LEE COUNTY BOARD OF COUNTY COMMISSIONERS

COMPREHENSIVE PLAN AMENDMENT
and
ZONING HEARING
AGENDA

Wednesday, April 7, 2021

9:30AM

CPA2020-00001 & CPA2020-00002	LEE COUNTY HOMES ASSOCIATES I LLLP (LEE COUNTY HOMES) - ADOPTION
DCI2020-00010 Z-21-002	LEE COUNTY HOMES ASSOCIATES I, LLLP (LEE COUNTY HOMES)

NOTICE OF PROPOSED AMENDMENT TO THE
LEE COUNTY COMPREHENSIVE LAND USE PLAN
(ADOPTION HEARING)

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, April 7, 2021. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

> CPA2020-00001 & CPA2020-00002 Lee County Homes (Text and Map Amendment): Amend the future land use designation from Sub-Outlying Suburban to Outlying Suburban on 345+ acres located on the east side of Buckingham Road south of Palm Beach Boulevard and amend the Lee Plan Table 1(b) to correspond with the future land use change. The amendments would allow development of up to 1,035 dwelling units.

Copies of this Notice and the proposed ordinance are available for inspection or copying during regular business hours at the Minutes Office of the Clerk of Courts of Lee County, by calling 239-533-2328. The Minutes Office is located in the Courthouse Administration Building, 2115 Second Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact Joan LaGuardia, (239) 839-6038, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.

CPA2020-00001 & CPA2020-00002

LEE COUNTY HOMES

Summary Sheet
LEE COUNTY HOMES, CPA2020-00001 & CPA2020-00002
ADOPTION HEARING

Request:
Amend the Future Land Use Map designation from Sub-Outlying Suburban to Outlying Suburban on a 345+/- acre property and amend Lee Plan Table 1(b) to provide additional residential development in the Outlying Suburban future land use category within the Fort Myers Shores planning community.

The subject property is located on the east side of Buckingham Road, about 1¼ miles south of Palm Beach Boulevard (State Road 80).

Summary:
The requested amendment would increase the maximum standard density of the property from two dwelling units an acre (2 du/acre) to (3 du/acre); this equates to a potential increase of 345 dwelling units on the subject property. Through the concurrent rezoning request the applicant has requested to add 325 dwelling units for a total of 1,015. This is slightly less than the maximum allowable density.

Public Comments:
No members of the public addressed the Board of County Commissioners concerning the proposed amendments. Staff received one comment stating concerns with the adequacy of public facilities and services in the area and increasing density in this location in general.

BoCC Transmittal Hearing:
A motion was made to ***transmit*** CPA2020-00001 and CPA2020-00002 as recommended by staff and the LPA. The motion was called and passed 5-0.

Concurrent Planned Development:
As required by Policy 21.1.3, the applicant filed a concurrent rezoning case to demonstrate compatibility with the rural character. Staff and the Hearing Examiner reviewed the concurrent rezoning and find that the proposed rezoning: is compatible with existing character; continues established development patterns; and, contains urban sprawl.

Agency Comments:
The State Reviewing Agencies had **no objections** to the amendments.

Recommendation:
Staff recommends that the Board of County Commissioners **adopt** CPA2020-00001 and CPA2020-00002 as provided in Attachment 1 of the staff report.

LEE COUNTY ORDINANCE NO. ____
Lee County Homes
CPA2020-00001 & CPA2020-00002

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO THE LEE COUNTY HOMES TEXT AND MAP AMENDMENTS (CPA2020-00001 & CPA2020-00002) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED MAP AND TEXT; LEGAL EFFECT OF "THE LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on December 7, 2020; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on January 20, 2021. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Lee County Homes Text and Map Amendments (CPA2020-00001 & CPA2020-00002) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the January 20, 2021 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies' written comments; and,

WHEREAS, on April 7, 2021 the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt map and text amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "Lee County Homes Text and Map Amendments Ordinance (CPA2020-00001 & CPA2020-00002)."**

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, which amends the future land use designation from Sub-Outlying Suburban to Outlying Suburban on 345+ acres located on the east side of Buckingham Road south of Palm Beach Boulevard and amend the Lee Plan Table 1(b) to correspond with the future land use change. The amendments would allow development of up to 1,035 dwelling units known as Lee County Homes Text and Map Amendments Ordinance (CPA2020-00001 & CPA2020-00002).

