrian and vehicular connectivity is provided by an existing local roadway network that provides access to a multi-family development to the north and variety of commercial uses to the west that are all within walking distance of the site. In addition, adequate levels of public facilities and urban

services are available as indicated by the letters provided by the Iona-McGregor Fire District, Lee County EMS, Lee County Sheriff's Office, Lee County Solid Waste, Lee Tran and the Lee County School Board.

POLICY 11.2.2: Development in the Mixed Use Overlay should accommodate connections to adjacent uses.

An access to the proposed development will be provided from South Pointe Boulevard. This roadway provides access to the apartment complex to the north and also provides a connection to the internal roadway network for the adjacent shopping center and outparcel development to the west.

POLICY 11.2.3: *At the discretion of the Board of County Commissioners, the Mixed Use Overlay boundary may be extended up to one-quarter mile to accommodate developments located partially within a Mixed Use Overlay or immediately adjacent to a Mixed Use Overlay.*

The subject property abuts South Pointe Boulevard which is currently is the eastern boundary of Mixed Use Overlay on the north side of College Parkway. The proposed Map Amendment would extend this existing boundary approximately 1,000 feet further to the east which is within the one-quarter mile limit.

POLICY 11.2.4: *Use of conventional zoning districts will be encouraged within the Mixed Use Overlay in order to promote continued redevelopment.*

An application to rezone the property to Commercial (C-2) is being filed concurrently with this Map Amendment request.

POLICY 11.2.6: *Properties in a Mixed Use Overlay are encouraged to utilize bonus density. Projects utilizing Greater Pine Island TDUs are eligible for increased maximum densities and additional development incentives as set forth in this plan to encourage a compact and functional development pattern.*

The applicant intends to utilize this option and will be filing an application for Administrative Approval for Bonus Density concurrently with the Development Order application.

POLICY 11.2.7: *Development, redevelopment, and infill development located within the Mixed Use Overlay may use the area of non-residential uses in their density calculations.*

The applicant intends to take advantage of this Policy during the Development Order permitting process pending the approval of the requested Map Amendment.

Environmental Impacts Analysis
(Exhibit – M12)

Inspiration at South Pointe Map Amendment

Environmental Analysis Exhibit M12

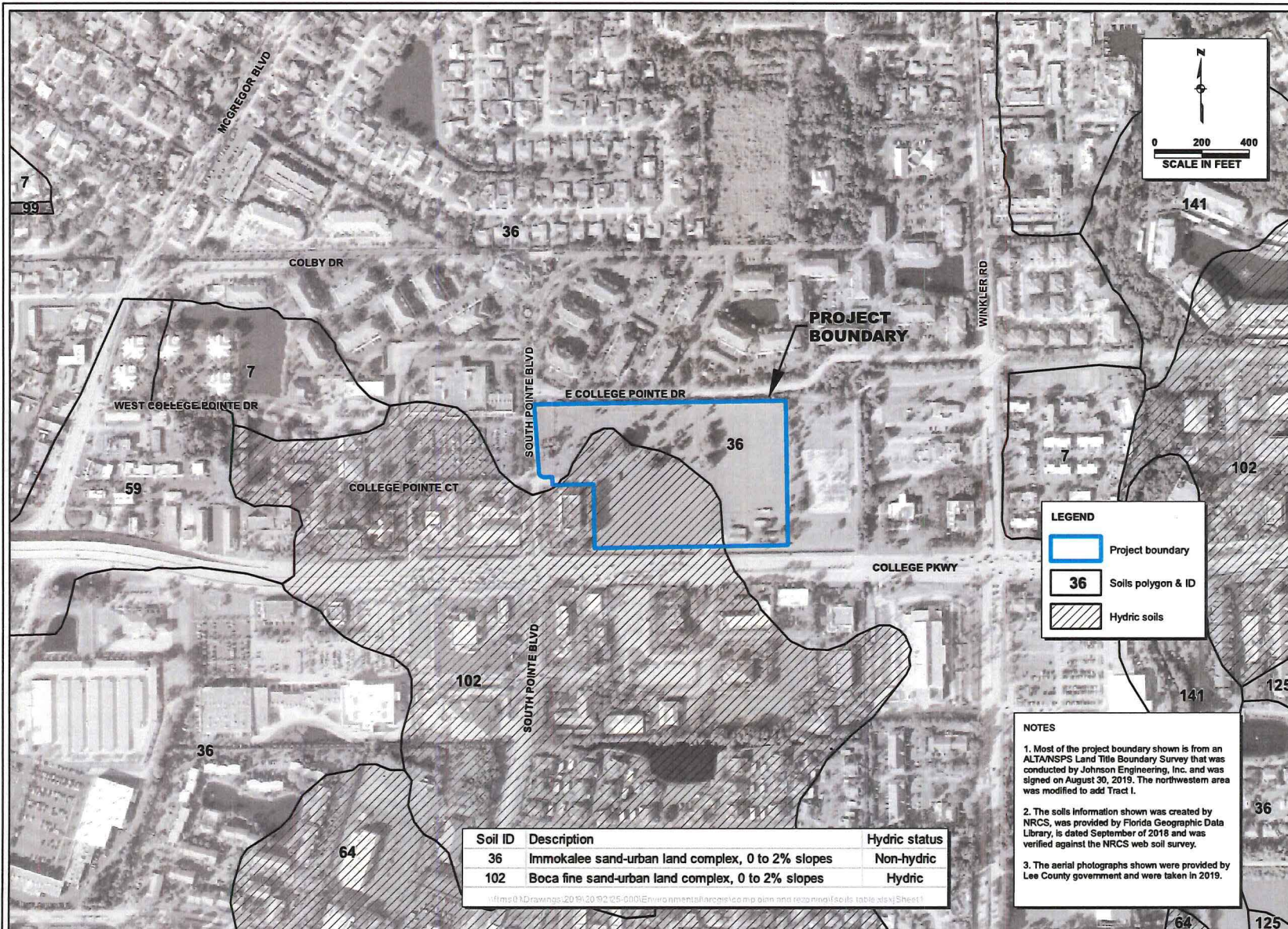
The entire site is comprised of improved pasture except for the driveway in the northwest corner. Canopy species observed include Cuban laurel (*Ficus benjamina*), cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*) and mango (*Mangifera indica*).

Mid-canopy was nearly absent. Groundcover includes bahiagrass (*Paspalum notatum*), shrubby false buttonweed (*Spermacoce verticillata*), dog fennel (*Eupatorium capillifolium*), saw palmetto (*Serenoa repens*), and cogon grass (*Imperata cylindrica*). The entire site is uplands. No wetlands or surface waters were observed. No rare and unique uplands were observed.

Below is a list of potential listed species.

FLUCFCS Code	Description	Potential Listed Plants		Potential Listed Wildlife		Status
		Common Name	Scientific Name	Common Name	Scientific Name	
211	Improved Pasture	None	None	Gopher tortoise	<i>Gopherus polyphemus</i>	ST
				Eastern indigo snake	<i>Drymarchon corais couperi</i>	FT
				Florida bonneted bat	<i>Eumops floridanus</i>	FE
				Burrowing owl	<i>Athene cunicularia floridana</i>	ST
				Southeastern American kestrel	<i>Falco sparverius paulus</i>	ST
814	Driveway	None	None	None	None	

Specific details of the subject property are shown on the attached maps.



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JOHNSON
ENGINEERING
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2122 JOHNSON STREET
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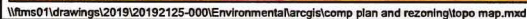
ZIMMER DEVELOPMENT
COMPANY

Inspiration at South Pointe
Lee County, Florida

NO.	DATE	DESCRIPTION
1	Feb. 2020	
2	2019125-000	
3	15-45-24	
4	As Shown	

NRCS Soils
Map

SHEET NUMBER
1

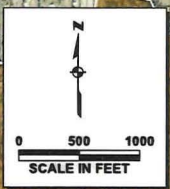
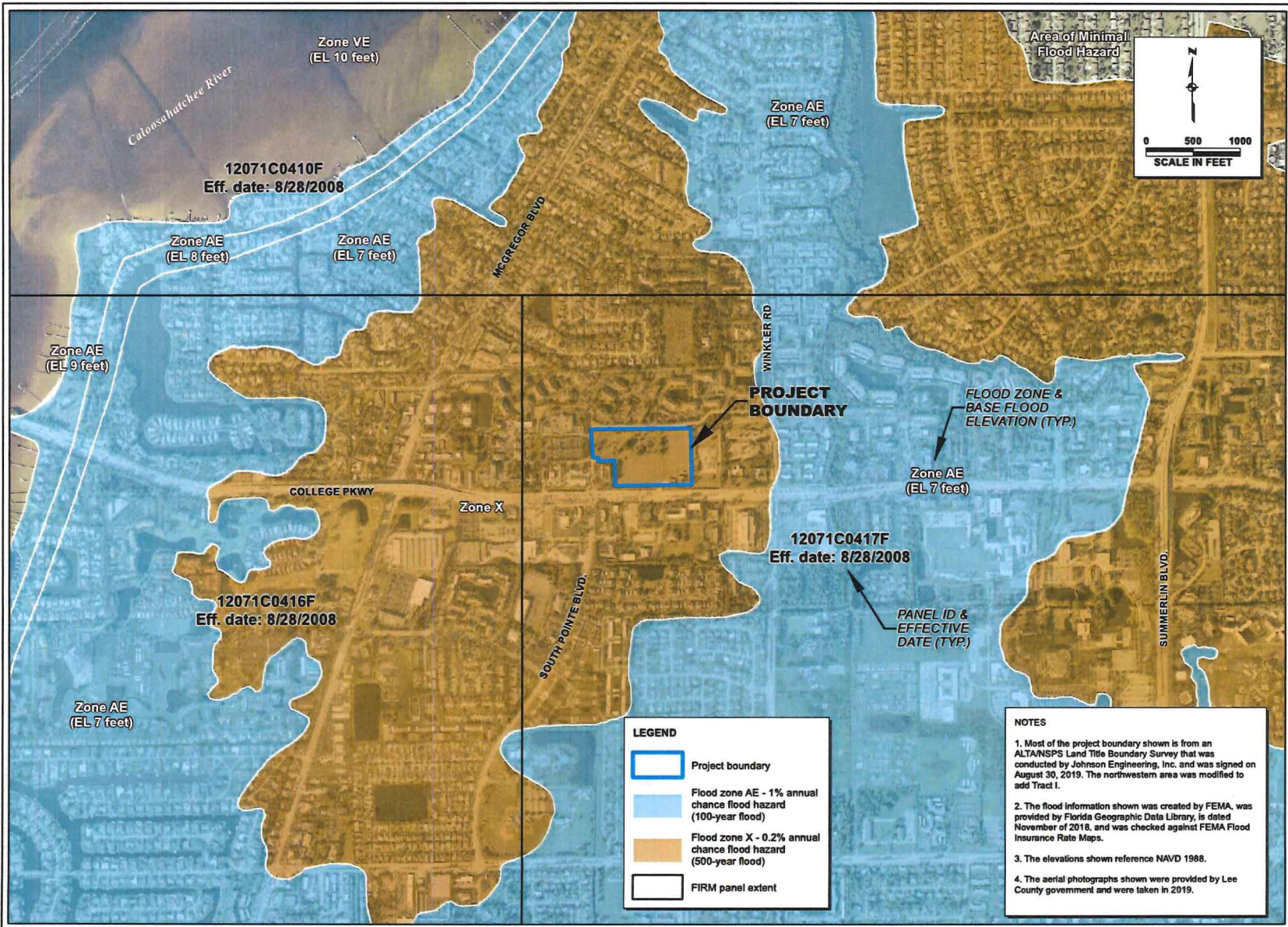


REVISIONS						
NO.	DESCRIPTION	DATE				

DATE:	Feb. 2020
PROJECT NO.	20182125-000
FILE NO.	15-45-24
SCALE:	As Shown

Topo Map and 100-year Flood Prone Areas

SHEET NUMBER



JOHNSON ENGINEERING
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ZIMMER DEVELOPMENT
 COMPANY

Inspiration at South Pointe
 Lee County, Florida

NO.	DATE	DESCRIPTION

NOTES

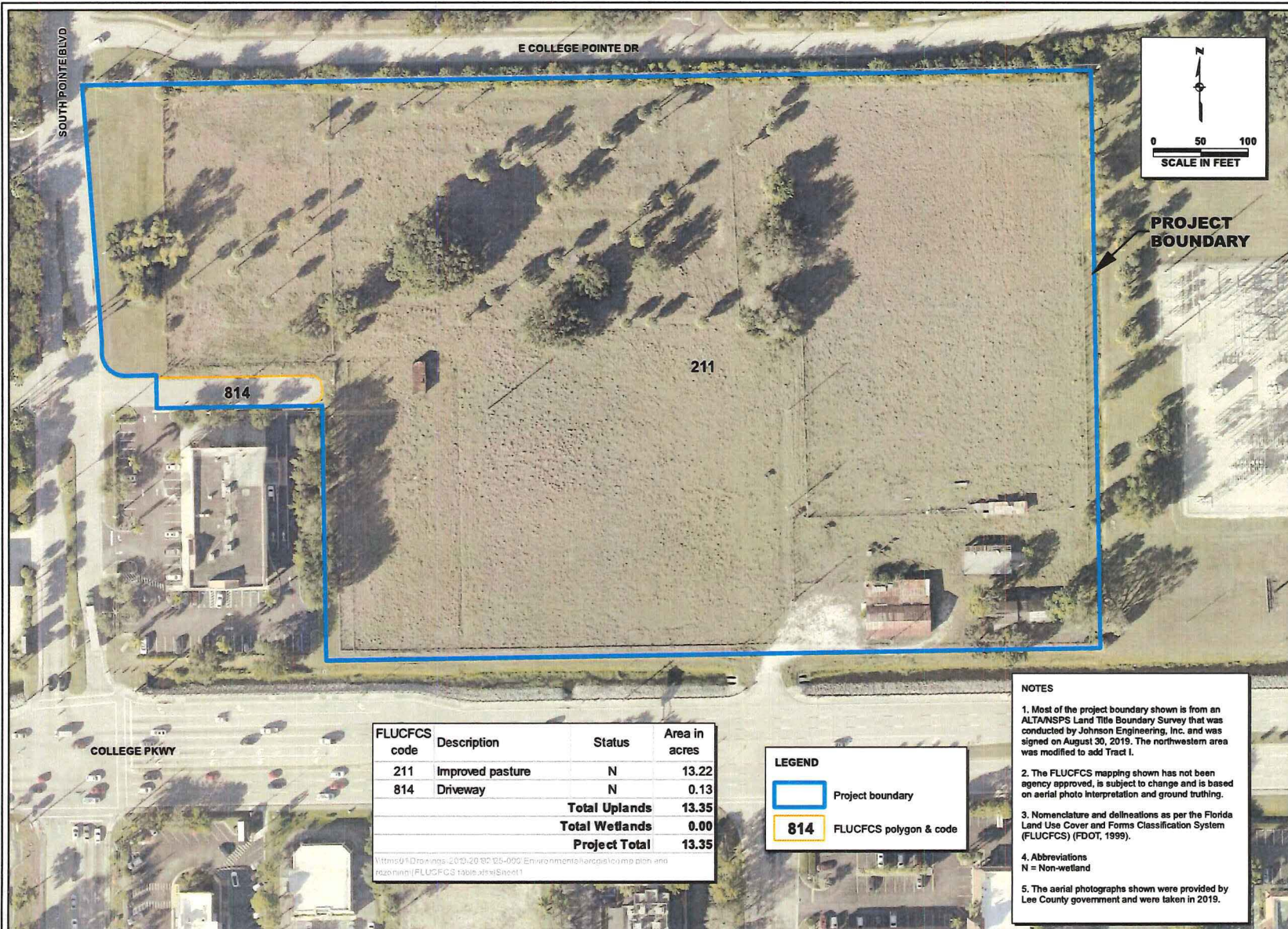
1. Most of the project boundary shown is from an ALTANSPS Land Title Boundary Survey that was conducted by Johnson Engineering, Inc. and was signed on August 30, 2019. The northwestern area was modified to add Tract I.
2. The flood information shown was created by FEMA, was provided by Florida Geographic Data Library, is dated November of 2018, and was checked against FEMA Flood Insurance Rate Maps.
3. The elevations shown reference NAVD 1988.
4. The aerial photographs shown were provided by Lee County government and were taken in 2019.

LEGEND

- Project boundary
- Flood zone AE - 1% annual chance flood hazard (100-year flood)
- Flood zone X - 0.2% annual chance flood hazard (500-year flood)
- FIRM panel extent

Flood Map

SHEET NUMBER



FLUCFCS code	Description	Status	Area in acres
211	Improved pasture	N	13.22
814	Driveway	N	0.13
Total Uplands			13.35
Total Wetlands			0.00
Project Total			13.35

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LEGEND

- Project boundary
- 814 FLUCFCS polygon & code

NOTES

- Most of the project boundary shown is from an ALTANSPS Land Title Boundary Survey that was conducted by Johnson Engineering, Inc. and was signed on August 30, 2019. The northwestern area was modified to add Tract I.
- The FLUCFCS mapping shown has not been agency approved, is subject to change and is based on aerial photo interpretation and ground truthing.
- Nomenclature and delineations as per the Florida Land Use Cover and Forms Classification System (FLUCFCS) (FDOT, 1999).
- Abbreviations
N = Non-wetland
- The aerial photographs shown were provided by Lee County government and were taken in 2019.

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ZIMMER DEVELOPMENT
 COMPANY

Inspiration at South Pointe
 Lee County, Florida

REVISIONS	DATE
NO.	DESCRIPTION
1	Feb. 2020
2	20192125-000
3	15-45-24
4	As Shown

Plant
 Communities

SHEET NUMBER

Historic Resources Impact Analysis
(Exhibit – M13)

Inspiration at South Pointe Map Amendment

Historical Resources Impact Analysis Exhibit M13

Florida Master Site File

Per the Florida Master Site File, there are not any previously recorded cultural or historic resources located within 150 feet of the subject property. See attachments.

Archaeological Sensitivity Map

The subject property is not identified as being archaeologically sensitive (Sensitivity Level 1 or 2) on the Lee County Archaeological Sensitivity Map, dated December 2014. See attached Map.



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

March 20, 2020

Amanda Martin, Planner I
Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, FL 33901
Phone: (239) 461.2487
Cell: (239) 200.7383; Fax: (239) 334.3661
amartin@johnsoneng.com

In response to your inquiry of March 20, 2020 the Florida Master Site File lists seven standing structures and one resource group recorded at the designated area of Lee County

Sections 15 & 16, Township 45 South, Range 24 East

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

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**




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

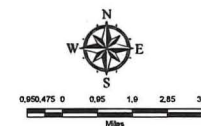
Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

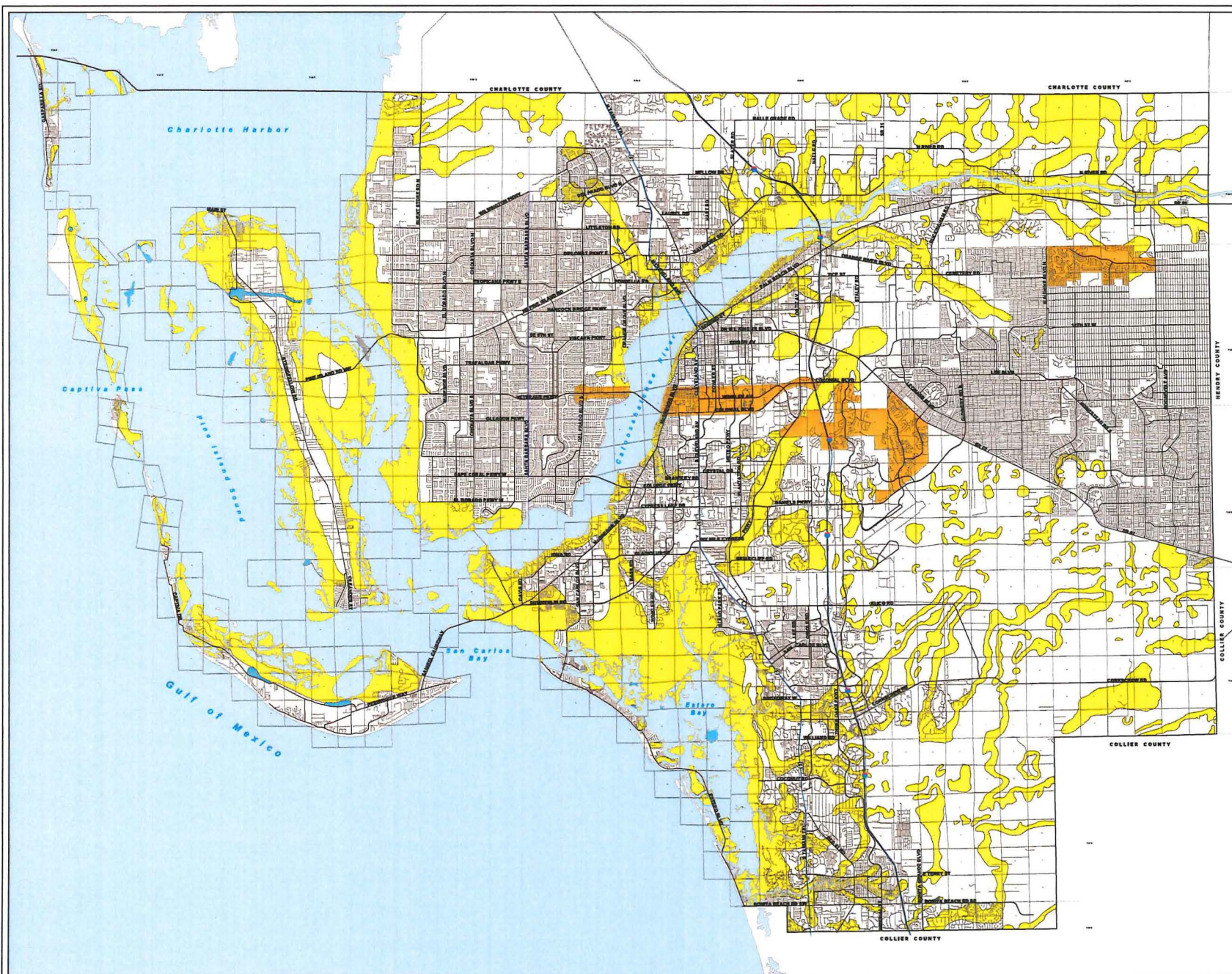
Lee County Archaeological Sensitivity Map

Legend

-  Sensitivity Level 1
-  Sensitivity Level 2
-  Previously Surveyed



Map Generated: December 2014
 Adopted December 21, 1988
 Land Development Code Chapter 22-106



Existing and Future Public Facilities Impacts Analysis
(Exhibit – M14 and Exhibit -M16)

Inspiration at South Pointe Map Amendment

Existing and Future Public Facilities Impacts Analysis Exhibit M14 and Exhibit M16

Potable Water and Sanitary Sewer

The subject property is within the Lee County Utilities (LCU) potable water franchise area as depicted on Maps 6 and 7 of the Lee Plan. LCU owns and maintains existing potable water and wastewater lines along the adjacent streets. LCU's Corkscrew Water Treatment Plant will provide potable water service to the proposed development while the City of Fort Myers's South Water Reclamation Facility will provide wastewater service.

Per F.A.C. 64E-6, the expected demand for the commercial portion of the project will demand 15 gallons per day per 100 square feet of office building area. Therefore, with 400 multi-family units and 20,000 square feet of commercial development proposed the proposed project can expect an average potable water and sanitary sewer demand of 83,000 GPD. $(400 \text{ units} \times 200) + (20,000 \times 15/100) = 83,000 \text{ GPD}$.

Daily Peak Demand = Average Demand $\times 2.5 = 83,000 \text{ GPD} \times 2.5 = 207,500 \text{ GPD}$

According to the 2019 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted with a capacity of 50.9 million gallons per day (MGPD) and is projected to operate at 44.4 MGPD in 2023. Therefore, there is sufficient capacity within the existing water distribution system to serve the 83,000 GPD increase in demand to LCU's potable system from the project at build-out.

According to the City of Fort Myers comprehensive plan, the City of Fort Myers's South Water Reclamation Facility is permitted with a capacity of 12.0 million gallons per day (MGPD) and is currently operating at approximately 6.9 MGPD. Therefore, there is sufficient capacity within the existing plant to serve the 83,000 GPD increase in demand to the City's system from the project at build-out.

Surface Water/Drainage Basins

The existing site is an agricultural parcel without permitted stormwater management facilities. The site is generally flat, with ground elevations ranging from 6 feet to 8 feet NAVD 88. Stormwater runoff currently sheetflows overland to the south, into the College Parkway roadside swale (formally known as IDD canal H-8).