The corresponding Staff Reports and Analysis, along with all attachments and application submittals for this amendment are adopted as "Support Documentation" for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibit A.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court

of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____. The vote was as follows:

Kevin Ruane	_____
Cecil Pendergrass	_____
Raymond Sandelli	_____
Brian Hamman	_____
Frank Mann	_____

DONE AND ADOPTED this 7th day of April 2021.

ATTEST:
LINDA DOGGETT, CLERK

BY:_____
Deputy Clerk

LEE COUNTY BOARD OF
COUNTY COMMISSIONERS

BY: _____
Kevin Ruane, Chair

DATE:_____

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

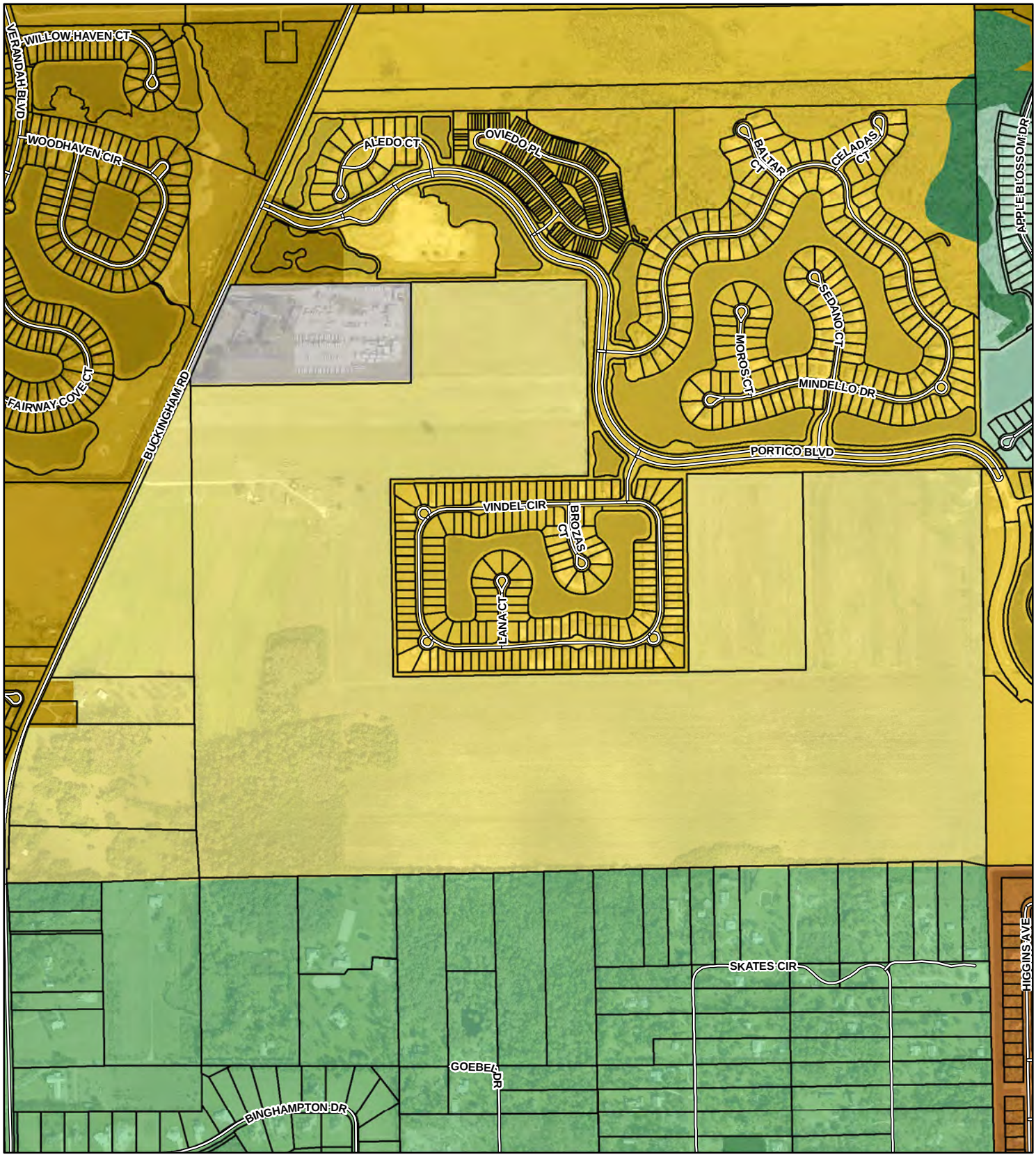
_____
County Attorney's Office

Exhibit A: Adopted revisions to Future Land Use Map, Table 1B (Adopted by BOCC April 7, 2021)

CAO Draft 3/8/2021

EXHIBIT A

Note: Text depicted with underscore represents additions to the Lee Plan. Strike-through text represents deletions from the Lee Plan.