The proposed development will be designed to meet the South Florida Water Management District's stormwater management criteria to provide water quality treatment and attenuation for their design storms. Required water quality treatment volume is calculated based on the

greater of one inch over the site or 2.5 inches times the percentage of impervious area. Most of the water quality treatment volume will be provided in the proposed wet detention lake, and the commercial parcels will be required to provide one-half inch of dry pre-treatment onsite prior to discharge into the master surface water management system. Discharge from the master surface water management system into the College Parkway roadside swale will be controlled by a proposed control structure downstream of the proposed wet detention lake.

The design storm events are set to provide a minimum level of water management to limit adverse impacts upstream and downstream. Minimum road and parking elevations are above the higher of two feet above the control elevation or above the peak stage of the 5-year, 1-day storm event. The allowable discharge limits the peak rate of runoff during caused by a 25-year, 3-day storm event. The finished floor elevations will exceed the greater of the calculated onsite peak stage of the 100-year, 3-day storm event with zero discharge or one foot above the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) base flood elevation. The subject site is currently in a FEMA Zone X, which does not have an established base flood elevation. The preliminary FIRM proposes to revise the flood zone at the site to Zone AE, with a base flood elevation of 8 feet NAVD 88. Whichever FIRM that is effective during permitting will be the map that controls the design minimum finished floor elevation, if based on FEMA.

Parks, Recreation and Open Space

Regional Parks - According to the "2019 Public Facilities Level of Service and Concurrency Management Report", there are a total of 7,051 acres of existing regional parks operated by local, state and federal governments within the Lee County. Per Lee Plan Policy 95.1.3, the capacity needed to meet the Lee Plan level of service standard of 6 acres per 1,000 total seasonal county population is equal to:

$$842,000 \text{ [seasonal county population]} @ (6 \text{ acres}/1,000) = 5,052 \text{ acres.}$$

The 2019 University of Florida Bureau of Economic Business Research (BEBR) mid-range projections identify the Lee County population to be 904,700 in 2030. This would require to a total of 5,428.2 acres of regional parks needed to meet the current level of service standard. This indicates that there is more than adequate acreage within the currently developed Regional Parks within the County to meet the demand of the proposed 400 dwelling units.

Community Parks - The level of service standard for community parks per Lee Plan Policy 95.1.3 is 0.8 acres of developed standard Community Parks open for public use per 1,000 permanent population, unincorporated county only which is equal to:

$$355,737 \text{ [seasonal county population]} @ (0.8 \text{ acres}/1,000) = 285 \text{ acres.}$$

The Concurrency Management Report indicates that the number of acres required to meet this level of service standard will increase from 285 acres in 2018 to 318 acres in 2023 which

represents a yearly 2.2 percent increase. If this trend were to continue, a total of 370 acres of community parks would be needed to meet the current level of service standard in 2030. Lee County currently has 743 acres of community parks which is more adequate acreage to meet the need of the 400 proposed dwelling units.

Public Schools

The subject property is within the South Zone, sub-zone S-1. School level of service is defined in Lee Plan Policy 67.1.1 and Policy 95.1.3(6). The LOS Standard for Elementary, Middle, and High School is based upon Permanent Florida Inventory School Houses (FISH) capacity and is 100% as adjusted annually by the School Board to account for measurable programmatic changes. According to the data provided for the South Zone from the 2019 Concurrency Report, elementary schools will have an available capacity of 516 total seats and middle schools will have an available capacity of 138 seats. High schools are shown with a January 23, 2019 deficit of 531 total seats however the 2019-2020 inventory indicates that 540 seats are programmed at the new Bonita Springs High School for 2019-20 meeting the need of the zone.

Traffic Circulation Analysis
(Exhibit – M15)

MEMORANDUM

TO: Mr. Gary F. Muller, AICP
Johnson Engineering, Inc.

FROM: Ted Treesh
President

Yury Bykau
Transportation Consultant

DATE: March 27, 2020

RE: Inspiration at South Pointe
Lee County Comprehensive Plan Text Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Text Amendment for approximately 13.35 acres of property located at the northeast corner of College Parkway and South Pointe Boulevard in Lee County, Florida. Based on the discussion with Johnson Engineering, the proposed project was assumed to consist of 2.79 acres of commercial development and 10.56 acres of residential development within the existing Intensive Development Future Land Use Category. This analysis will determine the impacts of the proposed amendment that would add the subject site into the Mixed Use Overlay (MUO).

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

Based on the existing Future Land Use Category (Intensive Development) the subject property could be developed with all retail or all residential uses or with a combination of residential uses and commercial uses. For this analysis, it was assumed that the property could be developed with up to 20,000 square feet of retail uses on the commercial portion of the site (2.79 acres) and up to 317 multi-family residential units (30 dwellings units/acre) on the 10.56 acres. With the proposed text amendment, the property was

assumed to be developed with up to 20,000 square feet of retail uses and 400 multi-family residential uses (30 dwelling units/acre based on 13.35 acres) within the MUO. Therefore, the primary purpose of the proposed text amendment is to allow the residential density to be based on the overall property acreage if it were developed as a mixed use project.

Table 1 summarizes the development intensity that could be developed within the Mixed Use Overlay with and without the proposed text amendment.

Table 1
Land Use
Inspiration at South Pointe

Land Use Category	Assumed Intensity
Intensive Development (Without Amendment)	20,000 sq. ft. of Retail & 317 MF Residential Dwelling Units
Intensive Development (With Amendment)	20,000 sq. ft. of Retail & 400 MF Residential Dwelling Units

The trip generation for the with and without amendment scenarios was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 10th Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the retail uses and Land Use Code 220 (Multifamily Housing Low-Rise) was utilized for the trip generation purposes of the multi-family residential uses. **Table 2** indicates the anticipated trip generation of the subject site based on the without amendment scenario. **Table 3** indicates the anticipated trip generation of the subject site based on the proposed text amendment scenario. The daily trip generation is also indicated in both tables. The trip generation equations utilized are attached to this Memorandum for reference.

Table 2
Trip Generation – Total Trips (Without Amendment)
Inspiration at South Pointe

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family Housing (317 Dwelling Units)	33	110	143	104	61	165	2,356
Shopping Center (20,000 Sq. Ft.)	100	62	162	79	86	165	2,012
Total Trips	133	172	305	183	147	330	4,368

Table 3
Trip Generation – Total Trips (With Amendment)
Inspiration at South Pointe

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family Housing (400 Dwelling Units)	41	137	178	128	75	203	2,983
Shopping Center (20,000 Sq. Ft.)	100	62	162	79	86	165	2,012
Total Trips	141	199	340	207	161	368	4,995

However, the total trips shown in Table 2 and Table 3 will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the subject site. This interaction is called “internal capture”. In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding roadways. ITE, in conjunction with a study conducted by the NCHRP (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For uses shown in Table 2 and Table 3, there is data in the ITE report for interaction between the residential (multi-family) and retail (shopping center) uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE *Trip Generation Handbook*, 3rd Edition. The resultant analysis indicates that without the proposed amendment scenario there will be an internal trip capture reduction of one percent (1%) in the AM peak hour and eighteen percent (18%) in the PM peak hour between the residential and retail uses. The analysis also indicates that with the proposed Text Amendment scenario there will be an internal trip capture reduction of one percent (1%) in the AM peak hour and sixteen percent (16%) in the PM peak hour between the residential and retail uses. The summary sheets utilized to calculate these internal capture rates for the weekday AM peak hour and PM peak hour are attached to this Memorandum for reference.

Pass-by traffic was also taken into account based on the retail uses contained in each scenario. The current version of the ITE Trip Generation Handbook, 3rd Edition, indicates that the weekday PM peak hour pass-by rate for Land Use Code 820 is thirty-four percent (34%). However, consistent with previous analysis approved by Lee County, thirty percent (30%) of the retail project traffic was assumed to be pass-by traffic. **Table 4** indicates the total external trips of the subject site based on the without amendment scenario. **Table 5** indicates the total external trips of the subject site based on the proposed text amendment scenario.

Table 4
Trip Generation – Net New Trips (Without Amendment)
Inspiration at South Pointe

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	133	172	305	183	147	330	4,368
Less Internal Capture (1% AM/ 18% PM)	-1	-2	-3	-33	-26	-59	786
Driveway Trips	132	170	302	150	121	271	3,582
Less Retail Pass-By Trips	-24	-24	-48	-20	-20	-40	-495
Net New Trips	108	146	254	130	101	231	3,087

Table 5
Trip Generation – Net New Trips (With Amendment)
Inspiration at South Pointe

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	141	199	340	207	161	368	4,995
Less Internal Capture (1% AM/ 16% PM)	-1	-2	-3	-33	-26	-59	-799
Driveway Trips	140	197	337	174	135	309	4,196
Less Retail Pass-By Trips	-24	-24	-48	-21	-21	-42	-507
Net New Trips	116	173	289	153	114	267	3,689

Table 6 indicates the trip generation difference should the property be developed with and without the proposed text amendment. The long range transportation impact (20-year horizon) and the short range transportation impact (5-year horizon) will be evaluated based on the resultant trip change illustrated in Table 6 as well as based on the assumed trip distribution shown in the attached Figure 1.

Table 6
Trip Generation – Resultant Trip Change
Inspiration at South Pointe

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Amendment (400 MF Dwelling Units & 20,000 Sq. Ft. Retail)	116	173	289	153	114	267	3,689
Without Amendment (317 MF Dwelling Units & 20,000 Sq. Ft. Retail)	-108	-146	-254	-130	-101	-231	-3,087
Resultant Trip Change	+8	+27	+35	+23	+13	+36	+602

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2040 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there are no programmed improvements within the vicinity of the subject site. The Lee County 2040 Highway Cost Feasible Plan map is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2040 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips in Table 6 were added to the projected 2040 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the attached Lee County *Generalized Peak Hour Directional Service Volumes* table as well as FDOT's *Generalized Peak Hour Directional Volumes*, Table 7.

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

Short Term Impacts Analysis (2025)

The 2019/2020-2023/2024 Lee County Transportation Capital Improvement Plan and the 2020-2025 Florida Department of Transportation Adopted Work Program were reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site in the next five (5) years. Based on the review, there are no roadway capacity improvements identified on either work program.

Table 4A and **Table 5A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the additional trips shown in Table 6. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report* (2019). Due to insufficient traffic data for US 41 in the aforementioned report, the existing peak hour, peak season, peak direction traffic volumes for US 41 were derived by factoring the latest AADT volumes by appropriate K & D factors. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2025 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT *Florida Traffic Online* resource as well as the traffic data from the latest *Lee County Traffic Count Report*. Based on the project traffic distribution illustrated within Figure 1, the roadway link data was analyzed for the year 2025 without the proposed amendment and year 2025 with the proposed amendment. Traffic data obtained from the aforementioned Lee County and FDOT resources is attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2025 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. It is important to note that there were several roadway segments that were shown to operate at a poor Level of Service in 2025 background (without the proposed amendment) traffic conditions. These roadway segments are maintained by Florida Department of Transportation (FDOT) and include McGregor Boulevard (SR 867) from Cypress Lake Drive to Colonial Boulevard and US 41 between Briarcliff Road and Gladiolus Drive as well as US 41 between Daniels Parkway and Boy Scout Drive. Based on the Lee County Comprehensive Plan, McGregor Boulevard from Winkler Road to Colonial Boulevard is classified as a constrained roadway. As previously mentioned, the proposed amendment is not projected to cause any roadway segments within the study area to operate at a poor Level of Service. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

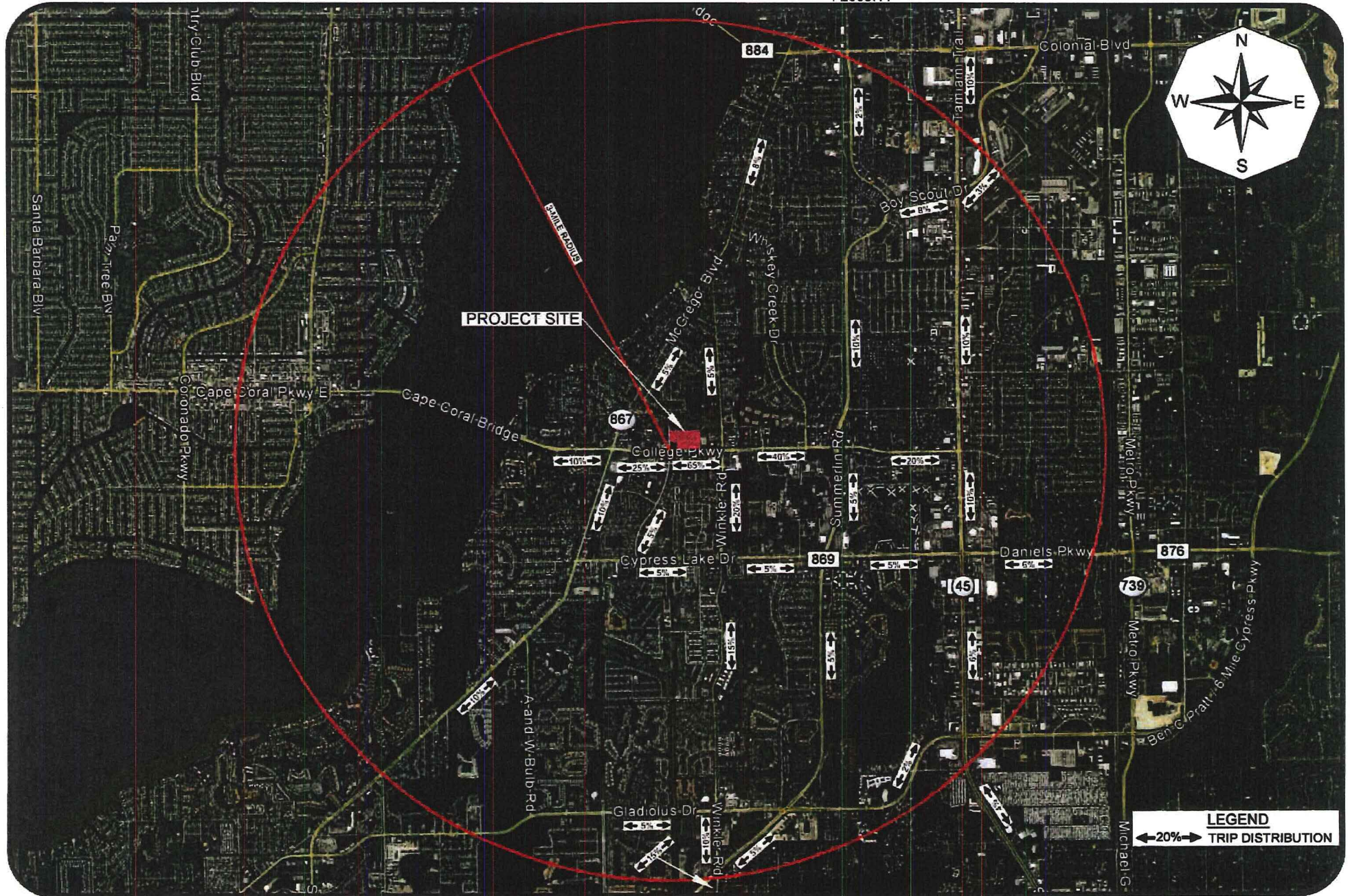
Conclusion

The primary purpose of the proposed Text Amendment to the Lee County Comprehensive Plan is to allow an increase in the residential density on approximately 13.35 acres of property located at the northeast corner of College Parkway and South Pointe Boulevard in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum, the proposed amendment will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed amendment.

No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Text Amendment. In addition, the proposed amendment will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

Attachments

FIGURE 1



TRIP DISTRIBUTION AND 3-MILE RADIUS
STUDY AREA
INSPIRATION AT SOUTH POINTE

Figure 1

TABLES 1A & 2A
2040 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2040 LONG RANGE TRANSPORTATION ANALYSIS - INSPIRATION AT SOUTH POINTE

ROADWAY	ROADWAY SEGMENT		2040 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
	FROM	TO	# Lanes	Roadway Designation	LOS A	LOS B	LOS C	LOS D	LOS E
					VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
College Pkwy	McGregor Blvd	South Pointe Blvd	6LD	Arterial	0	0	2,940	3,020	3,020
	South Point Blvd	Winkler Rd	6LD	Arterial	0	0	2,940	3,020	3,020
	Winkler Rd	Whiskey Creek Dr	6LD	Arterial	0	0	2,940	3,020	3,020
	Whiskey Creek Dr	Summerlin Rd	6LD	Arterial	0	0	2,940	3,020	3,020
	Summerlin Rd	US 41	6LD	Arterial	0	0	2,940	3,020	3,020
Cape Coral Bridge	Del Prado Blvd	McGregor Blvd	4LB	Bridge - Arterial	1,120	1,900	2,680	3,440	4,000
South Pointe Blvd	College Pkwy	Camelot Dr	2LD	Major Collector	0	0	330	700	780
	Camelot Dr	Cypress Lake Dr	2LD	Major Collector	0	0	330	700	780
McGregor Blvd (SR 867)	Gladiolous Dr	Cypress Lake Dr	4LD	Class VI - Arterial	0	0	1,910	2,000	2,000
	Cypress Lake Dr	College Pkwy	4LD	Class VI - Arterial	0	0	1,910	2,000	2,000
	College Pkwy	Winkler Rd	2LU	Class VI - Arterial	0	0	830	880	880
	Winkler Rd	Colonial Blvd	2LU	Class VI - Arterial	0	0	830	880	880
Winkler Rd	Summerlin Rd	Gladiolous Dr	4LD	Arterial	0	250	1,840	1,960	1,960
	Gladiolous Dr	Cypress Lake Dr	2LU	Arterial	0	0	330	710	780
	Cypress Lake Dr	College Pkwy	4LD	Arterial	0	250	1,840	1,960	1,960
	College Pkwy	McGregor Blvd	2LU	Arterial	0	140	800	860	860
Cypress Lake Dr	McGregor Blvd	Winkler Rd	4LD	Arterial	0	250	1,840	1,960	1,960
	Winkler Rd	Summerlin Rd	4LD	Arterial	0	250	1,840	1,960	1,960
	Summerlin Rd	US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Daniels Pkwy	US 41	Metro Pkwy	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
Summerlin Rd	Bass Rd	Winkler Rd	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	Winkler Rd	Gladiolous Dr	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	Gladiolous Dr	Cypress Lake Dr	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	Cypress Lake Dr	College Pkwy	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	College Pkwy	Boy Scout Dr	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	Boyscout Dr	Colonial Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
Fowler St	US 41	N. Airport Rd	6LD	Arterial	0	400	2,840	2,940	2,940
Gladiolous Dr	Bass Rd	Summerlin Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	Summerlin Rd	US 41	6LD	Arterial	0	400	2,840	2,940	2,940
US 41	Briarcliff Rd	Gladiolous Dr	6LD	Class V - Arterial	0	0	2,940	3,020	3,020
	Gladiolous Dr	Daniels Pkwy	6LD	Class V - Arterial	0	0	2,940	3,020	3,020
	Daniels Pkwy	College Pkwy	6LD	Class V - Arterial	0	0	2,940	3,020	3,020
	College Pkwy	Boyscout Dr	6LD	Class V - Arterial	0	0	2,940	3,020	3,020
	Boyscout Dr	Colonial Blvd	6LD	Class V - Arterial	0	0	2,940	3,020	3,020

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for Cape Coral Bridge was taken from the Lee County Link-Specific Service Volumes tables (dated June 2016).

* Level of Service Thresholds for US 41 & McGregor Blvd were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 2A
2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
INSPIRATION AT SOUTH POINTE

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 36 VPH IN= 23 OUT= 13

2040															2040 BACKGROUND PLUS PROJ	
ROADWAY SEGMENT			FSUTMS	COUNTY PCS /	MOCF	AADT	100TH HIGHEST	PM PK HR	PEAK	PEAK DIRECTION	TRAFFIC	PM PROJ	TRAFFIC	PEAK DIRECTION		
ROADWAY	FROM	TO	PSWDI	FDOT SITE #	FACTOR 1	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	DIST	TRAFFIC	VOLUME	LOS
College Pkwy	McGregor Blvd	South Pointe Blvd	56,010	43	0.91	50,969	0.090	4,587	0.61	WEST	1,789	C	25%	6	1,795	C
	South Point Blvd	Winkler Rd	60,360	43	0.91	54,928	0.090	4,943	0.61	WEST	1,928	C	65%	15	1,943	C
	Winkler Rd	Whiskey Creek Dr	53,738	43	0.91	48,902	0.090	4,401	0.61	WEST	1,716	C	40%	9	1,725	C
	Whiskey Creek Dr	Summerlin Rd	67,819	43	0.91	61,715	0.090	5,554	0.61	WEST	2,166	C	35%	8	2,174	C
	Summerlin Rd	US 41	42,774	43	0.91	38,924	0.090	3,503	0.61	WEST	1,366	C	20%	5	1,371	C
Cape Coral Bridge	Del Prado Blvd	McGregor Blvd	71,239	122	0.91	64,827	0.090	5,834	0.68	WEST	1,867	B	10%	2	1,869	B
South Pointe Blvd	College Pkwy	Camelot Dr	8,556	120195	0.91	7,786	0.090	701	0.533	NORTH	374	D	10%	2	376	D
	Camelot Dr	Cypress Lake Dr	8,556	120195	0.91	7,786	0.090	701	0.533	NORTH	374	D	5%	1	375	D
McGregor Blvd (SR 867)	Gladiolus Dr	Cypress Lake Dr	65,475	120082	0.95	62,201	0.090	5,598	0.533	NORTH	2,984	F	10%	2	2,986	F
	Cypress Lake Dr	College Pkwy	45,611	120008	0.95	43,330	0.090	3,900	0.533	NORTH	2,079	F	10%	2	2,081	F
	College Pkwy	Winkler Rd	15,705	125001	0.95	14,920	0.090	1,343	0.533	NORTH	716	C	5%	1	717	C
	Winkler Rd	Colonial Blvd	23,064	120095	0.95	21,911	0.090	1,972	0.533	NORTH	1,051	F	8%	2	1,053	F
Winkler Rd	Summerlin Rd	Gladiolus Dr	12,736	124384	0.91	11,590	0.090	1,043	0.533	NORTH	556	C	10%	2	558	C
	Gladiolus Dr	Cypress Lake Dr	25,839	124384	0.91	23,513	0.090	2,116	0.533	NORTH	1,128	F	15%	3	1,131	F
	Cypress Lake Dr	College Pkwy	34,450	124384	0.91	31,350	0.090	2,821	0.533	NORTH	1,504	C	20%	5	1,509	C
	College Pkwy	McGregor Blvd	10,937	124384	0.91	9,953	0.090	896	0.533	NORTH	478	C	5%	1	479	C
Cypress Lake Dr	McGregor Blvd	Winkler Rd	31,714	124257	0.91	28,860	0.090	2,597	0.533	WEST	1,213	C	5%	1	1,214	C
	Winkler Rd	Summerlin Rd	43,639	124257	0.91	39,711	0.090	3,574	0.533	WEST	1,669	C	5%	1	1,670	C
	Summerlin Rd	US 41	56,912	124257	0.91	51,790	0.090	4,661	0.533	WEST	2,177	C	5%	1	2,178	C
Daniels Pkwy	US 41	Metro Pkwy	65,739	30	0.91	59,822	0.092	5,504	0.51	WEST	2,697	C	6%	1	2,698	C
Summerlin Rd	Bass Rd	Winkler Rd	47,605	47	0.91	43,321	0.098	4,245	0.56	NORTH	2,377	C	15%	3	2,380	C
	Winkler Rd	Gladiolus Dr	50,282	47	0.91	45,757	0.098	4,484	0.56	NORTH	2,511	C	5%	1	2,512	C
	Gladiolus Dr	Cypress Lake Dr	30,907	47	0.91	28,125	0.098	2,756	0.56	NORTH	1,543	C	5%	1	1,544	C
	Cypress Lake Dr	College Pkwy	42,786	66	0.91	38,935	0.101	3,932	0.54	NORTH	2,123	C	5%	1	2,124	C
	College Pkwy	Boy Scout Dr	56,857	35	0.91	51,740	0.104	5,381	0.56	NORTH	3,013	C	10%	2	3,015	C
	Boyscout Dr	Colonial Blvd	30,123	35	0.91	27,412	0.104	2,851	0.56	NORTH	1,597	C	2%	1	1,598	C
Fowler St	US 41	N. Airport Rd	50,420	124511	0.91	45,882	0.090	4,129	0.566	EAST	2,337	C	3%	1	2,338	C
Gladiolus Dr	Bass Rd	Summerlin Rd	49,948	39	0.91	45,453	0.100	4,545	0.53	WEST	2,136	C	5%	1	2,137	C
	Summerlin Rd	US 41	64,617	46	0.91	58,801	0.088	5,175	0.52	EAST	2,691	C	2%	1	2,692	C
US 41	Briardliff Rd	Gladiolus Dr	72,363	120025	0.95	68,745	0.090	6,187	0.533	NORTH	3,298	F	4%	1	3,299	F
	Gladiolus Dr	Daniels Pkwy	57,472	120037	0.95	54,598	0.090	4,914	0.533	NORTH	2,619	C	6%	1	2,620	C
	Daniels Pkwy	College Pkwy	69,651	125041	0.95	66,168	0.090	5,955	0.533	NORTH	3,174	F	10%	2	3,176	F
	College Pkwy	Boyscout Dr	59,401	125025	0.95	56,431	0.090	5,079	0.533	NORTH	2,707	C	10%	2	2,709	C
	Boyscout Dr	Colonial Blvd	44,466	120091	0.95	42,243	0.090	3,802	0.533	NORTH	2,026	C	10%	2	2,028	C

¹ Model Output Conversion Factor was utilized to obtain the AADT Volumes for all roadways.

* The K-100 and D factors for County maintained roadways were obtained from Lee County Traffic Count Report.

Note Due to insufficient traffic data in the Lee County Traffic Count Report, the K-100 and D factors for South Pointe Blvd and Winkler Road, Cypress Lake Dr, Fowler St were obtained from Florida Traffic Online resource.

* The K-100 and D factors for FDOT maintained roadways were obtained from Florida Traffic Online resource.

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
INSPIRATION AT SOUTH POINT**

ROADWAY	ROADWAY SEGMENT		ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E
	FROM	TO	CLASS	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
College Pkwy	McGregor Blvd	South Pointe Blvd	6LD	0	0	2,940	3,020	3,020
	South Point Blvd	Winkler Rd	6LD	0	0	2,940	3,020	3,020
	Winkler Rd	Whiskey Creek Dr	6LD	0	0	2,940	3,020	3,020
	Whiskey Creek Dr	Summerlin Rd	6LD	0	0	2,940	3,020	3,020
	Summerlin Rd	US 41	6LD	0	0	2,940	3,020	3,020
Cape Coral Bridge	Del Prado Blvd	McGregor Blvd	4LB	1,120	1,900	2,680	3,440	4,000
South Pointe Blvd	College Pkwy	Camelot Dr	2LD	0	0	330	700	780
	Camelot Dr	Cypress Lake Dr	2LD	0	0	330	700	780
McGregor Blvd (SR 867)	Gladiolus Dr	Cypress Lake Dr	4LD	0	0	1,910	2,000	2,000
	Cypress Lake Dr	College Pkwy	4LD	0	0	1,910	2,000	2,000
	College Pkwy	Winkler Rd	2LU	0	0	830	880	880
	Winkler Rd	Colonial Blvd	2LU	0	0	830	880	880
Winkler Rd	Summerlin Rd	Gladiolus Dr	4LD	0	250	1,840	1,960	1,960
	Gladiolus Dr	Cypress Lake Dr	2LU	0	0	330	710	780
	Cypress Lake Dr	College Pkwy	4LD	0	250	1,840	1,960	1,960
	College Pkwy	McGregor Blvd	2LU	0	140	800	860	860
Cypress Lake Dr	McGregor Blvd	Winkler Rd	4LD	0	250	1,840	1,960	1,960
	Winkler Rd	Summerlin Rd	4LD	0	250	1,840	1,960	1,960
	Summerlin Rd	US 41	6LD	0	400	2,840	2,940	2,940
Daniels Pkwy	US 41	Metro Pkwy	6LD	0	430	3,050	3,180	3,180
Summerlin Rd	Bass Rd	Winkler Rd	6LD	0	430	3,050	3,180	3,180
	Winkler Rd	Gladiolus Dr	6LD	0	430	3,050	3,180	3,180
	Gladiolus Dr	Cypress Lake Dr	4LD	0	270	1,970	2,100	2,100
	Cypress Lake Dr	College Pkwy	6LD	0	430	3,050	3,180	3,180
	College Pkwy	Boy Scout Dr	6LD	0	430	3,050	3,180	3,180
	Boyscout Dr	Colonial Blvd	4LD	0	250	1,840	1,960	1,960
Fowler St	US 41	N. Airport Rd	6LD	0	400	2,840	2,940	2,940
Gladiolus Dr	Bass Rd	Summerlin Rd	6LD	0	400	2,840	2,940	2,940
	Summerlin Rd	US 41	6LD	0	400	2,840	2,940	2,940
US 41	Briarcliff Rd	Gladiolus Dr	6LD	0	0	2,940	3,020	3,020
	Gladiolus Dr	Daniels Pkwy	6LD	0	0	2,940	3,020	3,020
	Daniels Pkwy	College Pkwy	6LD	0	0	2,940	3,020	3,020
	College Pkwy	Boyscout Dr	6LD	0	0	2,940	3,020	3,020
	Boyscout Dr	Colonial Blvd	6LD	0	0	2,940	3,020	3,020

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for Cape Coral Bridge was taken from the Lee County Link-Specific Service Volumes tables (dated June 2016).

* Level of Service Thresholds for US 41 & McGregor Blvd were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
INSPIRATION AT SOUTH POINTE**

										FDOT Sta. #	K	D						
TOTAL PROJECT TRAFFIC AM =		35	VPH	IN =	8	OUT=	27			120025	0.090	0.533						
TOTAL PROJECT TRAFFIC PM =		36	VPH	IN=	23	OUT=	13			120037	0.090	0.533						
										125041	0.090	0.533						
										125025	0.090	0.533						
										120091	0.090	0.533						
													2018	2025	2025	2025		
ROADWAY SEGMENT			LCDOT PCS OR	BASE YR	2018/2019	YRS OF	ANNUAL	PK SEASON	PK DIRECTION	V/C	PERCENT	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C
ROADWAY	FROM	TO	FDOT SITE #	ADT	ADT	GROWTH ¹	RATE	PEAK DIR. ²	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	
College Pkwy	McGregor Blvd	South Pointe Blvd	43	31,600	37,500	9	2.00%	2,292	2,633	C	0.87	25%	7	8	2,640	C	0.87	
	South Point Blvd	Winkler Rd	43	31,600	37,500	9	2.00%	2,292	2,633	C	0.87	85%	18	15	2,650	C	0.88	
	Winkler Rd	Whiskey Creek Dr	43	31,600	37,500	9	2.00%	2,031	2,333	C	0.77	40%	11	9	2,344	C	0.78	
	Whiskey Creek Dr	Summerlin Rd	43	31,600	37,500	9	2.00%	2,031	2,333	C	0.77	35%	9	8	2,342	C	0.78	
	Summerlin Rd	US 41	43	31,600	37,500	9	2.00%	1,772	2,035	C	0.67	20%	5	5	2,041	C	0.68	
Cape Coral Bridge	Del Prado Blvd	McGregor Blvd	122	44,000	47,800	4	2.08%	2,772	3,204	D	0.80	10%	3	2	3,207	D	0.80	
South Pointe Blvd	College Pkwy	Camelot Dr	120195	10,300	11,400	3	3.44%	565	716	E	0.92	10%	3	2	719	E	0.92	
	Camelot Dr	Cypress Lake Dr	120195	10,300	11,400	3	3.44%	565	716	E	0.92	5%	1	1	717	E	0.92	
McGregor Blvd (SR 887)	Gladious Dr	Cypress Lake Dr	120082	41,500	40,000	10	2.00%	1,534	1,782	C	0.88	10%	3	2	1,785	C	0.88	
	Cypress Lake Dr	College Pkwy	120008	35,500	35,500	10	2.00%	1,802	2,070	F	1.03	10%	3	2	2,073	F	1.04	
	College Pkwy	Winkler Rd	125001	15,900	16,400	10	2.00%	787	904	F	1.03	5%	1	1	905	F	1.03	
	Winkler Rd	Colonial Blvd	120095	24,500	23,500	8	2.00%	1,151	1,322	F	1.50	8%	2	2	1,324	F	1.50	
Winkler Rd	Summerlin Rd	Gladious Dr	124384	15,000	14,300	10	2.00%	348	400	C	0.20	10%	3	2	402	C	0.21	
	Gladious Dr	Cypress Lake Dr	124384	15,000	14,300	10	2.00%	593	681	D	0.87	15%	4	3	685	D	0.88	
	Cypress Lake Dr	College Pkwy	124384	15,000	14,300	10	2.00%	759	872	C	0.44	20%	5	5	877	C	0.45	
	College Pkwy	McGregor Blvd	124384	15,000	14,300	10	2.00%	350	402	C	0.47	5%	1	1	403	C	0.47	
Cypress Lake Dr	McGregor Blvd	Winkler Rd	124257	27,500	23,500	10	2.00%	1,478	1,698	C	0.87	5%	1	1	1,699	C	0.87	
	Winkler Rd	Summerlin Rd	124257	27,500	23,500	10	2.00%	1,478	1,698	C	0.87	5%	1	1	1,698	C	0.87	
	Summerlin Rd	US 41	124257	27,500	23,500	10	2.00%	2,198	2,525	C	0.86	5%	1	1	2,526	C	0.86	
Daniels Pkwy	US 41	Metro Pkwy	30	43,400	49,800	9	2.00%	2,343	2,691	C	0.85	8%	2	1	2,693	C	0.85	
Summerlin Rd	Bass Rd	Winkler Rd	47	18,700	26,500	9	3.95%	1,964	2,576	C	0.81	15%	4	3	2,580	C	0.81	
	Winkler Rd	Gladious Dr	47	18,700	26,500	9	3.95%	1,964	2,576	C	0.81	5%	1	1	2,577	C	0.81	
	Gladious Dr	Cypress Lake Dr	47	18,700	26,500	9	3.95%	1,454	1,907	C	0.91	5%	1	1	1,908	C	0.91	
	Cypress Lake Dr	College Pkwy	86	22,000	32,700	7	5.83%	1,780	2,646	C	0.83	5%	1	1	2,647	C	0.83	
	College Pkwy	Boy Scout Dr	35	24,700	32,800	8	3.65%	1,908	2,452	C	0.77	10%	3	2	2,455	C	0.77	
	Boyscout Dr	Colonial Blvd	35	24,700	32,800	8	3.65%	1,145	1,471	C	0.75	2%	1	0	1,472	C	0.75	
Fowler St	US 41	N. Airport Rd	124511	23,000	25,000	10	2.00%	1,245	1,430	C	0.49	3%	1	1	1,431	C	0.49	
Gladious Dr	Bass Rd	Summerlin Rd	39	18,800	23,200	8	2.80%	1,228	1,490	C	0.51	5%	1	1	1,491	C	0.51	
	Summerlin Rd	US 41	46	39,100	43,200	9	2.00%	1,985	2,280	C	0.78	2%	1	0	2,281	C	0.78	
US 41	Briercliff Rd	Gladious Dr	120025	73,000	59,500	10	2.00%	2,854	3,279	F	1.09	4%	1	1	3,280	F	1.09	
	Gladious Dr	Daniels Pkwy	120037	55,000	50,500	10	2.00%	2,422	2,783	C	0.92	6%	2	1	2,784	C	0.92	
	Daniels Pkwy	College Pkwy	125041	56,500	82,500	10	2.00%	2,998	3,444	F	1.14	10%	3	2	3,447	F	1.14	
	College Pkwy	Boyscout Dr	125025	64,500	58,000	10	2.00%	2,782	3,196	F	1.06	10%	3	2	3,199	F	1.06	
	Boyscout Dr	Colonial Blvd	120091	52,000	53,000	10	2.00%	2,542	2,920	C	0.97	10%	3	2	2,923	C	0.97	

¹ AGR for all roadways was calculated based the historical traffic data obtained from Lee County Traffic Count Report and Florida Traffic Online webpage.

² Current peak hour peak season peak direction traffic volumes for all County roadways and McGregor Blvd were obtained from the 2019 Lee County Public Facilities Level of Service and Concurrency Report.

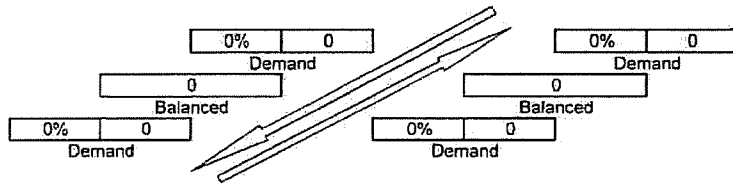
² Current peak hour peak season peak direction traffic volumes for US 41 were obtained by adjusting the 2018 AADT by the appropriate K and D factors.

INTERNAL CAPTURE WORKSHEETS

Internal Capture Calculation Summary Sheet
WEEKDAY AM PEAK HOUR - WITHOUT AMENDMENT

Exit to External				
	61			
←				
→				
Enter from External	99			

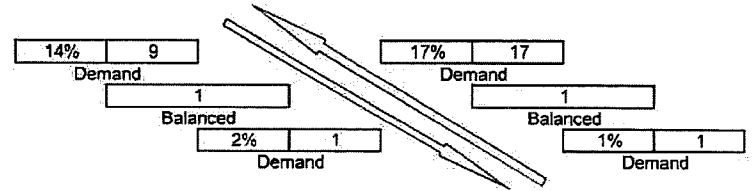
	Land Use A - Retail Uses	Total	Internal	External
Enter	100	1	99	
Exit	62	1	61	
Total	162	2	160	
%	100%	1%	99%	



Exit to External				
	0			
←				
→				
Enter from External	0			

	Land Use B - Office Uses	Total	Internal	External
Enter	0	0	0	
Exit	0	0	0	
Total	0	0	0	
%	100%	0%	100%	

	Demand	Balance	Demand
←	57% 0	0	4% 4
→	2% 0	0	4% 1



Exit to External				
	109			
←				
→				
Enter from External	32			

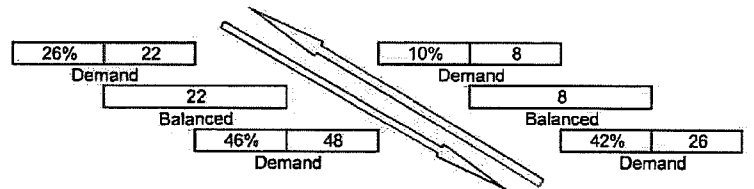
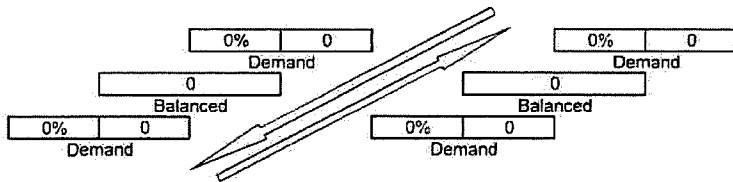
	Land Use C - Residential Uses	Total	Internal	External
Enter	33	1	32	
Exit	110	1	109	
Total	143	2	141	
%	100%	1%	99%	

	Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total	
Enter	99	0	32	131	
Exit	61	0	109	170	
Total	160	0	141	301	
Single-Use Trip Gen. Est.	162	0	143	305	Internal Capture Rate
					1%

Internal Capture Calculation Summary Sheet
WEEKDAY PM PEAK HOUR - WITHOUT AMENDMENT

Exit to External			
	64		
←			
→			
Enter from External	71		

Land Use A - Retail Uses			
	Total	Internal	External
Enter	79	8	71
Exit	86	22	64
Total	165	30	135
%	100%	18%	82%



Exit to External			
	0		
←			
→			
Enter from External	0		

Land Use B - Office Uses			
	Total	Internal	External
Enter	0	0	0
Exit	0	0	0
Total	0	0	0
%	100%	0%	100%

Demand	Balance	Demand
57% 0	0	4% 2
2% 0	0	4% 4

Exit to External			
	53		
←			
→			
Enter from External	82		

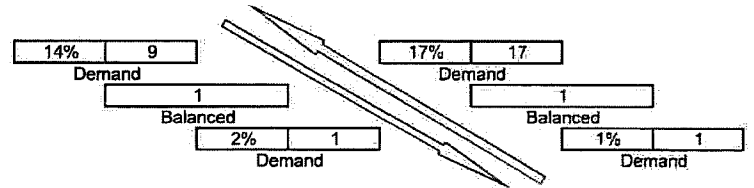
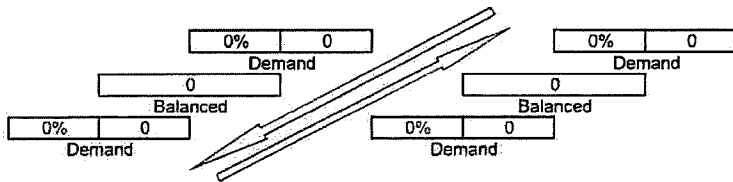
Land Use C - Residential Uses			
	Total	Internal	External
Enter	104	22	82
Exit	61	8	53
Total	165	30	135
%	100%	18%	82%

Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	71	0	82	153
Exit	64	0	53	117
Total	135	0	135	270
Single-Use Trip Gen. Est.	165	0	165	330

Internal Capture Rate	18%
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Internal Capture Calculation Summary Sheet
WEEKDAY AM PEAK HOUR - PROPOSED INSPIRATION AT SOUTH POINTE

Exit to External		Land Use A - Retail Uses		
61		Total	Internal	External
←	Enter	100	1	99
→	Exit	62	1	61
99	Total	162	2	160
Enter from External	%	100%	1%	99%



Exit to External		Land Use B - Office Uses		
0		Total	Internal	External
←	Enter	0	0	0
→	Exit	0	0	0
0	Total	0	0	0
Enter from External	%	100%	0%	100%

	Demand	Balance	Demand	
←	57% 0	0	4% 5	
	2% 0	0	4% 2	→

				Exit to External
	Total	Internal	External	136
Enter	41	1	40	←
Exit	137	1	136	→
Total	178	2	176	
%	100%	1%	99%	40
				Enter from External

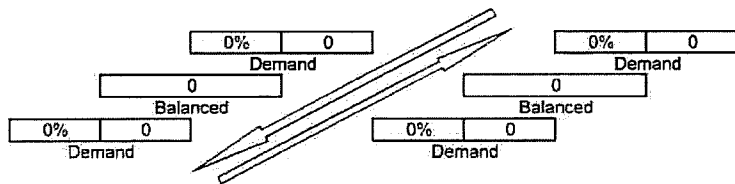
Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	99	0	40	139
Exit	61	0	136	197
Total	160	0	176	336
Single-Use Trip Gen. Est.	162	0	178	340
			Internal Capture Rate	1%

Internal Capture Calculation Summary Sheet
WEEKDAY PM PEAK HOUR - PROPOSED INSPIRATION AT SOUTH POINTE

Exit to External				
	64			
	←	Enter		
	→	Exit		
Enter from External	71	Total	165	
	%	%	100%	

Land Use A - Retail Uses

Total	Internal	External
79	8	71
86	22	64
165	30	135
%	18%	82%

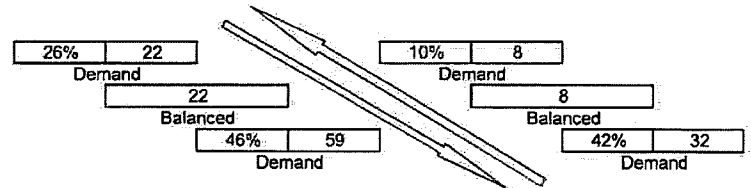


Exit to External				
	0			
	←	Enter		
	→	Exit		
Enter from External	0	Total	0	
	%	%	100%	

Land Use B - Office Uses

Total	Internal	External
0	0	0
0	0	0
0	0	0
%	0%	100%

Demand	Balance	Demand
57%	0	4%
2%	0	4%



Land Use C - Residential Uses

Total	Internal	External
128	22	106
75	8	67
203	30	173
%	15%	85%

Exit to External				
	67			
	←	Enter		
	→	Exit		
Enter from External	106	Total	173	
	%	%	85%	

Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total
Enter	71	0	106	177
Exit	64	0	67	131
Total	135	0	173	308
Single-Use Trip Gen. Est.	165	0	203	368

Internal Capture Rate
16%

**LEE COUNTY GENERALIZED
SERVICE VOLUME TABLE**

**LEE COUNTY LINK-SPECIFIC
SERVICE VOLUMES TABLE**

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR—PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR—BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
ALABAMA RD	SR 82	MILWAUKEE BLVD	3	1.9	2LN	110	260	440	590	990	210	490	820	1,100	1,840
	MILWAUKEE BLVD	HOMESTEAD RD	3	1.7	2LN	110	260	440	590	990	210	490	820	1,100	1,840
ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	3	2.3	2LN	120	290	480	660	990	230	540	890	1,230	1,840
	MILWAUKEE BLVD	LEELAND HEIGHTS	3	3.4	2LN	120	290	480	660	990	230	540	890	1,230	1,840
ALICO RD	US 41	DUSTY RD	4	0.5	4LD	0	1,930	1,980	1,980	1,980	0	3,720	3,800	3,800	3,800
	DUSTY RD	LEE RD	4	1.6	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	LEE RD	THREE OAKS PKWY	4	0.8	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	THREE OAKS PKWY	I-75	4	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	BEN HILL GRIFFIN PKWY	CORKSCREW RD	3	6.9	2LN	70	280	540	760	1,100	140	540	1,040	1,470	2,120
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	3	2.2	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
	FGCU ENTRANCE	COLLEGE CLUB DR	3	1.8	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
	COLLEGE CLUB DR	ALICO RD	3	0.5	6LD	1,450	3,000	3,000	3,000	3,000	2,690	5,560	5,560	5,560	5,560
BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	8	1.5	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
	VANDERBILT DR	US 41	8	0.7	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
	US 41	HACIENDA VILLAGE	8	0.7	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	HACIENDA VILLAGE	OLD 41	8	1.0	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	OLD 41	IMPERIAL ST	8	1.1	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	IMPERIAL ST	I-75	8	0.7	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	I-75	BONITA GRANDE DR	8	0.7	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
BOYSCOUT RD	BONITA GRANDE DR	END OF CO. MAINTAINED	8	1.0	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
	SUMMERLIN RD	CLAYTON CT	1	0.3	6LN	0	0	0	940	2,520	0	0	0	1,700	4,550
	CLAYTON CT	US 41	1	0.2	6LN	0	0	0	940	2,520	0	0	0	1,700	4,550
BUCKINGHAM RD	SR 82	ORANGE RIVER BLVD	3	7.8	2LN	60	190	430	620	990	120	360	820	1,170	1,870
	ORANGE RIVER BLVD	SR 80	3	2.6	2LN	60	190	430	620	990	120	360	820	1,170	1,870
BURNT STORE RD	SR 78	VAN BUREN PKWY	5	3.6	4LD	870	1,490	2,100	2,660	2,950	1,530	2,620	3,690	4,670	5,180
	VAN BUREN PKWY	COUNTY LINE	5	6.3	2LN	150	390	640	880	1,140	270	690	1,130	1,550	2,010
BUSINESS 41	SR 80	N. END OF BRIDGE	2	1.2	6LB	1,440	2,440	3,450	4,420	5,120	2,220	3,760	5,310	6,800	7,880
	N. END OF BRIDGE	PONDELLA RD	2	0.5	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	PONDELLA RD	SR 78	2	1.1	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	SR 78	LITTLETON RD	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
	LITTLETON RD	US 41	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
CAPE CORAL BRIDGE	DEL PRADO BLVD	WEST END OF BRDG	4 & 5	0.4	4LD	0	0	1,340	1,900	1,900	0	0	2,280	3,230	3,230
	WEST END OF BRDG	McGREGOR BLVD	4 & 5	1.3	4LB	1,120	1,900	2,680	3,440	4,000	1,910	3,230	4,540	5,820	6,790
COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WINKLER RD	WHISKEY CREEK DR	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WHISKEY CREEK DR	SUMMERLIN RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	1	0.4	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	SUMMERLIN RD	US 41	1	0.7	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	US 41	FOWLER ST	1	0.5	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740

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

TABLE 7

Generalized Peak Hour Directional Volumes for Florida's
Urbanized Areas¹

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E	
Lanes	Median	B	C	D	E	2	2,260	3,020	3,660	3,940	
1	Undivided	*	830	880	**	3	3,360	4,580	5,500	6,080	
2	Divided	*	1,910	2,000	**	4	4,500	6,080	7,320	8,220	
3	Divided	*	2,940	3,020	**	5	5,660	7,680	9,220	10,360	
4	Divided	*	3,970	4,040	**	6	7,900	10,320	12,060	12,500	
Class II (35 mph or slower posted speed limit)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lane			Ramp Metering		
1	Undivided	*	370	750	800	+ 1,000			+ 5%		
2	Divided	*	730	1,630	1,700						
3	Divided	*	1,170	2,520	2,560						
4	Divided	*	1,610	3,390	3,420						
Non-State Signalized Roadway Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
(Alter corresponding state volumes by the indicated percent.)						Lanes	Median	B	C	D	E
Non-State Signalized Roadways - 10%						1	Undivided	420	840	1,190	1,640
Median & Turn Lane Adjustments						2	Divided	1,810	2,560	3,240	3,590
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		3	Divided	2,720	3,840	4,860	5,380
1	Divided	Yes	No	+5%		Uninterrupted Flow Highway Adjustments					
1	Undivided	No	No	-20%		Lanes	Median	Exclusive left lanes	Adjustment factors		
Multi	Undivided	Yes	No	-5%		1	Divided	Yes	+5%		
Multi	Undivided	No	No	-25%		Multi	Undivided	Yes	-5%		
-	-	-	Yes	+ 5%		Multi	Undivided	No	-25%		
One-Way Facility Adjustment						BICYCLE MODE²					
Multiply the corresponding directional volumes in this table by 1.2						(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%						0-49%	*	150	390	1,000	
50-84%						50-84%	110	340	1,000	>1,000	
85-100%						85-100%	470	1,000	>1,000	**	
PEDESTRIAN MODE²						BUS MODE (Scheduled Fixed Route)³					
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						(Buses in peak hour in peak direction)					
Sidewalk Coverage						Sidewalk Coverage	B	C	D	E	
0-49%						0-49%	*	*	140	480	
50-84%						50-84%	*	80	440	800	
85-100%						85-100%	200	540	880	>1,000	
BUS MODE (Scheduled Fixed Route)³						Source:					
(Buses in peak hour in peak direction)						Florida Department of Transportation					
Sidewalk Coverage						Systems Planning Office					
0-84%						www.dot.state.fl.us/planning/systems/sm/los/default.htm					
85-100%											

¹Values 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.