CPA2020-00001 and CPA2020-00002
Lee County Homes
Existing Future Land Use

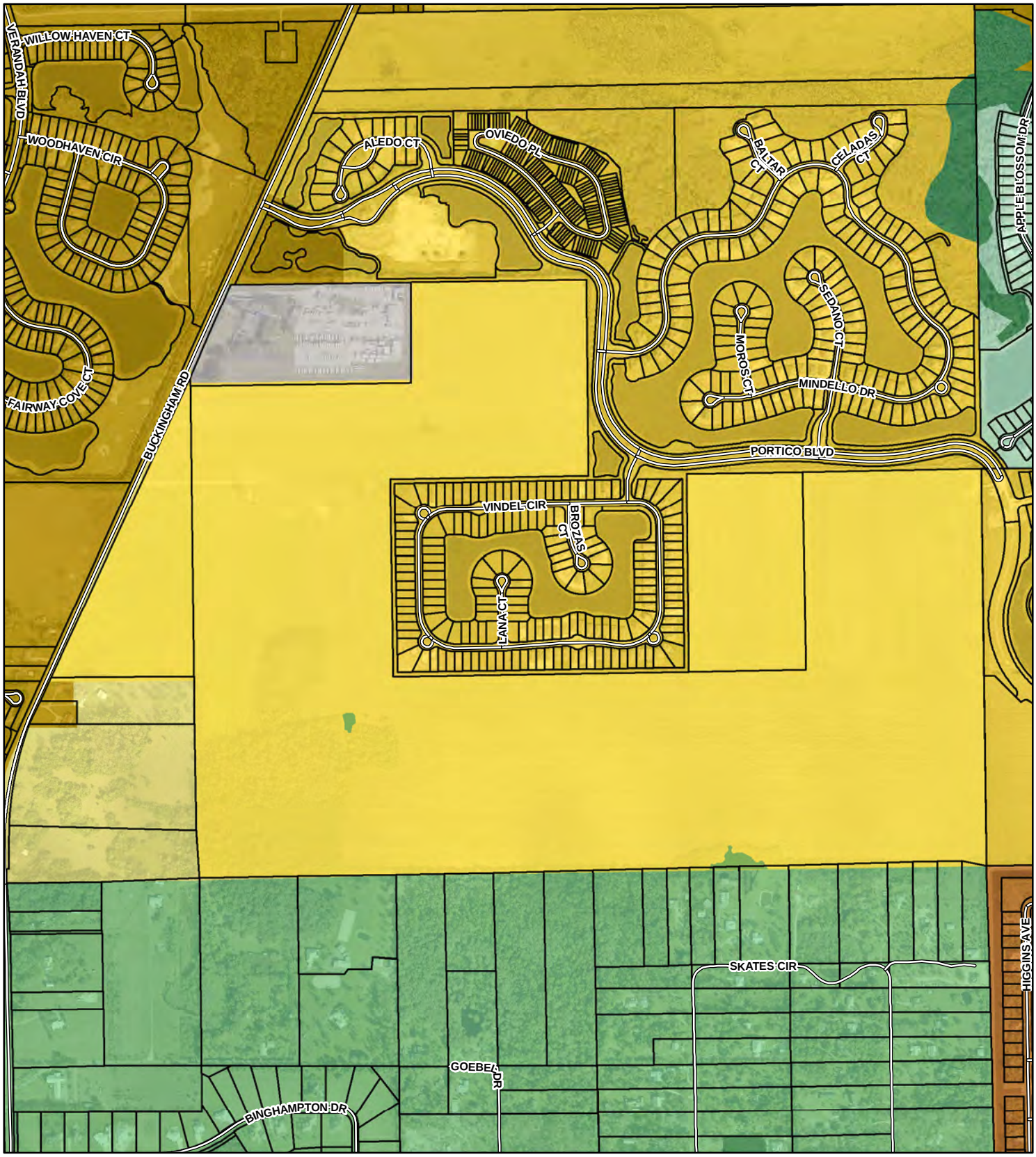
Lee County
Southwest Florida

- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Public Facilities
- Rural
- Rural Community Preserve
- Wetlands

N

0 1,000
Feet

Map Generated: Sept 2020



CPA2020-00001 and CPA2020-00002
Lee County Homes
Proposed Future Land Use

Lee County
Southwest Florida

- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Public Facilities
- Rural
- Rural Community Preserve
- Wetlands

N

0 1,000
Feet

Map Generated: Sept 2020

TABLE 1(b) Year 2030 Allocation

Future Land Use Category	Lee County Totals	Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category												
Intensive Development	1,361				5		27		250			
Central Urban	14,766				225				230			
Urban Community	~~17,021~~ 16,902	520	485		637						250	
Suburban	16,623				1,810				85			
Outlying Suburban	~~3,843~~ 4,031	30			~~40~~ 228	20	2	500				1,438
Sub-Outlying Suburban	~~1,955~~ 1,762				~~547~~ 354						227	
Commercial												
Industrial	79								39		20	
Public Facilities	1							1				
University Community	850											
Destination Resort Mixed Use Water Dependent	8											
Burnt Store Marina Village	4					4						