²Level 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

³Buses 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/sm/los/default.htm

TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: DISTRICT
 CATEGORY: 1201 US41

MOCF: 0.95

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

* PEAK SEASON

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2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: DISTRICT
 CATEGORY: 1202 SR 865 & 867 TO BEACHES

MOCF: 0.95

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

* PEAK SEASON

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2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: DISTRICT
 CATEGORY: 1200 LEE COUNTYWIDE

MOCF: 0.91

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

* PEAK SEASON

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 0195 - S POINTE BLVD SW, N OF LENNEX LN

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
018	11400 C	N 6300	S 5100	9.00	53.30	2.60
017	10500 S	N	S	9.00	59.80	3.60
016	10500 F	N 5800	S 4700	9.00	55.70	2.80
015	10300 C	N 5700	S 4600	9.00	55.50	2.80

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 0082 - SR 867/MCGREGOR BLVD, S OF CYPRESS LAKE DR LC324

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
018	40000 C	N 20000	S 20000	9.00	53.30	4.10
017	40000 C	N 20500	S 19500	9.00	53.20	2.80
016	40000 C	N 20000	S 20000	9.00	55.90	2.80
015	42000 C	N 21000	S 21000	9.00	54.40	2.80
014	40500 F	N 20500	S 20000	9.00	54.90	2.70
013	40500 C	N 20500	S 20000	9.00	55.20	2.70
012	39500 C	N 20000	S 19500	9.00	55.50	2.80
011	41500 F	N 20500	S 21000	9.00	54.70	2.30
010	40500 C	N 20000	S 20500	9.40	55.43	2.30
009	40500 C	N 20000	S 20500	9.68	55.28	2.50
008	41500 C	N 20500	S 21000	9.74	55.49	2.80
007	42500 C	N 21500	S 21000	12.15	51.63	3.70
006	41500 C	N 21000	S 20500	10.05	54.98	3.70
005	39500 C	N 19000	S 19500	10.40	54.10	4.40
004	41000 C	N 20500	S 20500	10.40	53.60	4.40
003	40000 C	N 19500	S 20500	10.10	53.80	4.40

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 0008 - SR 867 SOUTH OF COLLEGE PARKWAY

LC332

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
018	35500 C	N 18000	S 17500	9.00	53.30	4.10
017	35500 C	N 18000	S 17500	9.00	53.20	2.60
016	33500 C	N 17000	S 16500	9.00	55.90	2.60
015	36500 C	N 18500	S 18000	9.00	54.40	2.60
014	35000 F	N 17500	S 17500	9.00	54.90	3.00
013	35000 C	N 17500	S 17500	9.00	55.20	3.00
012	35000 C	N 17500	S 17500	9.00	55.50	3.50
011	35500 F	N 18000	S 17500	9.00	54.70	2.40
010	34500 C	N 17500	S 17000	9.40	55.43	2.40
009	35500 C	N 17500	S 18000	9.68	55.28	2.90
008	35500 C	N 18000	S 17500	9.74	55.49	2.70
007	37500 C	N 18500	S 19000	12.15	51.63	2.40
006	38500 C	N 19500	S 19000	10.05	54.98	3.90
005	35000 C	N 17500	S 17500	10.40	54.10	4.60
004	37500 C	N 19000	S 18500	10.40	53.60	4.60
003	36500 C	N 18000	S 18500	10.10	53.80	5.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 5001 - SR 867, N OF SHADDELEE LN/S OF WINKLER LC331

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
018	16400 C	N 8300	S 8100	9.00	53.30	4.70
017	15900 C	N 8000	S 7900	9.00	53.20	4.30
016	16200 C	N 8300	S 7900	9.00	55.90	3.00
015	16000 C	N 8200	S 7800	9.00	54.40	3.60
014	16800 F	N 8700	S 8100	9.00	54.90	3.30
013	16800 C	N 8700	S 8100	9.00	55.20	3.30
012	16300 C	N 8400	S 7900	9.00	55.50	3.80
011	17900 F	N 9200	S 8700	9.00	54.70	2.80
010	17500 C	N 9000	S 8500	9.40	55.43	2.80
009	16600 C	N 8500	S 8100	9.68	55.28	3.10
008	15900 C	N 8100	S 7800	9.74	55.49	3.80
007	17600 C	N 8800	S 8800	12.15	51.63	4.10
006	17000 C	N 8600	S 8400	10.05	54.98	4.00
005	17800 C	N 8900	S 8900	10.40	54.10	4.20
004	18400 C	N 9000	S 9400	10.40	53.60	4.20
003	17600 C	N 8600	S 9000	10.10	53.80	4.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 0095 - SR 867, NORTH OF WHISKEY CREEK DRIVE

LC322

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
018	23500 C	N 12000	S 11500	9.00	53.30	4.50
017	23000 C	N 12000	S 11000	9.00	53.20	3.80
016	23500 C	N 12000	S 11500	9.00	55.90	2.60
015	23500 C	N 12000	S 11500	9.00	54.40	3.30
014	23500 F	N 12000	S 11500	9.00	54.90	3.40
013	23500 C	N 12000	S 11500	9.00	55.20	3.40
012	23500 C	N 12000	S 11500	9.00	55.50	3.90
011	26500 F	N 13500	S 13000	9.00	54.70	2.30
010	25500 C	N 13000	S 12500	9.40	55.43	2.30
009	23500 C	N 12000	S 11500	9.68	55.28	2.20
008	24500 C	N 12500	S 12000	9.74	55.49	2.90
007	22500 C	N 11500	S 11000	12.15	51.63	3.20
006	23000 C	N 11500	S 11500	10.05	54.98	2.90
005	24000 C	N 12000	S 12000	10.40	54.10	8.50
004	25500 C	N	S	10.40	53.60	3.50
003	26000 C	N 13000	S 13000	10.10	53.80	3.50

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 4384 - WINKLER RD, S OF CYPRESS LAKE DR LC 384

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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018	14300 C	N 7200	S 7100	9.00	53.30	2.80
017	14100 T			9.00	59.80	4.00
016	13700 S	N 6800	S 6900	9.00	55.70	2.60
015	13300 F	N 6600	S 6700	9.00	55.00	2.60
014	12700 C	N 6300	S 6400	9.00	55.40	2.60
013	14200 S	N 6900	S 7300	9.00	55.30	2.90
012	14200 F	N 6900	S 7300	9.00	55.40	2.90
011	14400 C	N 7000	S 7400	9.00	54.40	2.90
010	15400 S	N 7700	S 7700	10.68	53.94	2.70
009	15200 F	N 7600	S 7600	10.43	55.23	2.70
008	15000 C	N 7500	S 7500	10.78	55.36	2.70

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 4257 - CYPRESS LAKE DR, EAST OF SOUTH POINTE BLVD LC 257

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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018	23500 C	E 11000	W 12500	9.00	53.30	3.00
017	28500 T			9.00	55.40	7.40
016	27500 S	E 13000	W 14500	9.00	55.70	2.50
015	26500 F	E 12500	W 14000	9.00	55.00	2.50
014	25500 C	E 12000	W 13500	9.00	55.40	2.50
013	27500 S	E 13500	W 14000	9.00	55.30	2.40
012	27500 F	E 13500	W 14000	9.00	55.40	2.40
011	28000 C	E 13500	W 14500	9.00	54.40	2.40
010	27500 S	E 13500	W 14000	10.68	53.94	2.80
009	27500 F	E 13500	W 14000	10.43	55.23	2.80
008	27500 C	E 13500	W 14000	10.78	55.36	2.80

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 4511 - FOWLER ST, EAST OF SR 45/US 41 LC 511

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
018	25000 C	E 12500	W 12500	9.00	56.60	3.90
017	26000 T			9.00	53.20	2.80
016	25000 S	E 12500	W 12500	9.00	55.40	4.00
015	24000 F	E 12000	W 12000	9.00	54.80	4.00
014	23000 C	E 11500	W 11500	9.00	55.00	4.00
013	22500 S	E 11500	W 11000	9.00	55.60	3.50
012	22500 F	E 11500	W 11000	9.00	55.60	3.50
011	22500 C	E 11500	W 11000	9.00	56.20	3.50
010	23000 S	E 11500	W 11500	10.03	56.35	4.30
009	23000 F	E 11500	W 11500	9.92	57.83	4.30
008	23000 C	E 11500	W 11500	10.10	57.76	4.30

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 0025 - SR45/US41, S OF GLADIOLUS/SR 865/6-MI TURNOUT LC435

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
018	59500 F	N 29500	S 30000	9.00	53.30	4.20
017	59500 C	N 29500	S 30000	9.00	53.20	4.20
016	65500 C	N 33000	S 32500	9.00	56.20	4.50
015	60500 C	N 30500	S 30000	9.00	54.50	4.70
014	57500 F	N 29000	S 28500	9.00	54.60	4.00
013	57500 C	N 29000	S 28500	9.00	59.70	4.00
012	70000 C	N 35500	S 34500	9.00	54.30	4.00
011	72000 C	N 36500	S 35500	9.00	55.00	3.90
010	70500 C	N 35000	S 35500	10.32	57.60	4.10
009	68500 C	N 34500	S 34000	10.24	54.47	4.60
008	73000 C	N 36500	S 36500	10.37	58.94	5.30
007	71500 C	N 36500	S 35000	10.16	54.76	3.70
006	69000 C	N 35500	S 33500	10.23	54.38	3.70
005	70500 C	N 36000	S 34500	10.30	54.10	8.40
004	70000 C	N 35500	S 34500	9.90	54.30	6.30
003	67000 C	N 33500	S 33500	9.80	55.60	5.70

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 0037 - SR45/US41, N OF SR865/6-MI CYPRESS PKWY/CR865 LC418

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
018	50500 C	N 25000	S 25500	9.00	53.30	4.00
017	48500 C	N 24000	S 24500	9.00	53.20	4.10
016	55500 C	N 27500	S 28000	9.00	56.20	3.90
015	54000 C	N 26500	S 27500	9.00	54.50	4.00
014	54000 C	N 26500	S 27500	9.00	54.60	4.30
013	50000 C	N 25000	S 25000	9.00	59.70	3.40
012	55000 C	N 28000	S 27000	9.00	54.30	3.10
011	55000 C	N 27500	S 27500	9.00	55.00	3.00
010	54000 C	N 27000	S 27000	10.32	57.60	3.10
009	53000 C	N 26500	S 26500	10.24	54.47	3.90
008	55000 C	N 27500	S 27500	10.37	58.94	3.70
007	57000 C	N 29000	S 28000	10.16	54.76	3.10
006	55000 C	N 28000	S 27000	10.23	54.38	3.70
005	48500 C	N 25000	S 23500	10.30	54.10	8.40
004	46500 C	N 24500	S 22000	9.90	54.30	5.60
003	46000 C	N 24000	S 22000	9.80	55.60	4.50

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
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 5041 - SR45/US41, N OF CYPRESS LAKE DR/DANIELS PKWY LC426

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
018	62500 C	N 30500	S 32000	9.00	53.30	3.80
017	68000 C	N 34500	S 33500	9.00	53.20	3.50
016	58000 C	N 28000	S 30000	9.00	56.20	3.50
015	63500 C	N 31500	S 32000	9.00	54.50	3.50
014	67000 C	N 33000	S 34000	9.00	54.60	2.90
013	65000 C	N 31500	S 33500	9.00	59.70	3.10
012	67000 C	N 34000	S 33000	9.00	54.30	3.10
011	64500 C	N 31500	S 33000	9.00	55.00	3.00
010	65000 C	N 31500	S 33500	10.32	57.60	2.40
009	66000 C	N 32500	S 33500	10.24	54.47	2.50
008	56500 C	N 28000	S 28500	10.37	58.94	3.10
007	67000 C	N 33500	S 33500	10.16	54.76	3.30
006	70500 C	N 34500	S 36000	10.23	54.38	3.70
005	63000 C	N 30000	S 33000	10.30	54.10	8.40
004	62500 C	N 31000	S 31500	9.90	54.30	5.60
003	58500 C	N 28500	S 30000	9.80	55.60	4.50

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 5025 - SR 45/US 41, NORTH OF SOUTH ROAD

LC422

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
018	58000 C	N 29500	S 28500	9.00	53.30	3.80
017	57500 C	N 28500	S 29000	9.00	53.20	3.70
016	58000 C	N 29500	S 28500	9.00	56.20	3.70
015	61500 C	N 31000	S 30500	9.00	54.50	3.70
014	62500 C	N 31500	S 31000	9.00	54.60	2.50
013	60000 C	N 30000	S 30000	9.00	59.70	3.00
012	62500 C	N 31500	S 31000	9.00	54.30	2.80
011	61000 C	N 30000	S 31000	9.00	55.00	2.80
010	64000 C	N 32500	S 31500	10.32	57.60	2.50
009	60500 C	N 30500	S 30000	10.24	54.47	2.90
008	64500 C	N 33000	S 31500	10.37	58.94	3.20
007	74000 F	N 37500	S 36500	10.16	54.76	3.10
006	69000 C	N 35000	S 34000	10.23	54.38	3.10
005	67500 C	N 34000	S 33500	10.30	54.10	8.40
004	64000 C	N 32500	S 31500	9.90	54.30	5.60
003	61000 C	N 32000	S 29000	9.80	55.60	4.50

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 0091 - SR 45/US 41, NORTH OF BOY SCOUT ROAD

LC430

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
018	53000 F	N 26500	S 26500	9.00	53.30	3.80
017	53000 C	N 26500	S 26500	9.00	53.20	3.30
016	50500 C	N 25500	S 25000	9.00	56.20	3.30
015	48500 C	N 24000	S 24500	9.00	54.50	3.30
014	54000 C	N 27500	S 26500	9.00	54.60	2.40
013	51500 C	N 26000	S 25500	9.00	59.70	2.60
012	51500 C	N 26000	S 25500	9.00	54.30	2.20
011	46500 C	N 24000	S 22500	9.00	55.00	2.60
010	48000 C	N 24500	S 23500	10.32	57.60	2.20
009	45500 C	N 23000	S 22500	10.24	54.47	2.50
008	52000 C	N 26500	S 25500	10.37	58.94	3.30
007	50500 C	N 25000	S 25500	10.16	54.76	3.10
006	49000 C	N 24500	S 24500	10.23	54.38	3.70
005	49500 C	N 25000	S 24500	10.30	54.10	8.40
004	47500 C	N 24000	S 23500	9.90	54.30	5.60
003	47500 C	N 24000	S 23500	9.80	55.60	4.50

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

TRAFFIC DATA FROM LEE COUNTY
TRAFFIC COUNT REPORT

Updated 3/13/20

Daily Traffic Volume (AADT)

[illegible]

Updated 3/13/20

Daily Traffic Volume (AADT)

STREET	LOCATION	Sta- tion #	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
BRANTLEY RD	W OF US 41	230	2700									
BROADWAY (ESTERO)	W OF US 41	463	5300	3500		5200		5700		6200		6300
BROADWAY RD	S OF ALVA BRIDGE	231										6100
BUCKINGHAM RD	S OF PALM BEACH BLVD	11	8400	8400	8900	8800	9000	9300	9800	9800	10400	11400
BUCKINGHAM RD	S OF CEMETERY RD	227					10600		9800		9600	
BUCKINGHAM RD	E OF ALVIN AVE	232	5700				7000		8600		9200	
BURNT STORE RD	N OF PINE ISLAND RD	233	11700	11100		12600	12600	13600	14800	15300	15100	19100
BURNT STORE RD	S OF CHARLOTTE CO. LINE	12	5600	5300	5000	5200	6300	7000	7700	8000	8300	8800
BUSINESS 41 (SR 739)	N OF EDISON BRIDGE	41	26100	25500	24800	25100	27200	28000				35600
BUSINESS 41 (SR 739)	S OF PINE ISLAND RD	77						22000	25500			
BUSINESS 41 (SR 739)	N OF PONDELLA RD	397										
BUSINESS 41 (SR 739)	N OF POWELL DR	394										
BUSINESS 41 (SR 739)	N OF LITTLETON RD	76						11500	12800	13200		
BUSINESS 41 (SR 739)	N OF LAUREL DR	396										
CAPE CORAL PKWY	E OF SKYLINE BLVD	13	26200	26700	25000	26400	27700	28800	29700	28200	29600	30400
CAPE CORAL BRIDGE	W OF BRIDGE	234	39700			45600	51600					
CAPE CORAL BRIDGE	AT TOLL PLAZA	122						44000	42600	42000	43100	47800

Updated 3/13/20

Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
COLONIAL BLVD	W OF I - 75	242	61600									
COLONIAL BLVD	W OF TREELINE AVE	91						45100	45500			48300
COLONIAL BLVD	W OF IMMOKALEE RD	246				35400	39500	41500		43000		
CORKSCREW RD	E OF US 41	247	13700	18600		14300		16600		17000		20000
CORKSCREW RD	E OF VIA COCONUT POINTE	260	16900									
CORKSCREW RD	W OF I - 75	15	23600	27200	29500	28800	30600	31600	33400	34200	36500	39500
CORKSCREW RD	E OF I - 75		10400			13000						
CORKSCREW RD	E OF I-75	70				21900	21900	22000	22200	22000	22900	20300
CORKSCREW RD	E OF BEN HILL GRIFFIN PKWAY	249						15600		18900		20900
CORKSCREW RD	W OF ALICO RD	248				3800						
CORKSCREW RD	E OF ALICO RD	250	2900				3100		4400		6700	
CRYSTAL DR	E OF US 41	254	10100			8600	11200		12300		12100	
CRYSTAL DR	E OF METRO PKWY	255	5200				6100		6400		7900	
COUNTRY LAKES DR	S OF TICE ST	505	3000									
CYPRESS LAKE DR	W OF SOUTH POINTE BLVD	256	19700									
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	257	25500									
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	81						20300	22300	22300		20900
CYPRESS LAKE DR	E OF OVERLOOK DR	73				29400	24700	25800	24200	27100	27200	27100
CYPRESS LAKE DR	W OF SUMMERLIN RD	259	30400	28700	27900	27800				27700		29000
CYPRESS LAKE DR	E OF REFLECTION PKWY	82						42300	38900	39900	40700	
CYPRESS LAKE DR	W OF US 41	258	37100	33700	31700	34000	35900	35200				36000
DANIELS PKWY	W OF METRO PKWY	30	43400	43100	40500	40100	46400	47400	48300	48300	49400	49900
DANIELS PKWY	W OF PLANTATION RD	263	46700				48000		47600			

Updated 3/13/20

Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
STALEY RD	S OF ORANGE RIVER BLVD	398	3300	3700		3400		2600		3900		4300
STRINGFELLOW BLVD	N OF CASTILE RD	<u>27</u>	4000	4000	4000	4000	4200	4400	4500	4600	4600	4600
STRINGFELLOW BLVD	S OF PINE ISLAND RD	400										
STRINGFELLOW BLVD	N OF AVENUE C	399	7400	7700	7700	8000	8100	8700	8400	9300	9400	8600
SUMMERLIN RD	E OF JOHN MORRIS RD	<u>36</u>	18200	18000	18300	18900	19700	20800	21200	21600	21800	
SUMMERLIN RD	W OF SAN CARLOS BLVD	402	18700									
SUMMERLIN RD	E OF SAN CARLOS BLVD	408	20000									
SUMMERLIN RD	E OF PINE RIDGE RD	<u>19</u>	30100	29700	26300	32100	33500	32000	31800	35700	35000	34200
SUMMERLIN RD	S OF LAKEWOOD BLVD	<u>47</u>	18700	18700	22000	22200	23300	24300	22800	24700	25700	26500
SUMMERLIN RD	S OF UNINIVERSITY DR	<u>66</u>			22000	24500	28000	30500		32500	33300	32700
SUMMERLIN RD	N OF PARK MEADOWS	<u>35</u>		24700	26400	28100	29800	29000	31500	32700	33400	32900
SUMMERLIN RD	N OF BOY SCOUT DR	403	16300									
SUMMERLIN RD	N OF MATTHEWS RD	<u>74</u>				18100	19100	19700	19000	19300	18800	20000
SUMMERLIN RD	S OF COLONIAL BLVD	411	16800				20000					
SUNNILAND BLVD	N OF LEE BLVD								2500			

Updated 3/13/20

Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
FOWLER ST	E OF US 41	511	19800				20700		23300		22100	
FOWLER ST	N OF AIRPORT RD	280	22100									
FOWLER ST	N OF COLONIAL BLVD	278	18400									
FOWLER ST	S OF MORENO ST	<u>28</u>	19300	19000	19400	21700	23000	24500	23700	24900	23900	27400
GASPARILLA BLVD	S OF CHARLOTTE CO. LINE	510	6600				6500					
GATEWAY BLVD	S OF GRIFFIN	536										22460
GLADIOLUS DR	E OF SAN CARLOS BLVD	284	8900	10200		7600		13100		13100		11000
GLADIOLUS DR	E OF PINE RIDGE	283	13600									
GLADIOLUS DR	E OF A&W BULB RD	<u>39</u>		18600	19200	19800	20500	21900	22600	23000	22500	23200
GLADIOLUS DR	W OF WINKLER RD	285	21700									
GLADIOLUS DR	W OF US 41	<u>46</u>	39100	37800	40800	37600	38900	40600	42000	42700	41500	43200
GREENBRIAR BLVD	W OF JOEL BLVD	476										
GRIFFIN DR	S OF SR 82	534										8000
GUNNERY RD	N OF IMMOKALEE RD	290	17700	17300	20200	17600	18300	19100	21500	20400		
GUNNERY RD	N OF LEE BLVD (CR 884)	289	12700	14700	15800	13600	13600	15100	14800	15500	15800	15700
GUNNERY RD	S OF BUCKINGHAM RD							7800				
HANCOCK BRIDGE PKWY	W OF BEAU DR	<u>17</u>	20700	20000	17900	18400	20600	21500	22000	22200	23700	22900
HANCOCK BRIDGE PKWY	W OF MOODY RD	291										
HANCOCK BRIDGE PKWY	W OF ORANGE GROVE BLVD	292	23200	22500		20900	20900	20900	23800	21300	23800	23700

PCS 43 - College Pkwy east of Winkler Rd

2019 AADT = 37,500 VPD

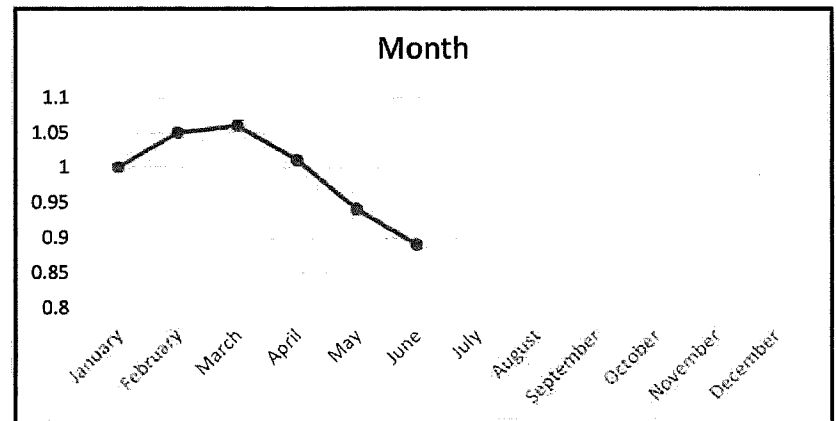
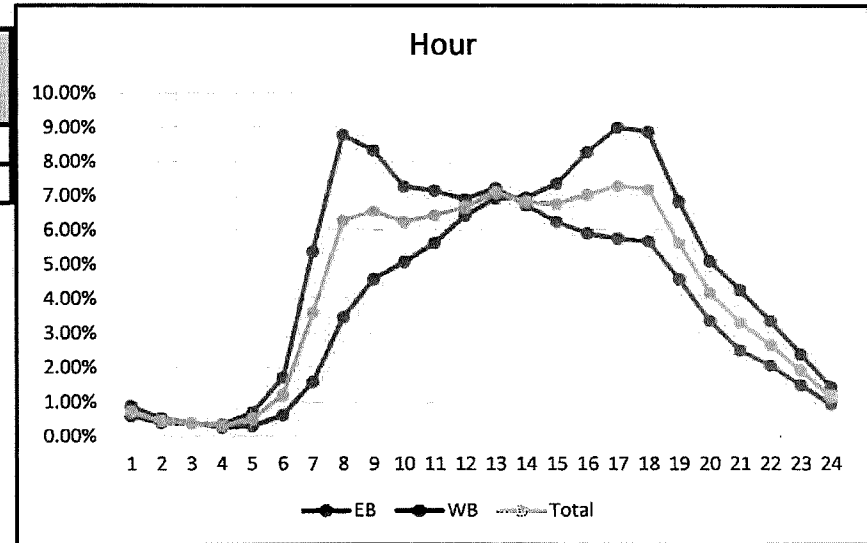
Hour	EB	WB	Total
0	0.58%	0.87%	0.72%
1	0.39%	0.52%	0.45%
2	0.38%	0.39%	0.39%
3	0.34%	0.25%	0.30%
4	0.68%	0.29%	0.49%
5	1.69%	0.61%	1.18%
6	5.37%	1.57%	3.58%
7	8.77%	3.45%	6.26%
8	8.32%	4.56%	6.54%
9	7.25%	5.05%	6.21%
10	7.13%	5.61%	6.41%
11	6.87%	6.39%	6.64%
12	7.21%	6.91%	7.07%
13	6.70%	6.92%	6.80%
14	6.21%	7.33%	6.74%
15	5.88%	8.26%	7.01%
16	5.73%	8.98%	7.27%
17	5.65%	8.85%	7.16%
18	4.54%	6.80%	5.60%
19	3.35%	5.07%	4.16%
20	2.49%	4.23%	3.31%
21	2.05%	3.33%	2.65%
22	1.47%	2.37%	1.90%
23	0.93%	1.41%	1.15%

Month of Year	Fraction
January	1
February	1.05
March	1.06
April	1.01
May	0.94
June	0.89
July	
August	
September	
October	
November	
December	

Day of Week	Fraction
Sunday	0.63
Monday	1.03
Tuesday	1.08
Wednesday	1.12
Thursday	1.12
Friday	1.11
Saturday	0.83

Directional Factor		
AM	0.77	EB
PM	0.61	WB

Design Hour Volume		
#	Volume	Factor
5	3678	0.098
10	3568	0.095
20	3530	0.094
30	3487	0.093
50	3437	0.092
100	3373	0.090
150	3338	0.089
200	3296	0.088



PCS 122 - Cape Coral Toll Plaza

2019 AADT = 47,800 VPD

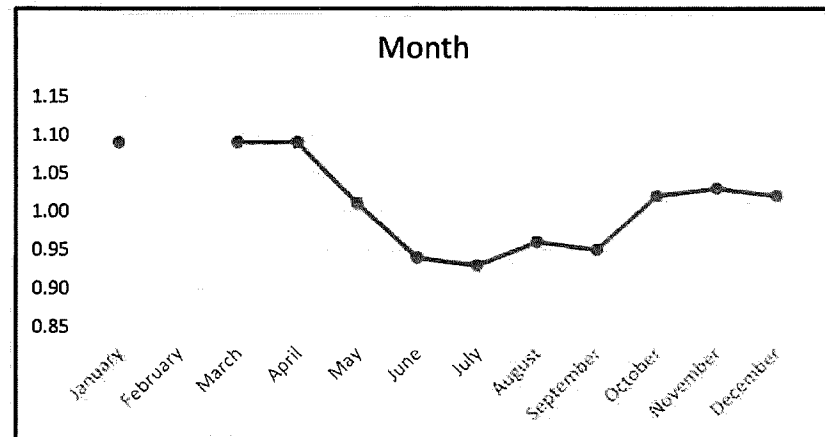
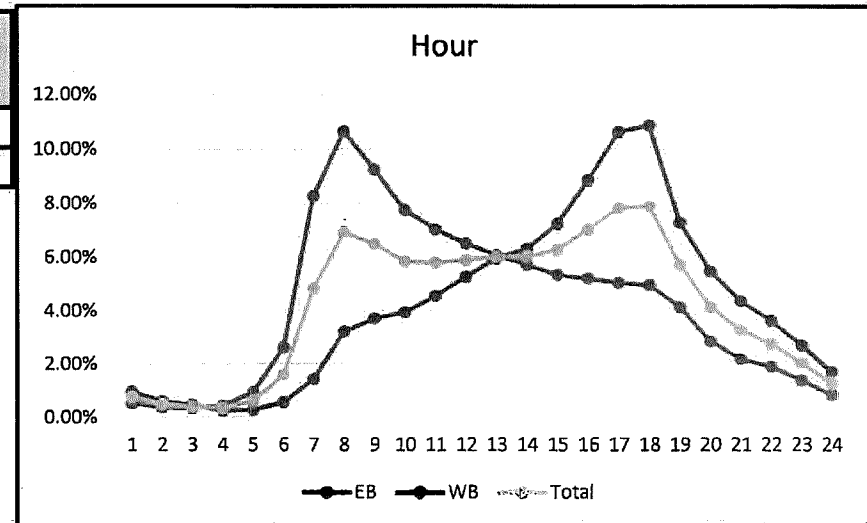
Hour	EB	WB	Total
0	0.52%	0.96%	0.74%
1	0.37%	0.59%	0.48%
2	0.33%	0.45%	0.39%
3	0.42%	0.24%	0.33%
4	0.92%	0.26%	0.59%
5	2.60%	0.55%	1.58%
6	8.26%	1.40%	4.83%
7	10.64%	3.21%	6.93%
8	9.25%	3.69%	6.48%
9	7.74%	3.93%	5.84%
10	7.02%	4.55%	5.79%
11	6.50%	5.26%	5.88%
12	6.06%	5.95%	6.00%
13	5.70%	6.30%	6.00%
14	5.32%	7.23%	6.27%
15	5.19%	8.86%	7.03%
16	5.03%	10.63%	7.83%
17	4.94%	10.86%	7.89%
18	4.13%	7.28%	5.71%
19	2.82%	5.46%	4.14%
20	2.17%	4.35%	3.26%
21	1.88%	3.61%	2.74%
22	1.36%	2.69%	2.03%
23	0.82%	1.67%	1.25%

Month of Year	Fraction
January	1.09
February	
March	1.09
April	1.09
May	1.01
June	0.94
July	0.93
August	0.96
September	0.95
October	1.02
November	1.03
December	1.02

Day of Week	Fraction
Sunday	0.67
Monday	1.04
Tuesday	1.11
Wednesday	1.11
Thursday	1.09
Friday	1.12
Saturday	0.86

Directional Factor		
AM	0.86	EB
PM	0.68	WB

Design Hour Volume		
#	Volume	Factor
5		0.000
10		0.000
20		0.000
30		0.000
50		0.000
100		0.000
150		0.000
200		0.000



PCS 47 - Summerlin Rd north of Gladiolus Dr

2019 AADT = 26,500 VPD

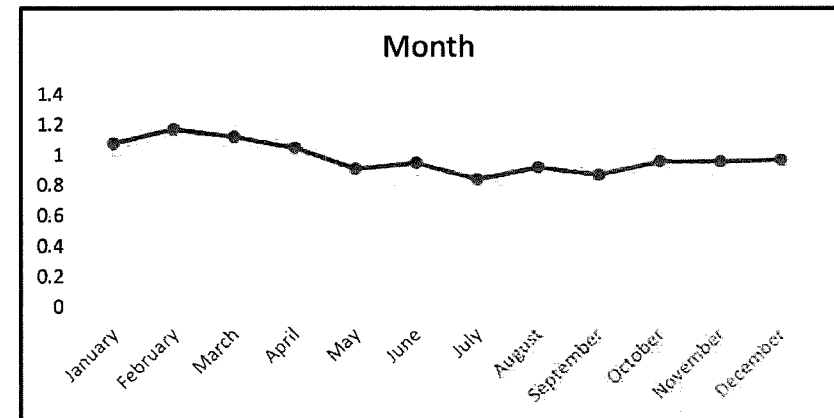
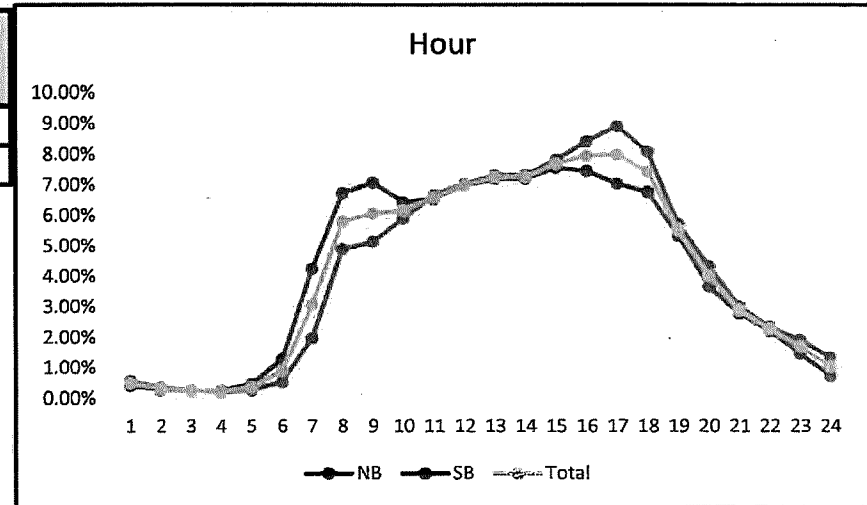
Hour	NB	SB	Total
0	0.56%	0.41%	0.49%
1	0.36%	0.28%	0.32%
2	0.26%	0.23%	0.24%
3	0.19%	0.25%	0.22%
4	0.26%	0.45%	0.35%
5	0.51%	1.28%	0.89%
6	1.96%	4.23%	3.07%
7	4.88%	6.71%	5.78%
8	5.12%	7.05%	6.06%
9	5.89%	6.41%	6.14%
10	6.64%	6.54%	6.59%
11	7.01%	6.96%	6.98%
12	7.30%	7.19%	7.24%
13	7.31%	7.19%	7.25%
14	7.79%	7.54%	7.67%
15	8.41%	7.44%	7.94%
16	8.90%	7.02%	7.98%
17	8.07%	6.74%	7.42%
18	5.70%	5.31%	5.51%
19	4.32%	3.64%	3.99%
20	3.01%	2.77%	2.89%
21	2.33%	2.21%	2.27%
22	1.91%	1.44%	1.68%
23	1.32%	0.71%	1.02%

Month of Year	Fraction
January	1.08
February	1.17
March	1.12
April	1.05
May	0.91
June	0.95
July	0.84
August	0.92
September	0.87
October	0.96
November	0.96
December	0.97

Day of Week	Fraction
Sunday	0.7
Monday	1.05
Tuesday	1.09
Wednesday	1.11
Thursday	1.09
Friday	1.1
Saturday	0.84

Directional Factor		
AM	0.68	SB
PM	0.56	NB

Design Hour Volume		
#	Volume	Factor
5	2777	0.105
10	2760	0.104
20	2711	0.102
30	2700	0.102
50	2673	0.101
100	2593	0.098
150	2525	0.095
200	2467	0.093



PCS 66 - Summerlin Rd south of FSW Pkwy

2019 AADT = 32,700 VPD

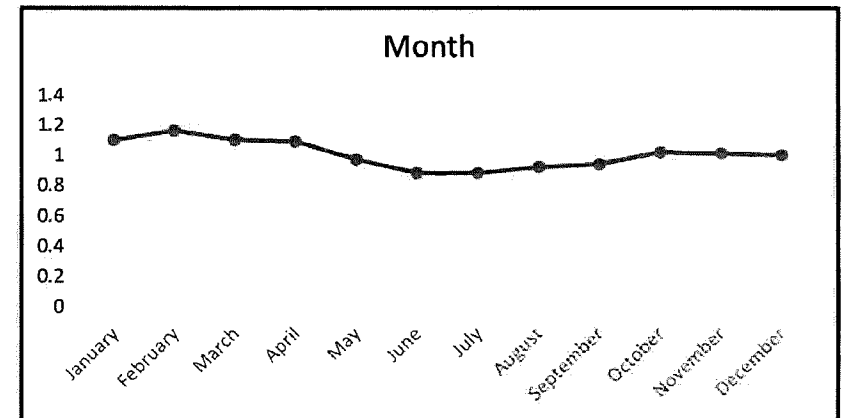
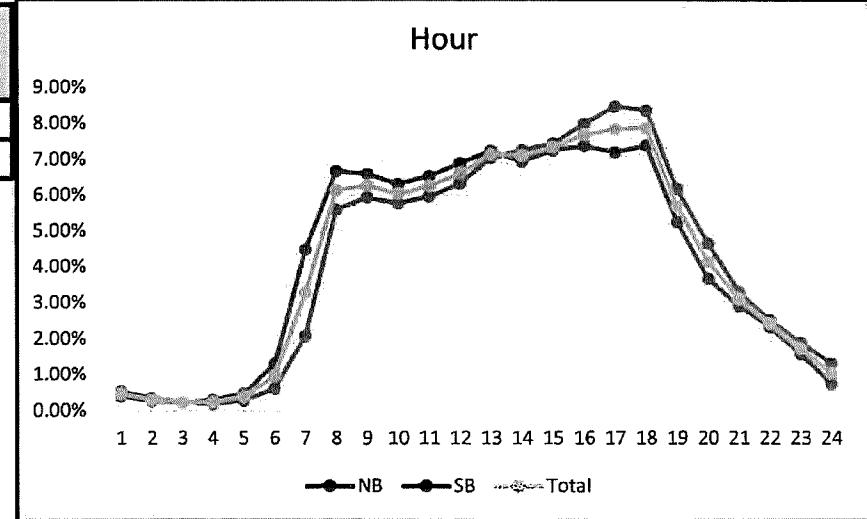
Hour	NB	SB	Total
0	0.53%	0.40%	0.46%
1	0.34%	0.27%	0.30%
2	0.23%	0.21%	0.22%
3	0.18%	0.28%	0.23%
4	0.27%	0.46%	0.37%
5	0.59%	1.28%	0.94%
6	2.06%	4.46%	3.27%
7	5.58%	6.67%	6.13%
8	5.92%	6.59%	6.26%
9	5.76%	6.30%	6.03%
10	5.95%	6.53%	6.24%
11	6.32%	6.89%	6.61%
12	7.04%	7.24%	7.14%
13	7.25%	6.94%	7.10%
14	7.44%	7.25%	7.34%
15	7.98%	7.37%	7.67%
16	8.47%	7.19%	7.83%
17	8.36%	7.38%	7.87%
18	6.17%	5.23%	5.69%
19	4.63%	3.64%	4.13%
20	3.28%	2.88%	3.08%
21	2.50%	2.30%	2.40%
22	1.87%	1.54%	1.70%
23	1.28%	0.72%	1.00%

Month of Year	Fraction
January	1.1
February	1.16
March	1.1
April	1.09
May	0.97
June	0.88
July	0.88
August	0.92
September	0.94
October	1.02
November	1.01
December	1

Day of Week	Fraction
Sunday	0.63
Monday	1.08
Tuesday	1.12
Wednesday	1.14
Thursday	1.13
Friday	1.1
Saturday	0.78

Directional Factor		
AM	0.68	SB
PM	0.54	NB

Design Hour Volume		
#	Volume	Factor
5	3687	0.113
10	3550	0.109
20	3461	0.106
30	3407	0.104
50	3358	0.103
100	3288	0.101
150	3234	0.099
200	3185	0.097



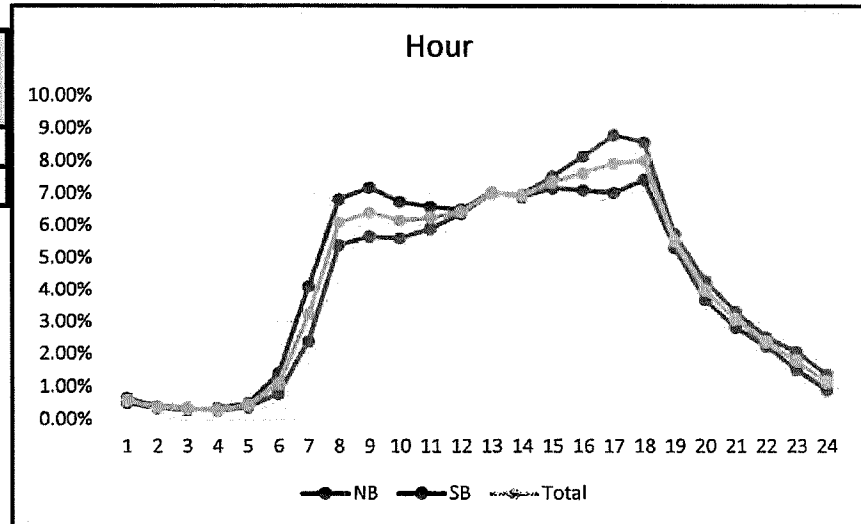
PCS 35 - Summerlin Rd north of Park Meadows Dr

2019 AADT = 32,900 VPD

Hour	NB	SB	Total
0	0.64%	0.51%	0.57%
1	0.39%	0.34%	0.37%
2	0.33%	0.28%	0.31%
3	0.25%	0.32%	0.28%
4	0.37%	0.46%	0.42%
5	0.76%	1.38%	1.06%
6	2.36%	4.09%	3.20%
7	5.37%	6.80%	6.07%
8	5.64%	7.17%	6.39%
9	5.58%	6.72%	6.14%
10	5.87%	6.57%	6.22%
11	6.34%	6.48%	6.41%
12	6.99%	7.03%	7.01%
13	6.96%	6.89%	6.92%
14	7.51%	7.15%	7.33%
15	8.13%	7.09%	7.62%
16	8.78%	7.00%	7.91%
17	8.57%	7.41%	8.00%
18	5.71%	5.28%	5.50%
19	4.27%	3.66%	3.97%
20	3.30%	2.79%	3.05%
21	2.50%	2.21%	2.36%
22	2.04%	1.49%	1.77%
23	1.34%	0.87%	1.11%

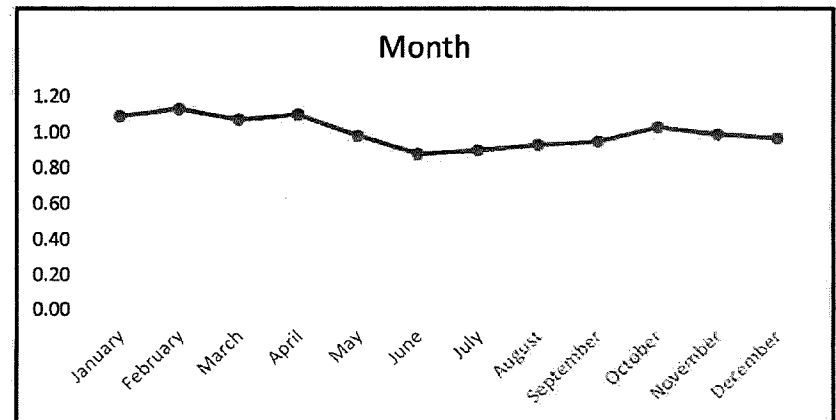
Month of Year	Fraction
January	1.09
February	1.13
March	1.07
April	1.1
May	0.98
June	0.88
July	0.9
August	0.93
September	0.95
October	1.03
November	0.99
December	0.97

Directional Factor		
AM	0.63	SB
PM	0.56	NB



Day of Week	Fraction
Sunday	0.59
Monday	1.09
Tuesday	1.15
Wednesday	1.16
Thursday	1.15
Friday	1.11
Saturday	0.75

Design Hour Volume		
#	Volume	Factor
5	3813	0.116
10	3762	0.114
20	3662	0.111
30	3635	0.110
50	3565	0.108
100	3417	0.104
150	3350	0.102
200	3284	0.100



PCS 46 - Gladiolus Dr west of US 41

2018 AADT = 43,200 VPD

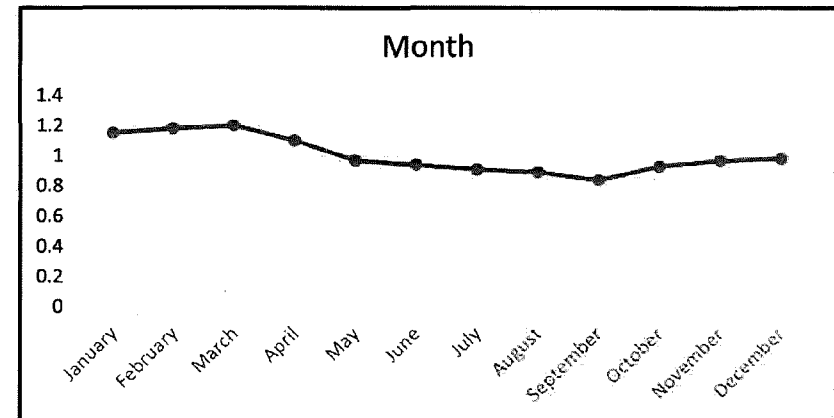
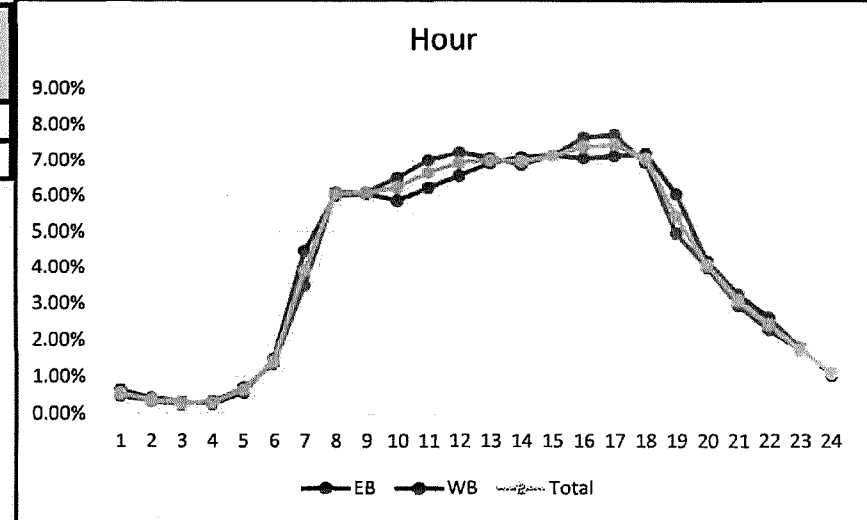
Hour	EB	WB	Total
0	0.48%	0.63%	0.54%
1	0.33%	0.42%	0.37%
2	0.24%	0.30%	0.27%
3	0.32%	0.25%	0.29%
4	0.68%	0.55%	0.63%
5	1.34%	1.46%	1.39%
6	3.47%	4.44%	3.89%
7	6.08%	5.99%	6.04%
8	6.09%	6.04%	6.07%
9	6.50%	5.84%	6.21%
10	7.00%	6.21%	6.65%
11	7.23%	6.56%	6.94%
12	7.08%	6.92%	7.01%
13	6.85%	7.09%	6.96%
14	7.13%	7.14%	7.13%
15	7.64%	7.04%	7.38%
16	7.72%	7.11%	7.45%
17	6.92%	7.19%	7.04%
18	4.94%	6.03%	5.41%
19	3.97%	4.15%	4.05%
20	2.92%	3.24%	3.06%
21	2.26%	2.60%	2.41%
22	1.72%	1.78%	1.75%
23	1.09%	1.03%	1.06%

Month of Year	Fraction
January	1.15
February	1.18
March	1.2
April	1.1
May	0.97
June	0.94
July	0.91
August	0.89
September	0.84
October	0.93
November	0.97
December	0.98

Day of Week	Fraction
Sunday	0.75
Monday	1.01
Tuesday	1.06
Wednesday	1.08
Thursday	1.07
Friday	1.11
Saturday	0.92

Directional Factor		
AM	0.56	WB
PM	0.52	EB

Design Hour Volume		
#	Volume	Factor
5	4112	0.095
10	4078	0.094
20	3997	0.093
30	3946	0.091
50	3889	0.090
100	3804	0.088
150	3761	0.087
200	3711	0.086