Industrial Interchange												
General Interchange	151										11	58
General Commercial Interchange												
Industrial Commercial Interchange												
University Village Interchange												
Mixed Use Interchange												
New Community	2,100	1,200									900	
Airport												
Tradeport	9										9	
Rural	8,313	1,948			1,400	636						1,500
Rural Community Preserve	3,100											
Coastal Rural	1,300											
Outer Island	202	5			1			150				
Open Lands	2,805	250				590						120
Density Reduction/ Groundwater Resource	6,905	711									94	
Conservation Lands Upland												
Wetlands												
Conservation Lands Wetland												
Unincorporated County Total Residential	~~81,396~~ 81,727	4,664	485		~~4,665~~ 4660	1,250	29	651	604		1,511	3,116
Commercial	12,793	177	52		400	50	17	125	150		1,100	~~140~~
Industrial	13,801	26	3		400	5	26		300		3,100	~~10~~
Non Regulatory Allocations												
Public	~~82,565~~ 82,570	7,100	421		~~2,000~~ 2005	7,000	20	1,961	350		7,752	~~2,477~~
Active AG	17,027	5,100			550	150						20
Passive AG	43,786	12,229			2,500	109					1,241	20
Conservation	81,933	2,214	611		1,142	3,236	133	1,603	748		2,947	1,733
Vacant	~~23,874~~ 23,993	1,953			61	931	34		45		300	151