PCS 30 - Daniels Pkwy west of Metro Pkwy

2019 AADT = 49,900 VPD

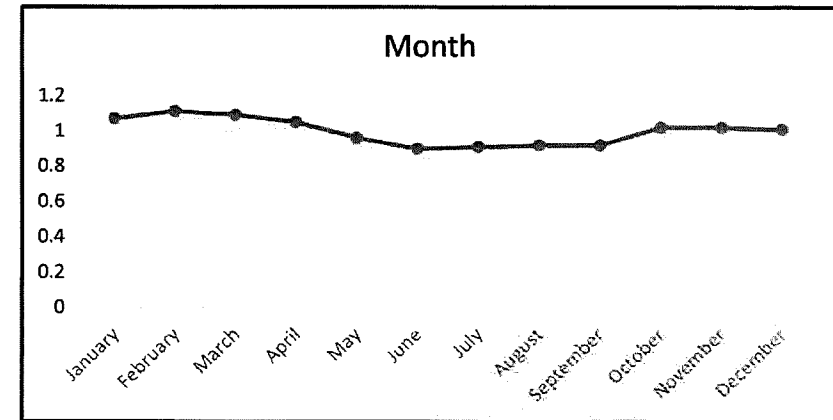
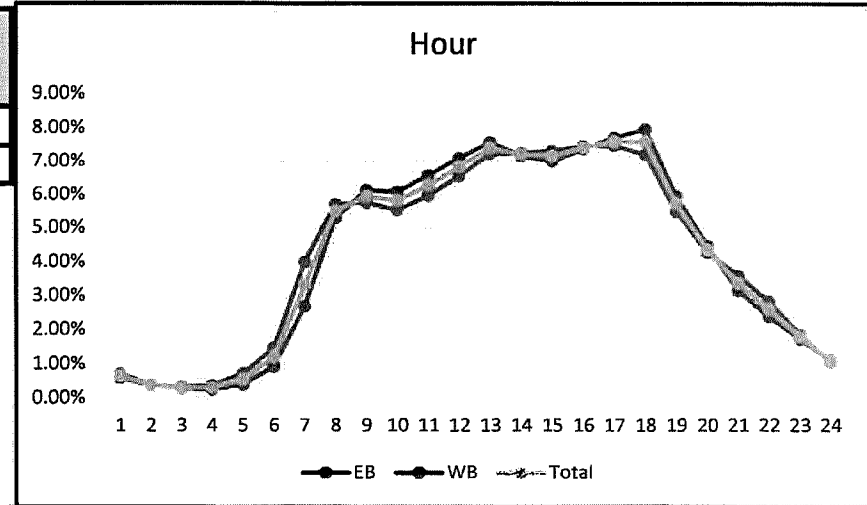
Hour	EB	WB	Total
0	0.58%	0.69%	0.64%
1	0.36%	0.38%	0.37%
2	0.31%	0.26%	0.28%
3	0.35%	0.24%	0.29%
4	0.70%	0.37%	0.53%
5	1.46%	0.90%	1.17%
6	3.96%	2.66%	3.30%
7	5.69%	5.27%	5.48%
8	5.74%	6.12%	5.93%
9	5.51%	6.08%	5.80%
10	5.95%	6.56%	6.26%
11	6.54%	7.08%	6.81%
12	7.20%	7.56%	7.38%
13	7.24%	7.15%	7.20%
14	7.31%	6.98%	7.14%
15	7.45%	7.36%	7.40%
16	7.46%	7.69%	7.58%
17	7.19%	7.94%	7.57%
18	5.47%	5.96%	5.72%
19	4.26%	4.45%	4.35%
20	3.58%	3.13%	3.35%
21	2.81%	2.36%	2.58%
22	1.83%	1.72%	1.78%
23	1.05%	1.10%	1.08%

Month of Year	Fraction
January	1.07
February	1.11
March	1.09
April	1.05
May	0.96
June	0.9
July	0.91
August	0.92
September	0.92
October	1.02
November	1.02
December	1.01

Day of Week	Fraction
Sunday	0.68
Monday	1.04
Tuesday	1.08
Wednesday	1.09
Thursday	1.1
Friday	1.12
Saturday	0.86

Directional Factor		
AM	0.60	WB
PM	0.51	WB

Design Hour Volume		
#	Volume	Factor
5	4877	0.098
10	4832	0.097
20	4765	0.095
30	4737	0.095
50	4688	0.094
100	4586	0.092
150	4534	0.091
200	4482	0.090



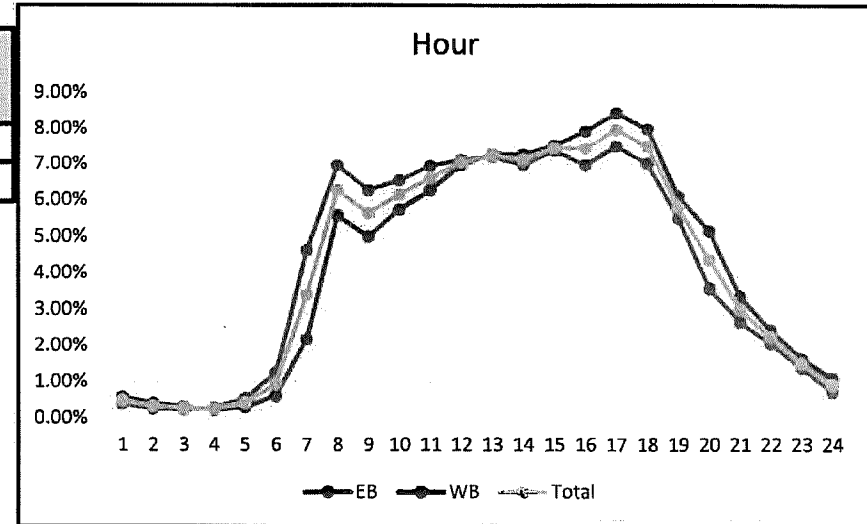
PCS 39 - Gladiolus Dr east of A&W Bulb Rd

2019 AADT = 23,200 VPD

Hour	EB	WB	Total
0	0.39%	0.57%	0.48%
1	0.26%	0.40%	0.33%
2	0.23%	0.30%	0.27%
3	0.27%	0.22%	0.25%
4	0.52%	0.28%	0.40%
5	1.23%	0.59%	0.91%
6	4.60%	2.15%	3.38%
7	6.94%	5.55%	6.25%
8	6.25%	4.98%	5.62%
9	6.53%	5.72%	6.13%
10	6.93%	6.25%	6.59%
11	7.10%	6.96%	7.03%
12	7.20%	7.27%	7.24%
13	6.95%	7.26%	7.11%
14	7.37%	7.51%	7.44%
15	6.95%	7.91%	7.43%
16	7.49%	8.43%	7.96%
17	6.99%	7.98%	7.49%
18	5.48%	6.09%	5.79%
19	3.56%	5.13%	4.35%
20	2.64%	3.34%	2.99%
21	2.03%	2.42%	2.22%
22	1.35%	1.62%	1.48%
23	0.70%	1.08%	0.89%

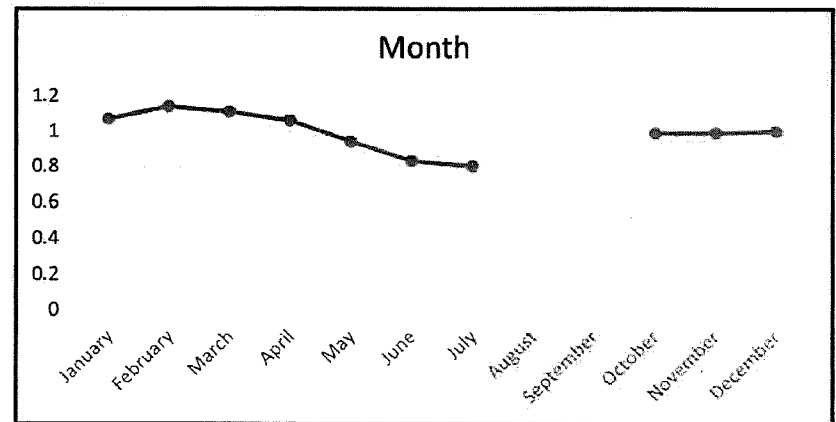
Month of Year	Fraction
January	1.07
February	1.14
March	1.11
April	1.06
May	0.94
June	0.83
July	0.8
August	
September	
October	0.99
November	0.99
December	1

Directional Factor		
AM	0.68	EB
PM	0.53	WB



Day of Week	Fraction
Sunday	0.67
Monday	1.07
Tuesday	1.1
Wednesday	1.12
Thursday	1.09
Friday	1.11
Saturday	0.83

Design Hour Volume		
#	Volume	Factor
5	2615	0.113
10	2545	0.110
20	2477	0.107
30	2459	0.106
50	2410	0.104
100	2323	0.100
150	2271	0.098
200	2217	0.096



**2019 LEE COUNTY PUBLIC
FACILITIES LEVEL OF SERVICE
AND CONCURRENCY REPORT**

Table 18: 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
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 20: County-Maintained Roadways in Incorporated Areas. Existing and Future LOS

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2018		2023		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	NOTES
BEN HILL GRIFFIN PKWY	CORKSCREW RD	ESTERO PKWY	4LD	E	2,000	B	1,224	B	1,626	
BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	696	C	731	Constrained In City Plan, 2017 count
	VANDERBILT DR	US 41	4LD	E	1,900	C	1,550	C	1,629	v/c = 0.81/0.85 Constrained In City Plan
	US 41	OLD 41	4LD	E	1,860	C	1,167	C	1,318	Constrained, 2010 old count projection
	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,888	C	1,984	Constrained In City Plan, 2010 count
	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,135	C	2,224	Constrained In City Plan
	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	576	B	605	Constrained In City Plan, 2010 count
	BONITA GRANDE DR	BELLO BLVD	4LD	E	2,020	B	576	B	605	Constrained In City Plan, 2010 count
BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	692	E	782	v/c = 0.80/0.91 2009 count
BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,819	E	1,912	2010 count
BURNT STORE RD	SR 78	VAN BUREN PKWY	2LN/4 LD	E	1,140/ 2,950	D	766	A	805	4L under constr
	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	451	C	549	
CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	C	2,772	D	2,914	
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	F	3,049	F	3,204	v/c = 1.07/1.13 programmed alt analysis
	SUMMERLIN RD	US 41	6LD	E	2,840	F	2,854	F	2,999	v/c = 1.00/1.06 programmed alt analysis
	DYNASTY DR	SR 82	6LD	D	3,040	B	2,216	C	2,329	2017 count
CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic
CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	840	C	1,105	Gallerie at Corkscrew, 2017 count
	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	F	1,967	F	2,224	v/c = 1.04/1.17 Estero Crossing
	E OF I-75	BEN HILL GRIFFIN PKWY	4LD	E	1,900	C	1,193	C	1,203	2017 count
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	2LD	E	1,200/ 1,960	C	903	C	1,296	2017 count, 4L CST 20/21
	WILDCAT RUN DR	BELLA TERRA BLVD	2LD	E	1,200/ 1,960	B	696	C	1,089	2017 count, 4L CST 20/21
DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	C	1,404	C	1,586	2009 count
	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	C	1,404	C	1,586	2009 count
	CORONADO PKWY	VETERANS PKWY	6LD	E	2,660	D	2,000	D	2,102	Changed segment end from Cornwallis to Veterans
	VETERANS PKWY	CORAL POINT DR	6LD	E	2,660	F	2,842	F	2,987	v/c = 1.07/1.12
	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	2,092	D	2,257	v/c = 0.75/0.81
	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,527	C	1,604	2010 count
ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	512	A	538	Constrained, 2017 count
	PESCADORA AVE	VOORHIS ST	2LN	E	726	B	590	C	620	Constrained, 2016 count
	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	590	C	620	Constrained, 2016 count
	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	809	Constrained, 2010 count
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	801	B	1,094	East & West Cypress View, 2017 count
	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	964	B	1,013	2017 count

Table 19 (cont.): Existing and Future Roadway LOS on County-Maintained Collectors 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	
ORANGE GROVE BLVD	CLUB ENTR.	4 LANE END	2LN	E	860	C	393	C	488	2009 count
	4 LANE END	HANCOCK B. PKWY	4LN	E	1,790	C	393	C	488	2009 count
	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	506	C	532	2009 count
ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	139	C	146	2010 count
PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	408	C	431	
PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	206	C	216	2010 count
PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	124	C	136	2010 count
PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	593	D	639	2010 count
	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	282	C	541	Heritage Isle, 2016 count
	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	261	C	275	
PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	293	C	422	Intermed Park
	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	684	D	719	v/c = 0.83/0.88 FDOT Metro Pkwy 6-laning
	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	730	C	767	
PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	2009 count, Stoneybrook North
RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	2009 count
RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	74	C	86	2010 count
	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	74	C	78	2010 count
SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	421	C	443	2010 count
SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	490	C	515	
SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	269	C	283	2010 count
SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	565	C	594	2010 count
STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	189	C	215	2017 count
SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	660	D	694	v/c = 0.77/0.81
TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	163	C	171	2010 count
	ORTIZ AVE	STALEY RD	2LN	E	860	C	207	D	720	Elementary U , v/c = 0.24/0.84
WESTGATE BLVD	SW 23RD ST	LEE BLVD	2LN	E	860	C	640	C	696	
WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	340	C	357	2010 count
	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	340	C	357	2010 count
WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	589	D	627	
WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	461	D	537	2010 count
WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	266	C	300	2010 count
W. 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	196	C	206	2017 count
W. 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	239	C	252	
	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	76	C	168	2010 count
	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	92	C	104	2010 count
W. 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	C	48	C	54	2010 count

0.8 < v/c < 0.9

= 100th hour directional volume v/c ratio between 80 and 90 percent of capacity

0.9 < v/c < 1.0

= 100th hour directional volume v/c ratio between 90 and 100 percent of capacity

= Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)

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Table 21: FDOT Maintained Existing Roadway LOS¹⁹ in Unincorporated Areas

ROADWAY LINK				100th HIGHEST HOUR DIRECTIONAL VOLUME				NOTES
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST	
BUS 41 (N TAMIAAMI TR)	CITY LIMITS (N END EDISON BRIDGE)	SR 78	6LD	D	3,171	C	1,450	
	SR 78	LITTLETON RD	4LD	D	2,100	C	865	
	LITTLETON RD	US 41	4LD	D	2,100	C	508	
I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,500	E	5,629	
	CORKSCREW RD	ALICO RD	6LF	D	5,500	E	5,655	
	ALICO RD	DANIELS PKWY	6LF	D	6,500	D	5,642	
	DANIELS PKWY	COLONIAL BLVD	6LF	D	5,500	D	5,337	
	M.L.K.(SR 82)	LUCKETT RD	6LF	D	5,500	D	5,071	
	LUCKETT RD	SR 80	6LF	D	6,500	C	4,832	
	SR 80	SR 78	6LF	D	6,500	B	3,717	
	SR 78	COUNTY LINE	6LF	D	4,280	B	2,634	
McGREGOR BLVD (SR 867)	OLD MCGREGOR BLVD/GLADIOLUS DR	A&W BULB RD	4LD	D	2,100	C	1,534	
	A&W BULB RD	COLLEGE PKWY	4LD	D	2,100	C	1,802	
	COLLEGE PKWY	WINKLER RD	2LN	D	924	C	787	Constrained
	WINKLER RD	CITY LIMITS (S OF COLONIAL BLVD)	2LN	D	924	F	1,151	Constrained
MICHAEL G RIPPE PKWY (SR 739)	US 41	ALICO RD	4LD	D	2,636	C	1,294	
	ALICO RD	SIX MILE PKWY	6LD	D	3,171	C	1,294	
METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	1,106	
	DANIELS PKWY	CRYSTAL DR	4LD	D	2,100	C	1,349	
	CRYSTAL DR	IDLEWILD ST	4LD	D	2,100	C	1,553	
	IDLEWILD ST	COLONIAL BLVD	4LD	D	2,100	C	1,624	
IMMOKALE E RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	3,020	C	1,711	widening to 6 lanes opened July 2019
	GATEWAY BLVD	GRIFFIN DR/RAY AVE	6LD	D	3,020	C	1,132	
	GRIFFIN DR/RAY AVE	DANIELS PKWY/GUNNERY RD	6LD	D	3,020	C	1,006	
	DANIELS PKWY/GUNNERY RD	HOMESTEAD RD	2LN	D	1,190/3,020	F	1,527	6 lanes under construction
	HOMESTEAD RD	ALABAMA RD	2LN/6LD	D	1,190/3,020	F	1,527	
	ALABAMA RD	BELL BLVD	2LN/4LD	D	1,190/2,000	C	600	4 lane construction 2018
	BELL BLVD	COUNTY LINE	2LN/4LD	D	1,190/2,000	C	605	
SAN CARLOS BLVD (SR 865)	S OF MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,078	PD&E Study, 2L segment constrained S of Main St
	SUMMERLIN RD	KELLY RD	2LD	D	970	D	768	
	KELLY RD	GLADIOLUS DR/OLD MCGREGOR BLVD	4LD	D	2,100	C	768	
SIX MILE PKWY (SR 865)	US 41	METRO PKWY	4LD	D	2,100	C	1,718	

Table 18 (cont.): 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	
SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	375	C	394	
	23RD ST SW	LEE BLVD	2LN	E	1,010	C	375	C	394	
	LEE BLVD	W 12TH ST	2LN	E	1,010	D	605	D	636	
	W 12TH ST	W 75TH ST	2LN	E	860	D	633	D	666	
THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	642	B	751	
	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	642	B	985	
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,292	B	1,530	Harley Davidson
	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	880	A	925	
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	C	348	C	366	
	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	593	B	625	
	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	592	B	622	
	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	759	D	798	2010 count
	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	350	B	395	2010 count

0.8 < v/c < 0.9

= 100th hour directional volume v/c ratio between 80 and 90 percent of capacity

0.9 < v/c < 1.0

= 100th hour directional volume v/c ratio between 90 and 100 percent of capacity

= Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)

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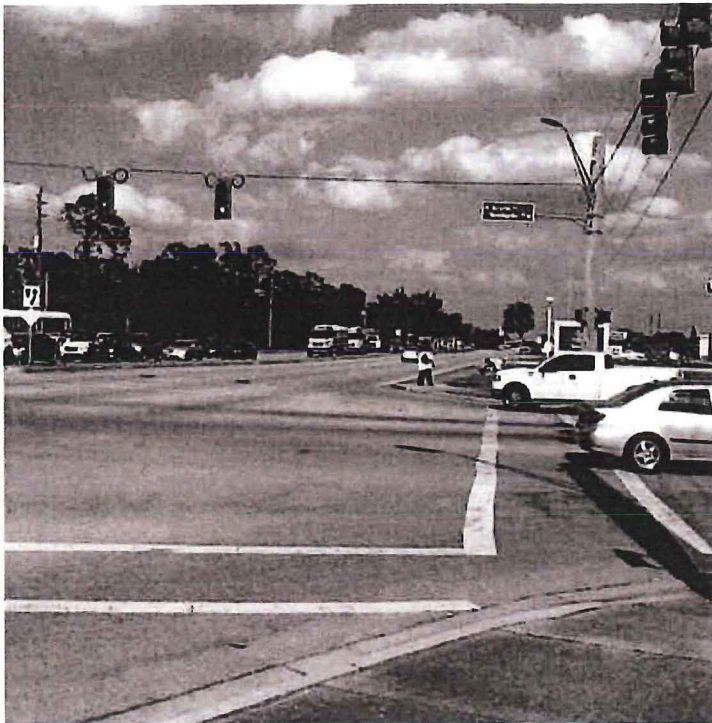


Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2018		2023		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	NOTES
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,478	D	1,553	
	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,478	D	1,553	
	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,478	D	1,553	
	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,198	D	2,310	
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,343	D	2,463	v/c = 0.87/0.92
	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	D	2,520	Constrained, 2016 count
	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	F	2,983	F	3,267	Constrained
	PALOMINO LN	I-75	6LD	E	3,040	F	3,222	F	3,386	Constrained, 2017 count
										Aliso Connector as reliever v/c = 0.99/1.02, 2017 count
	I-75	TREELINE AVE	6LD	E	3,260	B	3,234	F	3,339	
	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	B	2,657	B	2,793	v/c = 0.82/0.85
	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,657	B	2,793	v/c = 0.82/0.85
	GATEWAY BLVD	SR 82	4LD	E	2,160	B	1,853	B	1,997	v/c = 0.86/0.92 SKY Walk, 2017 count
DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	449	F	955	v/c = 0.52/1.11 Crane Landing
GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,960	C	958	C	1006	2017 count
	GATEWAY LAKES BLVD	SR 82	2LN	E	860	C	525	C	552	2017 count
GLAD- IOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	584	C	611	
	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,228	C	1,363	
	BASS RD	WINKLER RD	6LD	E	2,780	C	1,228	C	1,291	
	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,228	C	1,291	
	SUMMERLIN RD	US 41	6LD	E	2,780	B	1,985	C	2,087	
GUNNERY RD	SR 82	23RD ST SW	4LD	E	1,920	B	965	B	1,060	2017 count
	23RD ST SW	LEE BLVD	4LD	E	1,920	B	965	B	1,014	2017 count
	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	790	C	925	v/c = 0.77/0.91
HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,461	B	1,535	v/c = 0.78/0.82
	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,558	B	1,637	v/c = 0.83/0.87
	MOODY RD	US 41	4LD	E	1,880	B	1,558	B	1,637	v/c = 0.83/0.87
HOME- STEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	637	E	807	2017 count
	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	637	E	670	2017 count
	SUNRISE BLVD	LEELAND HEIGHTS	2LN/ 4LD	E	1,010/ 2,960	D	637	E	670	4 lane under construction, 2017 count
	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	D	1,324	D	1,420	
JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	636	B	846	Joel Blvd CPD
	18TH ST	SR 80	2LN	E	1,010	D	430	D	452	
LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,241	B	2,355	Aliso Connector as reliever v/c = 0.92/0.97
	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,212	B	2,391	
	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	2,066	B	2,324	
	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	640	B	673	
	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	640	B	673	

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	

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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2018		2023		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,245	D	1,308	
	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,269	D	1,334	2010 count
HANGCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,093	B	1,149	2010 count
HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	D	397	D	418	Constrained, 2010 count
	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	D	397	D	418	
	MELODY LANE	ESTERO BLVD	2LN	E	890	D	397	D	418	
IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,009	B	1,060	2017 count
	E TERRY ST	COCONUT RD	4LD	E	1,920	B	1,001	B	1,052	
ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	C	803	C	844	v/c = 0.89/0.94 4 Ln constr 20/21
SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,070	B	1,125	
	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,070	A	1,175	
SUMMERLIN RD	BOY SCOUT	MATTHEW DR	4LD	E	1,820	D	1,145	D	1,203	
	MATTHEW DR	COLONIAL BLVD	4LD	E	1,820	D	1,145	D	1,203	
THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,085	B	1,268	2017 count
TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	880	A	925	
VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	866	A	910	
	CHIQUITA	SKYLINE	4LD	D	2,040	B	1,810	F	2,044	v/c = 0.89/1.00 2010 old count projection
	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	A	2,179	B	2,290	2010 count
	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	B	2,728	B	2,865	
	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	B	2,897	B	3,045	2009 count
	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	C	3,049	D	3,204	