(Amended by Ordinance No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06)
Printed 4/19/2018

CPA2020-00001

RECEIVED
MAR 04 2020
COMMUNITY DEVELOPMENT

TABLE 1(b) Year 2030 Allocation

Total	357,176	33,463	1,572		11,718	12,731	259	4,340	2,197		17,951	7,967
Population Distribution (unincorporated Lee County)	495,000	9,266	1,531		30,861	3,270	225	530	5,744		18,333	16,375

TABLE 1(b) Year 2030 Allocation

Future Land Use Category	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category											
Intensive Development				660	3	42		365		9	
Central Urban	375	17		3,140		8,179		2,600			
Urban Community	850	1,000		860	500	~~11,359~~ 11,240			110	450	
Suburban	2,488	1,975		1,200	675			6,690		1,700	
Outlying Suburban	377				600			382		454	
Sub-Outlying Suburban		25						140	66		950
Commercial											
Industrial	5	5		10							
Public Facilities											
University Community		850									
Destination Resort Mixed Use Water Dependent	8										
Burnt Store Marina Village											
Industrial Interchange											
General Interchange							15	31		6	30
General Commercial Interchange											
Industrial Commercial Interchange											
University Village Interchange											
Mixed Use Interchange											
New Community											
Airport											
Tradeport											
Rural		90			190	14		500	50	635	1,350
Rural Community Preserve									3,100		
Coastal Rural					1,300						
Outer Island	1				45						
Open Lands								45			1,800
Density Reduction/ Groundwater Resource							4,000				2,100
Conservation Lands Upland											
Wetlands											
Conservation Lands Wetland											
Unincorporated County Total Residential	4,104	3,962		5,870	3,313	~~19,594~~ 19,475	4,015	10,753	3,326	3,254	6,230
Commercial	1,100	1,944		2,100	226	1,300	68	1,687	18	1,700	139
Industrial	320	450		900	64	300	7,246	554	5	87	5
Non Regulatory Allocations											
Public	3,550	3,059		3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active AG					2,400		7,171	200	411	125	900
Passive AG					815		17,521	1,532	3,619	200	4,000
Conservation	9,306	2,969		188	14,767	1,541	31,210	1,317	336	5,068	864
Vacant	975	594		309	3,781	~~9,880~~ 9,999	470	2,060	1,000	800	530
Total	19,355	12,978		12,867	27,466	47,904	79,701	22,103	10,201	18,234	14,168
Population Distribution (unincorporated Lee County)	34,538	36,963		58,363	13,265	153,011	1,270	71,001	6,117	25,577	8,760

(Amended by Ordinance No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06)
Printed 4/19/2018

TABLE 1(b) Year 2030 Allocation

STAFF REPORT FOR
CPA2020-0001 and CPA2020-00002:
Lee County Homes

Privately Initiated Map and Text Amendments to the Lee Plan

Applicant:
Lee County Homes Associates I LLLP

Representative:
Tina M. Ekblad, AICP
Morris-Depew Associates, Inc.

Property Location:
East side of Buckingham Road about 1¼ miles south of SR 80

Size:
± 345 acres

Planning Community:
Fort Myers Shores; Caloosahatchee Shores Community Planning Area

Commissioner District:
District #5

Attachments:
Existing Future Land Use Map
Proposed Future Land Use Map
Table 1(b)

Hearing Dates:
LPA: 12/07/2020
BoCC #1: 01/20/2021
BoCC #2: 04/07/2021

REQUEST

- CPA2020-00002: Amend the Future Land Use Map designation from Sub-Outlying Suburban to Outlying Suburban on 345+/- acres located on the east side of Buckingham Road about 1¼ miles south of SR 80.
- CPA2020-00001: Amend Table 1(b) 2030 Population Allocation to provide additional residential development in the Outlying Suburban Future Land Use category within the Fort Myers Shores planning community.