0.8 < v/c < 0.9

0.9 < v/c < 1.0

F

= 100th hour directional volume v/c ratio between 80 and 90 percent of capacity

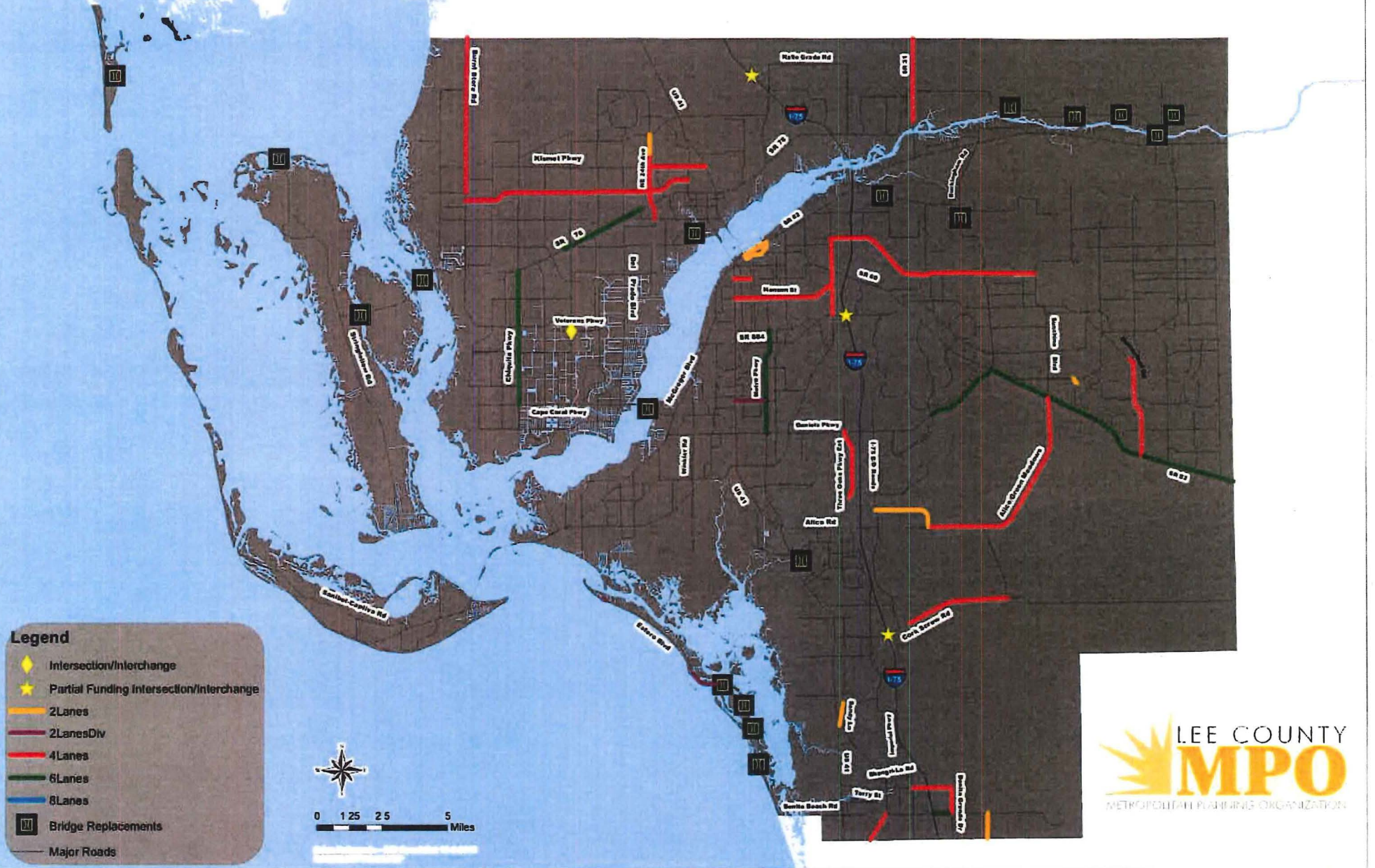
= 100th hour directional volume v/c ratio between 90 and 100 percent of capacity

= Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)

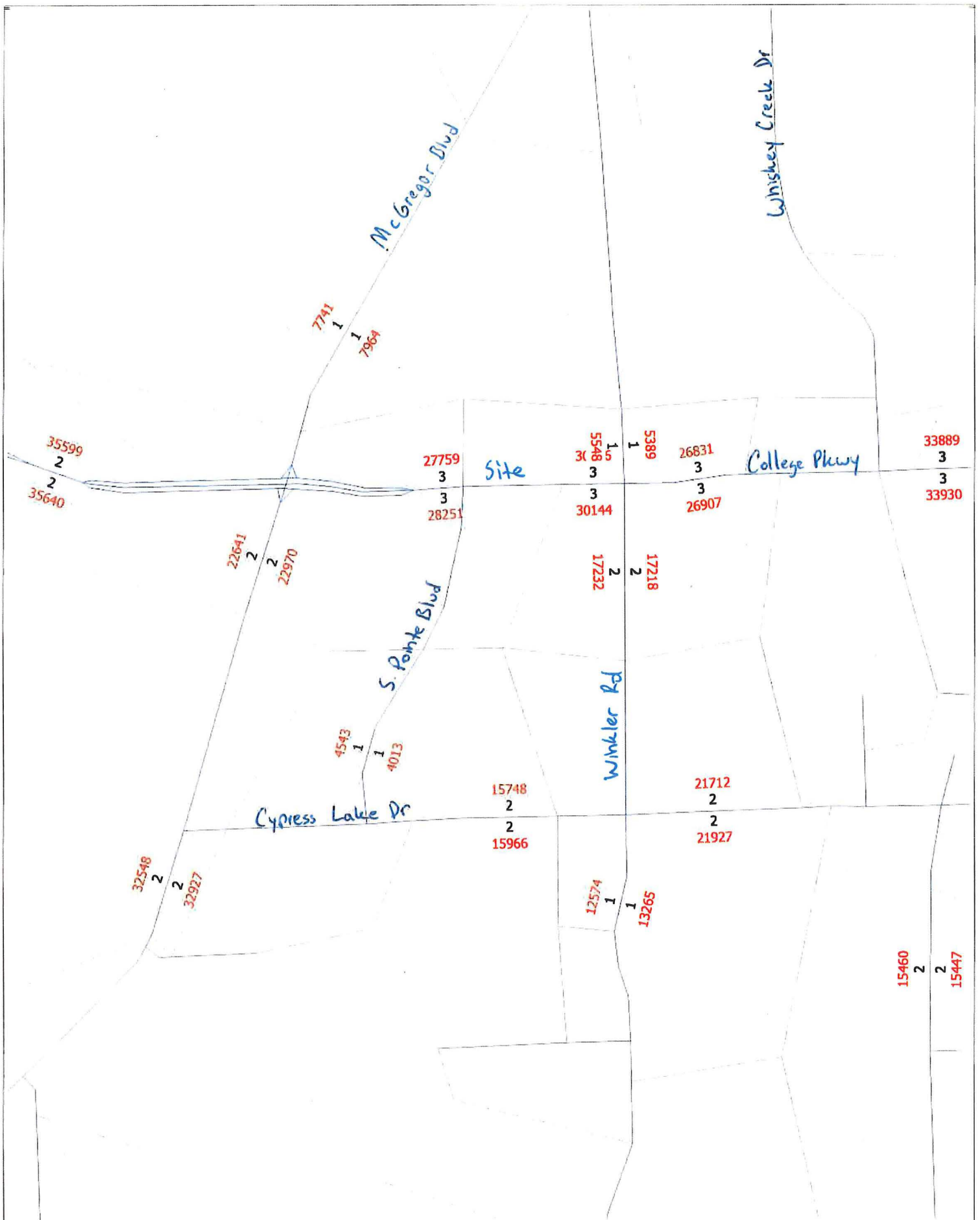


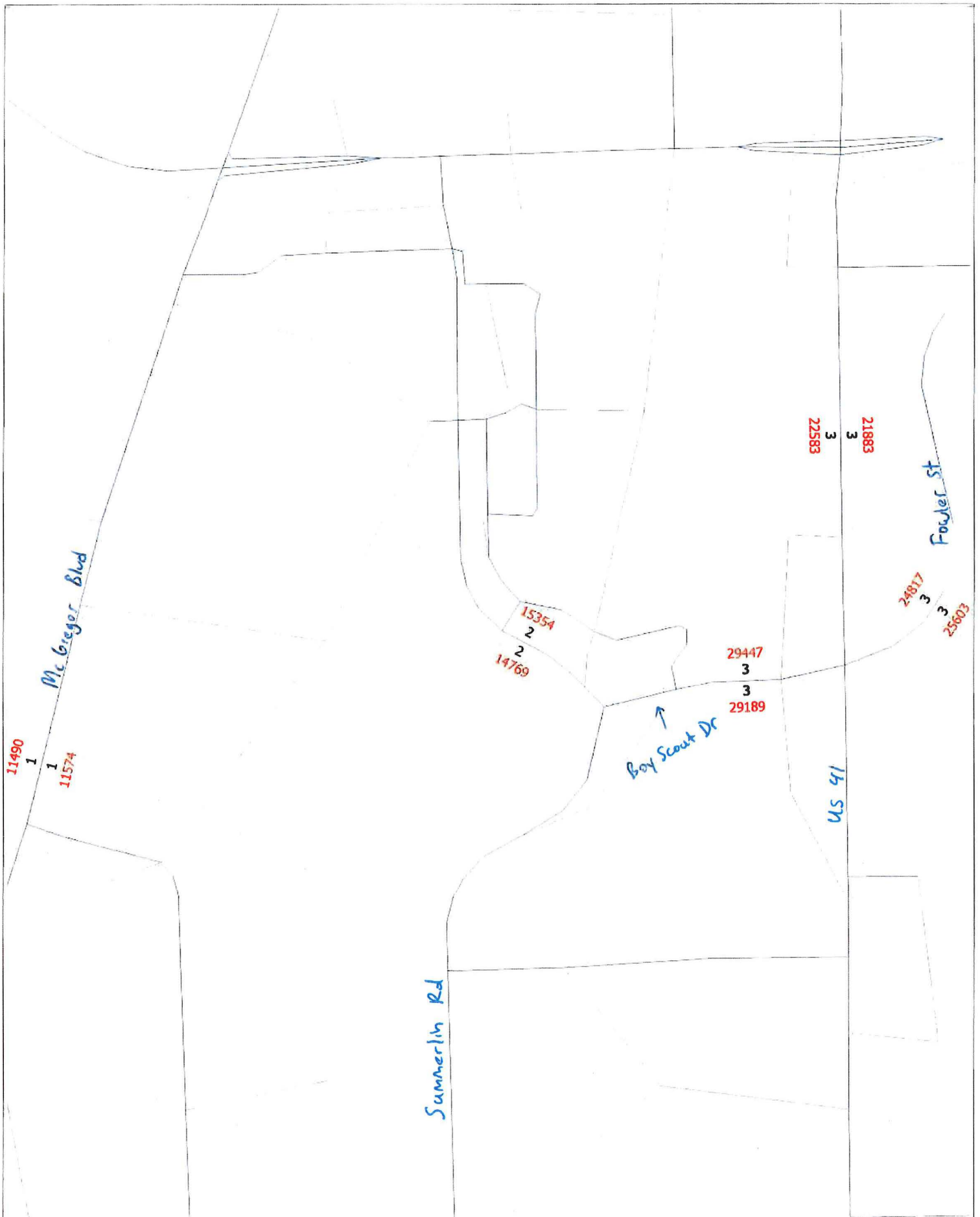
**LEE COUNTY MPO 2040 COST
FEASIBLE HIGHWAY PLAN**

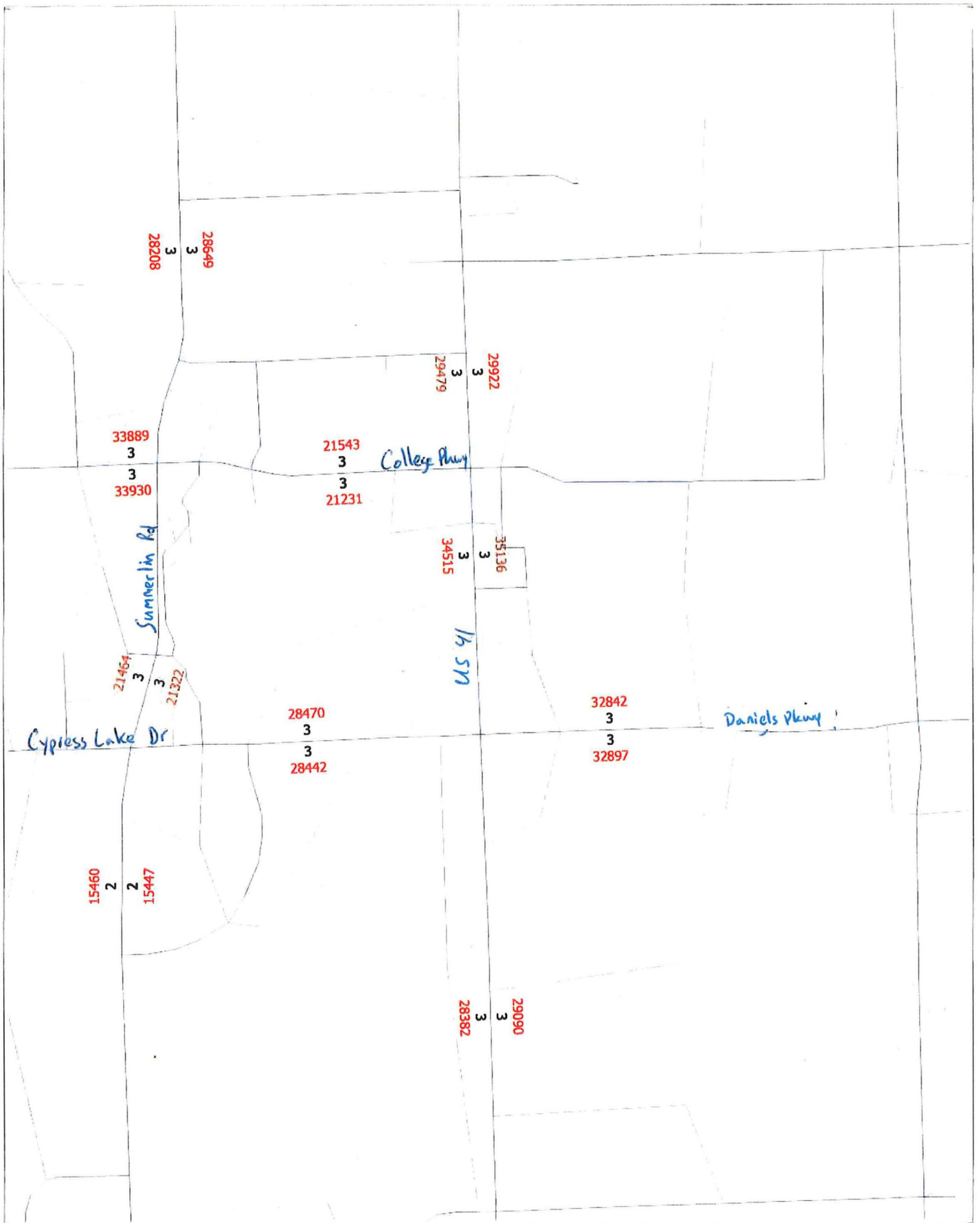
LEE COUNTY 2040 HIGHWAY COST FEASIBLE PLAN



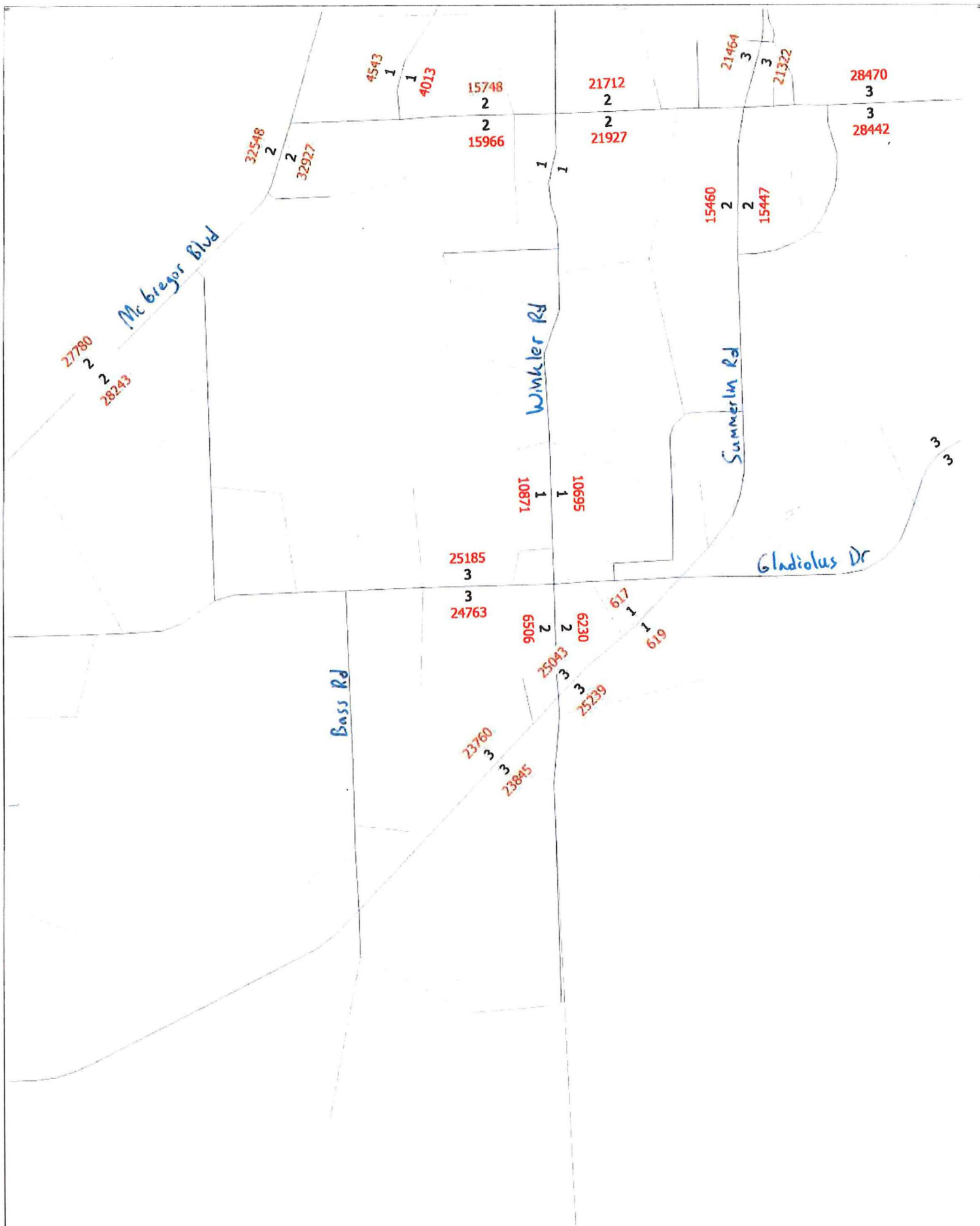
2040 E+C NETWORK VOLUMES







2040 LRTP COST FEASIBLE ROADWAY NETWORK LANES AND VOLUMES (PG.3)



29090
3
28382

14.517

Six Mile Cypress Pkwy

32367
3
32250

Gladiolus Dr.

36320
3
36043

TRIP GENERATION EQUATIONS

Multifamily Housing (Low-Rise) (220)

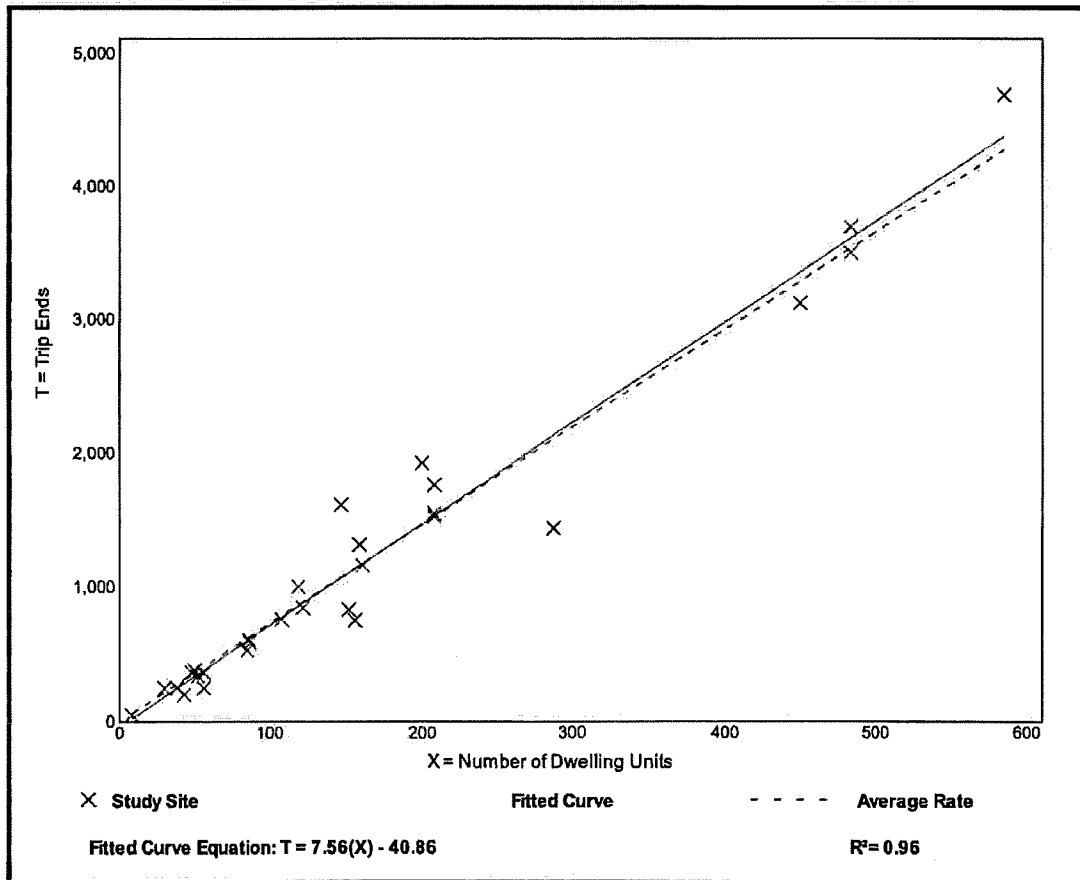
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



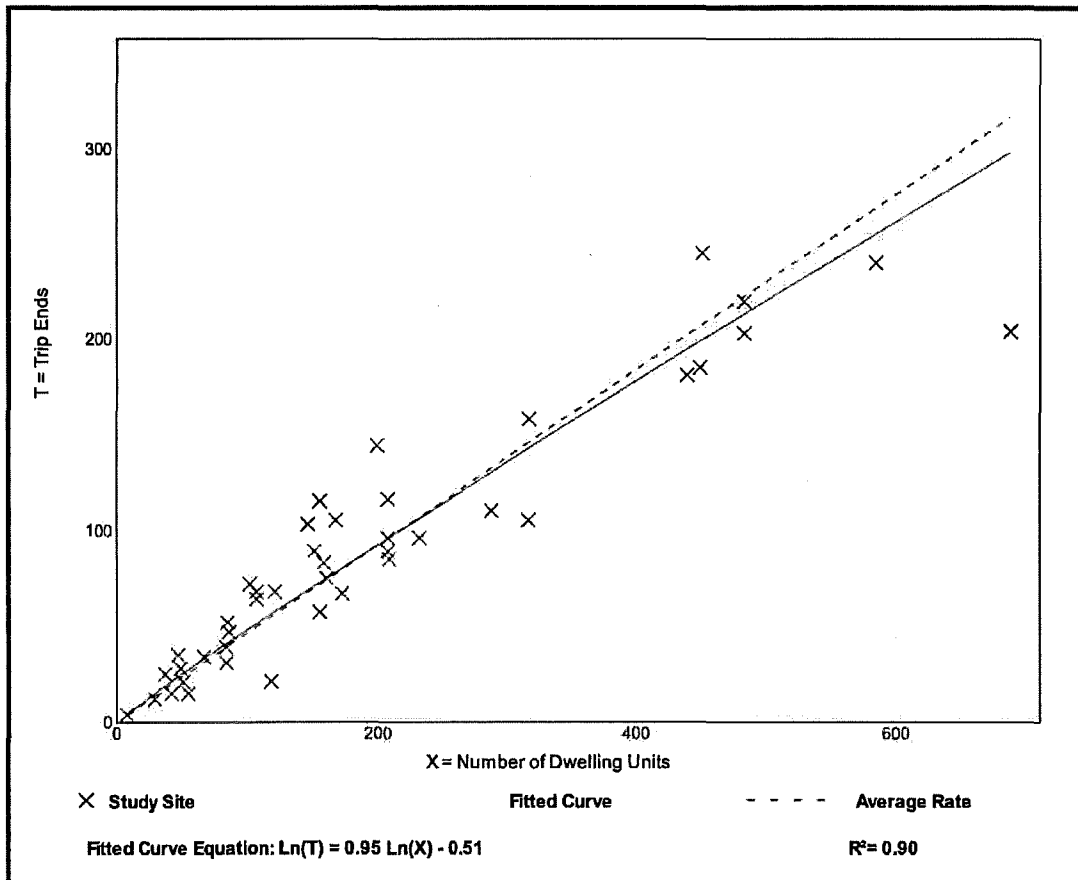
Multifamily Housing (Low-Rise) (220)

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: 42
 Avg. Num. of Dwelling Units: 199
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



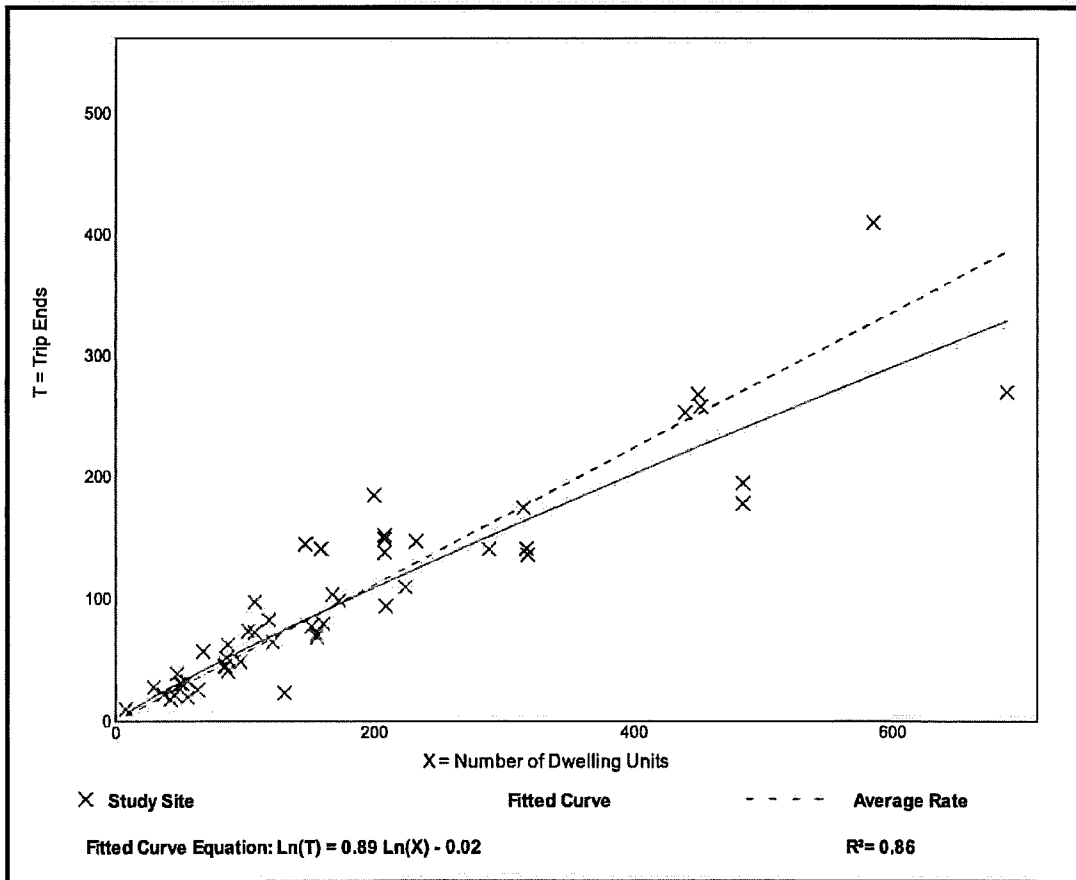
Multifamily Housing (Low-Rise) (220)

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: 50
 Avg. Num. of Dwelling Units: 187
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Shopping Center (820)

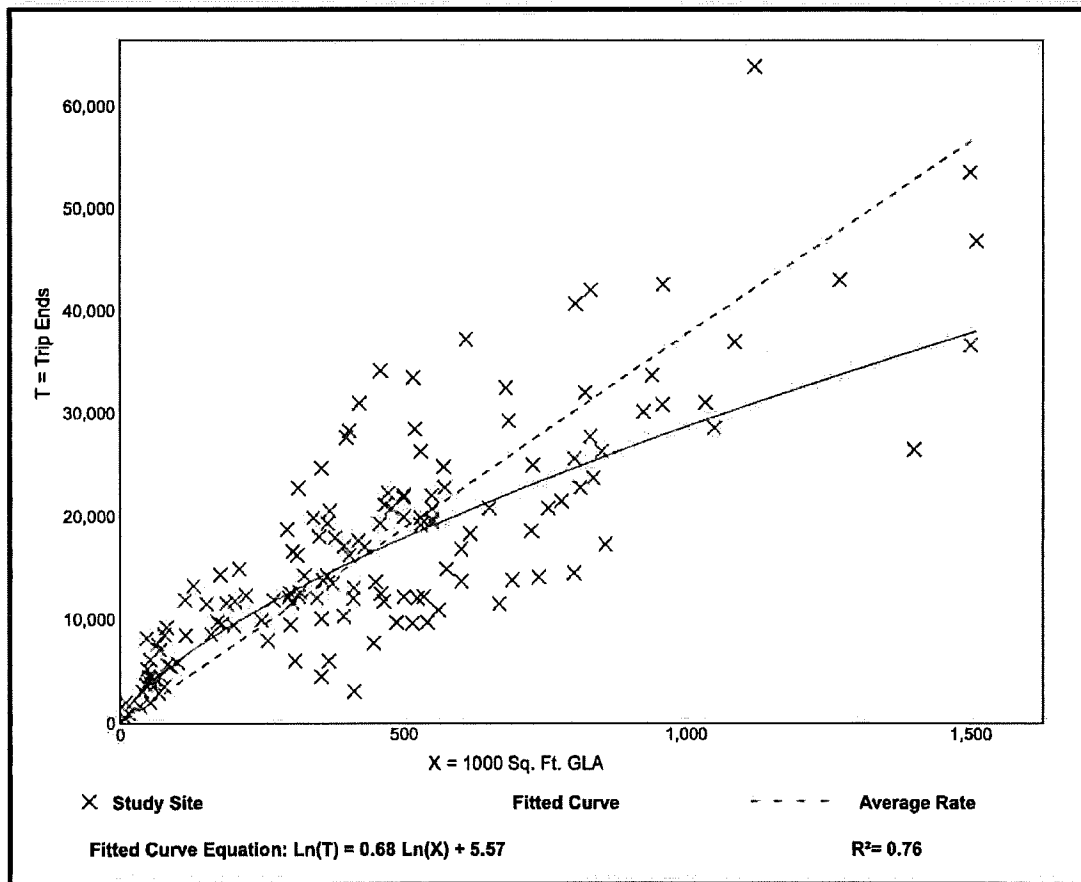
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



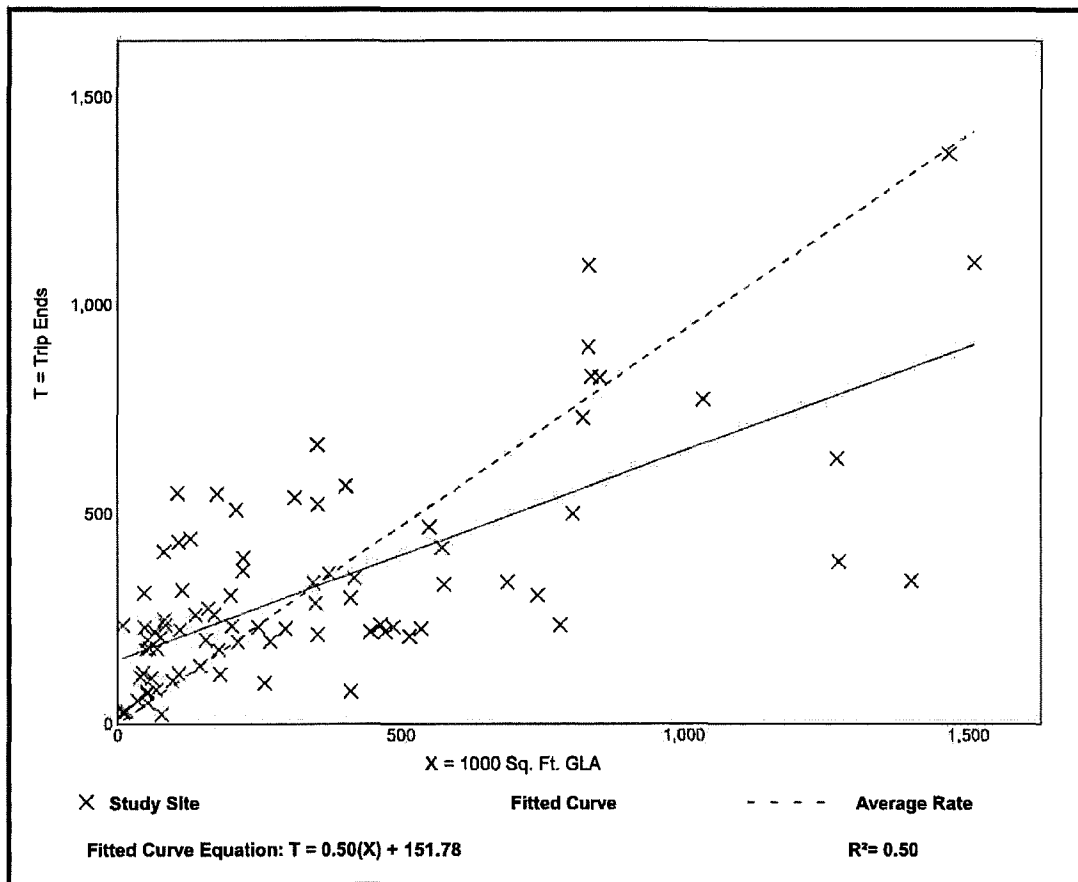
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 84
 1000 Sq. Ft. GLA: 351
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Shopping Center (820)

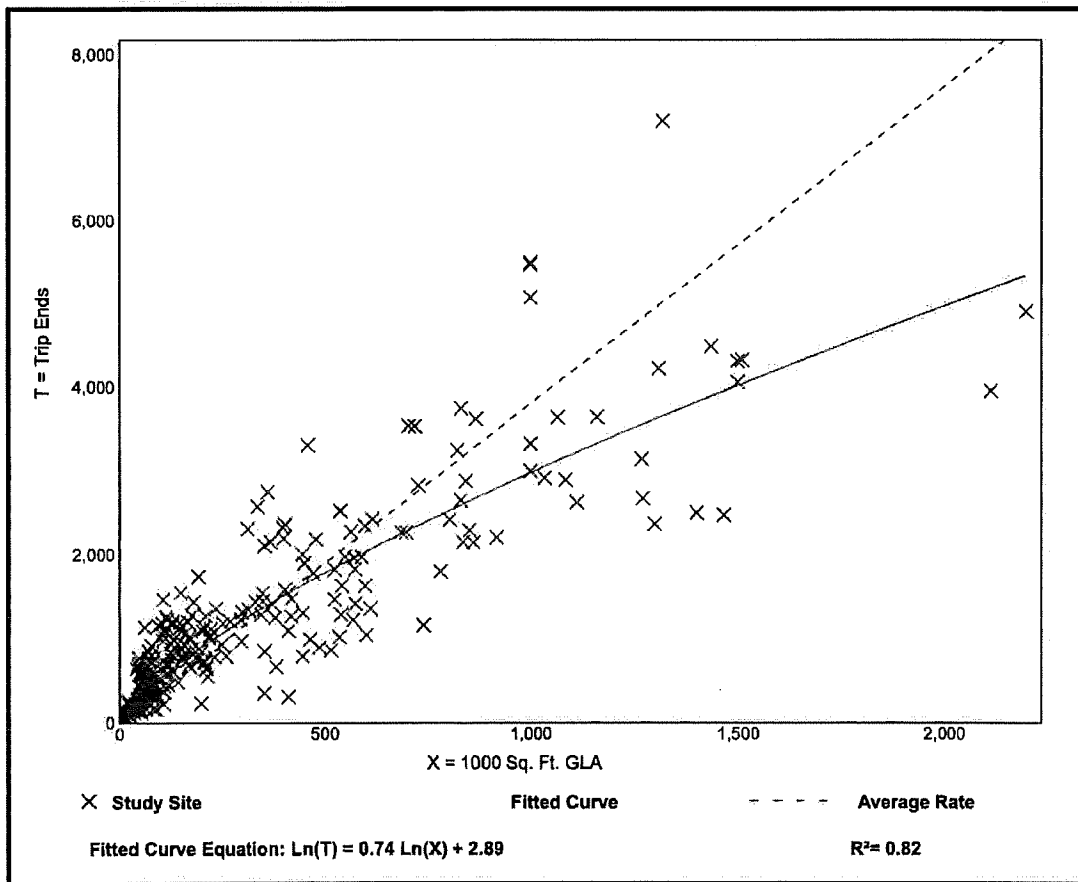
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Letters of Availability for Support Services
(Exhibit – M17)



March 18, 2020

Mr. David Howard, Chief
Iona-McGregor Fire Department Station #74
6061 South Pointe Blvd.
Fort Myers, FL 33919

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000
and 15-45-24-00-00018.0000
Request for Letter of Service Availability

Dear Chief Young:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee County. The requested amendment would extend the Mixed Use Overlay District (MAP 1) boundary to include the ±13.35 acre subject property. The maximum intensity the property could accommodate includes 20,000 sf of commercial use and a maximum of 400 dwelling units.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin
Planning Technician



IONA MCGREGOR FIRE DISTRICT

6061 SOUTH POINTE BLVD
FORT MYERS, FLORIDA 33919

PREVENTION OFFICE: (239) 425-9336

FAX: (239) 425-9301

"Together we are fighting fire before the fire starts"



March 20, 2020

Attn: Amanda Martin
Planning Technician
Johnson Engineering, Inc.

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000, and 15-45-24-00-00018.0000 Request for letter of Service Availability

To whom it may concern,
The Iona-McGregor Fire Protection and Rescue Service District is the proper response entity of fire and emergency service and the Authority Having Jurisdiction for this subject ± 13.35 acre parcel located West of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee county.

Based on the civil plans for a Comprehensive Plan Amendment the District has considered the impact of a mixed use of maximum intensity to include 20,000 sf of commercial use and a maximum of 400 dwelling units.

The Iona-McGregor Fire Protection and Rescue Service District does confirm service availability and does not identify any negative impact nor require any further concurrency review by this project for fire and emergency services.

Respectfully,



Division Chief Edward Steffens, M.A., CFEI

Fire Marshal – Iona McGregor Fire District

steffens@ionafire.com / 239.425.9336 x 313



March 18, 2020

Mr. Benjamin Abes, EMS Chief
Lee County Department of Public Safety
P.O. Box 398
Fort Myers, FL 33902

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000
and 15-45-24-00-00018.0000
Request for Letter of Service Availability

Dear Mr. Abes:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee County. The requested amendment would extend the Mixed Use Overlay District (MAP 1) boundary to include the ±13.35 acre subject property. The maximum intensity the property could accommodate includes 20,000 sf of commercial use and a maximum of 400 dwelling units.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin
Planning Technician



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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Cecil L. Pendergrass
District Two

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District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

April 15, 2020

Amanda Martin
Johnson Engineering
2122 Johnson St.
Fort Myers, FL 3302

Re: Letter of Service Availability – College Pkwy.

Ms. Martin,

I am in receipt of your letter requesting a Letter of Service Availability for the development of three parcels located along College Parkway, between South Point Blvd. and Winkler Road.

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

The primary ambulance for this location is Medic 20, located 0.3 miles west; there is a second ambulance at this location and two additional EMS stations within four miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

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

Sincerely,

Benjamin Abes
Chief
Division of Emergency Medical Services



March 18, 2020

Major Rich Snyder
Lee County Office of the Sherriff
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000
and 15-45-24-00-00018.0000
Request for Letter of Service Availability

Dear Captain Herterick:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee County. The requested amendment would extend the Mixed Use Overlay District (MAP 1) boundary to include the ±13.35 acre subject property. The maximum intensity the property could accommodate includes 20,000 sf of commercial use and a maximum of 400 dwelling units.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin
Planning Technician

Carminé Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

March 31, 2020

Amanda Martin
Johnson Engineering
2122 Johnson St.
Fort Myers, Florida 33901

Ms. Martin,

The proposed comprehensive plan amendment to extend the Mixed Use Overlay District (MAP 1) to parcels 16-45-24-43-00001.0000, 15-45-24-00-00019-0000 and 15-45-24-00-00018.0000 does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. We have no objections to up to 20,000 square feet of commercial use and up to 400 dwelling units on the 13.35 +/- acre site west of Winkler Road at the intersection of South Point Boulevard and College Parkway.

This agency will provide law enforcement services from our West District substation in south Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at (239) 258-3287 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in cursive script that reads "Stan Nelson".

Stan Nelson
Director, Planning and Research



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



March 18, 2020

Brigette Kantor
Lee County Public Utilities Solid Waste Division
P.O. Box 398
Fort Myers, FL 33902

via email BKantor@leegov.com

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000
and 15-45-24-00-00018.0000
Request for Letter of Service Availability

Dear Ms. Kantor:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee County. The requested amendment would extend the Mixed Use Overlay District (MAP 1) boundary to include the ±13.35 acre subject property. The maximum intensity the property could accommodate includes 20,000 sf of commercial use and a maximum of 400 dwelling units.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin
Planning Technician



BOARD OF COUNTY COMMISSIONERS

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Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

March 24, 2020

Ms. Amanda Martin
Planning Technician
Johnson Engineering, Inc.
2122 Johnson St.
Fort Myers, FL 33901

**SUBJECT: Comprehensive Plan Amendment for parcels:
16-45-24-43-00001.0000, 15-45-24-00-00019.0000 and
15-45-24-00-00018.0000
Letter of Availability – Solid Waste Services**

Dear Ms. Martin:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the approximate 400 residential dwelling units and 20,000 sqft. commercial designated space proposed for the above comprehensive plan amendment located off College Parkway in South Fort Myers through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service and requirements for those as multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

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

Sincerely,

Brigitte Kantor

Brigitte Kantor
Public Utilities Manager
Solid Waste Division



March 18, 2020

Lee County Transit
Mr. Levi McCollum
3401 Metro Parkway
Fort Myers, FL 33901

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000
and 15-45-24-00-00018.0000
Request for Letter of Service Availability

Dear Mr. McCollum:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee County. The requested amendment would extend the Mixed Use Overlay District (MAP 1) boundary to include the ±13.35 acre subject property. The maximum intensity the property could accommodate includes 20,000 sf of commercial use and a maximum of 400 dwelling units.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin
Planner I

John E. Manning
District One

April 7, 2019

Cecil L. Pendergrass
District Two

Amanda Martin
JOHNSON ENGINEERING, INC.
2122 Johnson Street
Fort Myers, FL, 33902

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

RE: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000 and 15-45-24-00-00018.0000

Roger Desjarlais
County Manager

Dear Ms. Martin,

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

LeeTran has reviewed your request for service availability in regards to a Comprehensive Plan Amendment on the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Pkwy in Lee County. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

- Subject parcels are within one-quarter mile and abutting a fixed-route corridor, which serves route 30 and operates on the eastbound and westbound directions on College Parkway
- Closest LeeTran bus stop is #208, and is abutting parcel 15-45-24-00-00019.0000, and is the closest bus stop to subject parcels
- The closest bus stop does not have a bicycle storage rack nor the landing pad meet the minimum requirements

Any proposed future development which meets applicability outlined in Sec. 10-442 and Sec. 10-443 will be required to connect to and improve transit facilities because pedestrian access from subject parcels to closest stop is less than one-quarter mile.

If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

Attached is a map of our route serves in relation to the subject parcels. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or jpunte@leegov.com.

Sincerely,

Jorge J. Puente

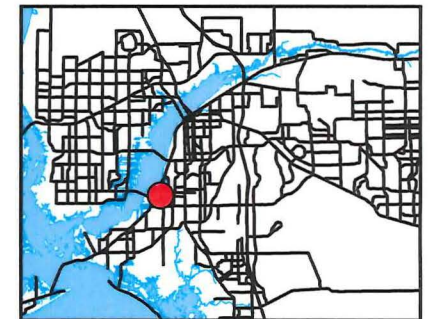
Jorge J Puente, Transit Service Planner
Lee County Transit



Development Review

LETTER OF SERVICE AVAILABILITY SOUTH POINTE BLVD AND COLLEGE PKWY

- Bus Stops
- Bus Routes
- Development Review



0 100 200 300
US Feet



Prepared by LeeTran Planning Department



March 18, 2020

Mr. Dominic Gemelli
Executive Director, Operational Planning & Projects
Division of Operations
School District of Lee County
2855 Colonial Boulevard
Fort Myers, Florida 33966

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000
and 15-45-24-00-00018.0000
Request for Letter of Service Availability

Dear Mr. Gemelli:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee County. The requested amendment would extend the Mixed Use Overlay District (MAP 1) boundary to include the ±13.35 acre subject property. The maximum intensity the property could accommodate includes 20,000 sf of commercial use and a maximum of 400 dwelling units.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin
Planning Technician



THE SCHOOL DISTRICT OF LEE COUNTY

Cindy Leal Brizuela

Senior Planner

2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.335.1432

May 28, 2020

Amanda Martin
Planning Technician
Johnson Engineering Inc.
2122 Johnson Street
Fort Myers, FL 33902

RE: Multi-Family Concurrency Review north of College Parkway

Dear Ms. Martin:

This letter is in response to your request for concurrency review dated May 18, 2020 for the subject property located at STRAP 15-45-24-00-00018.0000 (& 2 others) in regard to educational impact. The project is located in the South Choice Zone, S1.

This development is a request for 400 multi-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .058 for elementary, .028 for middle and .03 for high. A total of 46 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is not an issue within the Concurrency Service Area (CSA).

Thank you and if I may be of further assistance, please contact me at 239-335-1432

Sincerely,

Cindy Leal Brizuela, Senior Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER CPA North of College Parkway
OWNER/AGENT Johnson Engineering
ITEM DESCRIPTION CPA impacts in South CSA, sub area S1

LOCATION STRAP 15-45-24-00-00018.0000 & 2 others
ACRES 13.35
CURRENT FLU Intensive Development
CURRENT ZONING AG-2, MPD

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	400	0

STUDENT GENERATION

	Student Generation Rates			Projected Students
	SF	MF	MH	
Elementary School		0.058		23.20
Middle School		0.028		11.20
High School		0.03		12.00

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2023/24

	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	13,291	11,993	1,298	23	1275	90%	
South CSA, Middle	6,904	5,561	1,343	11	1332	81%	
South CSA, High	8,703	8,347	356	12	344	96%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by:

Cindy Leal Brizuela, Senior Planner

State Policy Plan and Regional Policy Plan
(Exhibit – M18)

Inspiration at South Pointe Map Amendment

State and Regional Policy Plan Exhibit M18

Florida Department of Economic Opportunity - Comprehensive Plan

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

Southwest Florida Regional Planning Council (SWFRPC)

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

Justification of Proposed Amendment
(Exhibit – M19)

Inspiration at South Pointe Map Amendment

Justification of Proposed Amendment

Exhibit M19

The applicant is requesting an amendment to Lee Plan Map 1, Page 6: Mixed Use Overlay to add a 13.35± acre site into the Mixed Use Overlay. The subject property is located on the north side of College Parkway at the intersection of South Pointe Boulevard and East College Point Drive. Most of the property is currently zoned AG-2 and is currently being used for agricultural purposes.

The existing boundary of the Mixed Use Overlay along the northern portion of College Parkway extends east from McGregor Boulevard to South Pointe Boulevard. Properties at the northeast corner of College Parkway and McGregor Boulevard are all zoned C-1 and include a mixture of retail uses, offices, a restaurant and a bar. The remainder of the properties north of College Parkway within the overlay are all zoned MPD and are part of the Bass Mixed Use Planned Development. The zoning for this project approved 22.66± acres of commercial uses along College Parkway. This property was later developed as South Pointe Commons, a shopping center anchored by a Publix grocery store with four outparcels, an office park and a hotel.

The Bass Mixed Use Planned Development also approved a total of 544 residential units on 39.34± acres to the north of the commercial development, however, none of this area was included within the current Mixed Use Overlay area. At present, the entire area within the boundary of current Mixed Use Overlay along College Parkway has been developed with only commercial uses. This does not meet the intent of the overlay.

The applicant intends on developing the property with a mixture of commercial and multi-family residential uses and the proposed Map Amendment is being filed concurrently with an application to rezone the subject property to C-2 to allow those uses. The proposed request would extend the overlay boundary approximately 1,000 feet to the east and would finally allow for some residential development to occur within the overlay.

The Lee Plan encourages mixed use development at certain urban locations throughout the County and provides specific Policies to allow for the expansion of the Mixed Use Overlay boundaries. Documentation has been provided in the Lee Plan Analysis that the proposed request is consistent with these Policies as a result of the subject property:

- Being located within the Intensive Development future land use category
- Being located adjacent to the current Mixed Use Overlay boundary along the north side of College Parkway and not extending the boundary beyond one-quarter mile;
- Being located along an existing transit route;
- Having adequate infrastructure and urban services available; and
- Having pedestrian and vehicular connectivity to adjacent uses.

Other Lee Plan Policies specifically pertaining to the Mixed Use Overlay include:

- Encouraging the use of conventional zoning districts within the Mixed Use Overlay to promote continued redevelopment;
- Encouraging the use of bonus density; and
- Allowing development, redevelopment, and infill development located within the Mixed Use Overlay to use the area of non-residential uses in their density calculations.

The accompanying C-2 rezoning application indicates the intent to rezone the property to a conventional zoning district. This will allow a mix of commercial and residential uses that are consistent with those allowed within the Intensive future land use category and Mixed Use Overlay. It is also the applicant's intent to file an application for Administrative Approval of Bonus Density concurrently with the Development Order application. This will allow additional density to be calculated over the entire 13.35± pending approval of the rezoning and Map Amendment.

In conclusion, the subject property meets all the locational criteria for mixed use development and the proposed Map Amendment is consistent with all Goals, Policies, and Objectives of the Lee Plan. Based on these facts, it is appropriate to extend the boundary of the Mixed Use Overlay along the north side of College Parkway further east to include the subject property.