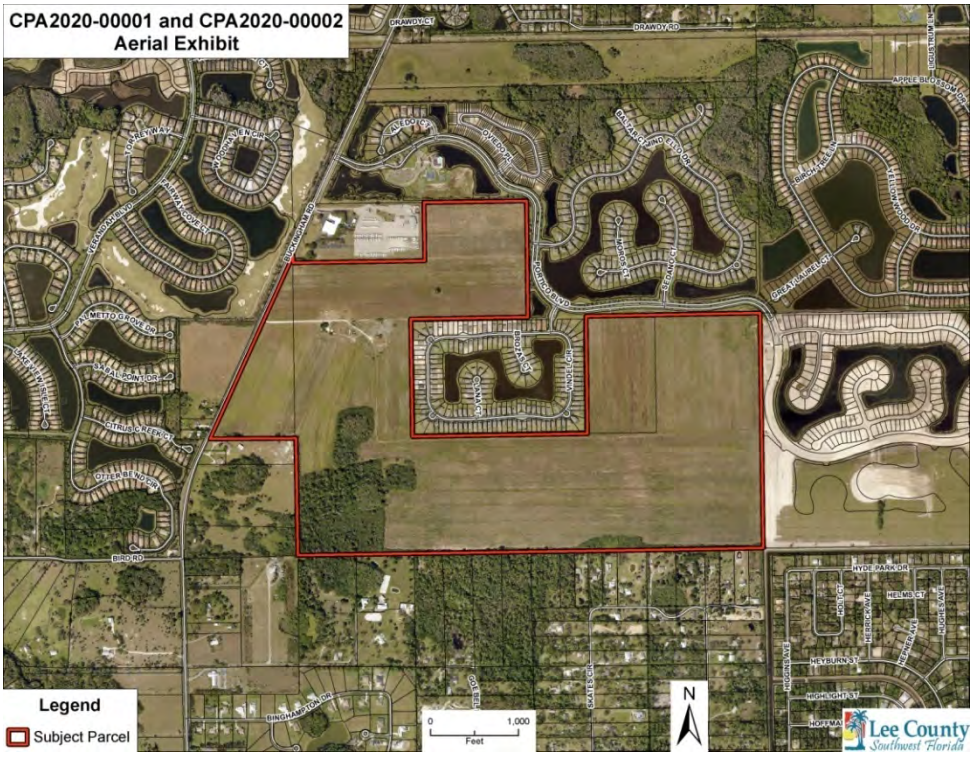
SUMMARY

Under the current Future Land Use Map designation, a maximum of 690 dwelling units could be built at two dwelling units per acre. Amending the Future Land Use Map will allow up to 1035 dwelling units on the subject property at three units an acre. This equates to a potential increase of 345 dwelling units on the subject property.

PROJECT LOCATION

The subject property is located on the east side of Buckingham Road, about 1¼ miles south of Palm Beach Boulevard (State Road 80).

FIGURE A: AERIAL LOCATION MAP



RECOMMENDATION

Staff recommends that the Board of County Commissioners ***adopt*** the requested amendments based on the analysis and findings provided in this staff report.

PART 1
CONCURRENT APPLICATION REVIEW

The applicant has filed a companion rezoning application (DCI2020-00010) that is being reviewed concurrently with this plan amendment application. The applicant is seeking to amend the existing Buckingham 345 RPD to permit a maximum of 1,035 dwelling units.

Florida Statutes Chapter 163.3184(12) provides that "At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection." This requires Lee County provide concurrent review of the rezoning request.

Staff notes that even with the recommended transmittal of the proposed map and text amendments, the applicant must demonstrate consistency with the Lee Plan, including the proposed amendments, in order for the companion rezoning to receive a favorable recommendation. Staff recommends that consistency with Policy 20.1.6 be demonstrated by the concurrent rezoning, on the MCP and/or as conditions, prior to proposed map and text amendments being adopted.

PART 2
PROPERTY INFORMATION

Subject Property

The subject property contains 345+/- acres and is currently known as the Buckingham 345 Residential Planned Development (RPD). The Buckingham 325 RPD (Case #DCI99-10-090.03Z 01.01, Zoning Ordinance Z-00-029) was originally approved for 640 residential units on 325 acres. In 2005, twenty acres were added, the project name changed to Buckingham 345 RPD, and an additional fifty units were approved to the overall RPD (DCI2004-00090, Z-05-074).

The subject property is located on the east side of Buckingham Road, about a 1 ¼ miles south of Palm Beach Boulevard (State Road 80). The subject property is located in the Fort Myers Shores Planning Community and is in the Sub-Outlying Suburban future land use category.

Fort Myers Shores Vision Statement:

The Fort Myers Shores Planning Community has two components. The subject property is within the Caloosahatchee Shores area located east of I-75. The area is anticipated to grow and currently contains a variety of future land use categories.

> *Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange River; and along I-75 east to the Buckingham Rural Community Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80 The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.*

Current Future Land Use Category - Sub-Outlying Suburban:
The subject property is designated as Sub-Outlying Suburban on the Future Land Use Map. The Sub-Outlying Suburban future land use category is limited to low density residential development with a maximum of two dwelling units per acre.

> ***POLICY 1.1.11:*** *The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.*

Surrounding Properties
The surrounding properties are within the Outlying Suburban, Suburban, Urban Community, Rural Community Preserves, Rural, Wetlands, and Public Facilities future land use categories and are zoned Residential Planned Development (RPD), Mixed Use Planned Development (MPD), Residential RS-1 and Agriculture (AG-2). Table 1 provides detailed information on the surrounding properties.

TABLE 1: SURROUNDING PROPERTIES INFORMATION

	Future Land Use	Zoning	Existing Use
North	Public Facilities; Outlying Suburban-3 units/acre	AG-2; Portico RPD approved for 1,600 units on 589± acres	Buckingham Exceptional School; Residential (under construction)
Northeast	Rural -1 unit/acre	River Hall RPD/CPD approved for 2,695 units & 45,000 sf of commercial on 1,978± acres	Residential (under construction)
South	Rural Community Preserves -1 unit/acre	AG-2	Residential, vacant, & agricultural
Southeast	Urban Community - 6 units/acre	RS-1	100 foot canal; vacant
East	Outlying Suburban- 3 units/acre	Portico RPD approved for 1,600 units on 589± acres	Residential (under construction)
West	Suburban - 6 units/acre	Verandah MPD approved for 1,765 units, 230,000 sf of commercial & 12,000 sf of community facilities on 1,455± acres; OakView RPD approved for 60 units on 16± acres; AG-2	Buckingham Road; Residential & vacant

PART 3
STAFF DISCUSSION AND ANALYSIS OF PROPOSED AMENDMENTS

The applicant has proposed to amend the future land use category of the subject property to Outlying Suburban to increase the number of allowable dwelling units. The request includes amending Table 1(b) to accommodate additional population in the Fort Myers Shores Planning Community within the Outlying Suburban future land use category.

The Outlying Suburban future land use designation is described in Policy 1.1.6:

> ***POLICY 1.1.6****: The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed. (Ordinance No. 91-19, 03-20, 03-02, 17-13)*

The primary difference between the existing Sub-Outlying Suburban future land use designation of the property and the proposed Outlying Suburban designation is the permissible residential density. Under the current designation, a maximum of 690 dwelling units could be built. Amending the future land use map will allow up to 1,035 dwelling units on the subject property. This equates to an increase of 345 dwelling units on the subject property. The allowable commercial uses and the prohibition of industrial uses are the same under both categories and, therefore, will not change by the proposed amendments.

The subject property is surrounded by property designated as Outlying Suburban, Suburban, Urban Community, Rural Community Preserve, Rural, Wetlands, and Public Facilities on the Future Land Use Map. As provided in Lee Plan Table 1(a), the surrounding densities range from a maximum of one unit per twenty acres (Wetlands) to a maximum standard density of six units an acre (Urban Community and Suburban). The proposed amendment will allow development of the property within the range of densities currently allowed on surrounding properties.

Lee Plan Consistency

The proposed amendment is consistent with Lee Plan Goal 2: Growth Management; the proposed amendment would support development with an increased density of one unit an acre in an area where infrastructure and services are available (see discussion below in Service Availability). The Lee Plan provides that in the Sub-Outlying Suburban future land use category "the infrastructure needed for higher density development is not planned or in place," whereas in the Outlying Suburban future land use category "some of the requisite infrastructure needed for higher density development is planned or in place."

The request is also consistent with Policy 5.1.5 which is to "protect residential areas from any encroachment of uses that would be destructive to the character and integrity of the area." The proposed residential use in an existing residential area is not an encroachment of use. The applicant will be required to demonstrate through the concurrent planned development that the proposed density is compatible with, and not destructive to, the surrounding land uses.

Consistent with Policies 17.3.2, 17.3.3 and 17.3.4, the applicant conducted a public information meeting within the Caloosahatchee Shores Community Plan area on July 6, 2020. The attendees asked about

density and zoning related questions. The applicant also conducted a public information meeting within the Buckingham Community Planning area on July 7, 2020. The attendees asked primarily zoning related questions.

The proposed Outlying Suburban future land use designation would increase the density allowed adjacent to the Rural Community Preserve which requires consideration of Policy 20.1.6 of the Buckingham Community Plan Goal as provided below.

> ***POLICY 20.1.6:*** *When possible, residential development adjacent to the Rural Community Preserve future land use category should make appropriate transitions to the Community Plan area with a graduated increase in density as development moves away from the Rural Community Preserve future land use category boundary. Appropriate buffers will be established for projects adjacent to the Rural Community Preserve future land use category boundary during the rezoning process.*

The requested three units an acre is the same allowable density on the property immediately north of the subject property and will continue to provide an appropriate transition between the Rural Community Preserves future land use category density of one unit an acre, located south of the property, and lands to the north, near the intersection of Palm Beach Boulevard, located within the Suburban future land use category with a maximum density of six units an acre. In addition, the applicants have committed, through the concurrent rezoning, to transition the lot size within the development, locating larger lots closer to the property's southern boundary (adjacent to property within the Rural Community Preserves future land use category)

Policy 20.1.6 also provides that "appropriate buffers be established for projects adjacent to the Rural Community Preserve future land use category during the rezoning process." This will be reviewed for consistency as part of the concurrent rezoning.

The request is consistent with Goal 21, the Caloosahatchee Shores Community Plan. Goal 21, in part, is to protect the existing character, natural resources and quality of life in Caloosahatchee Shores Communtiy Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75. The Lee Plan provides that "In general, this category [Outlying Suburban] is rural in nature or contains existing low-density development." The Outlying Suburban future land use category is consistent with Lee Plan's goal of maintaining a more rural identity while promoting new development in Caloosahatchee Shores.

The request is also consistent with Policy 21.1.3 which requires that amendments to the Future Land Use Map that increase density or intensity be accompanied with a concurrent planned development rezoning. As previously stated the concurrent planned development rezoning is DCI2020-00010.

Table 1(b)

The request to amend Table 1(b) is consistent with Goal 5 to provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the 2030 projected population of Lee County. To maintain the 2030 Lee County adopted population accommodations, Table 1(b) is being amended to increase the residential acres in the Outlying Suburban future land use category and to decrease the residential acres in the Sub-Outlying Suburban future land use category within the Fort Myers Shore planning community. In order to make the population balance countywide, additional changes are also proposed as shown on the proposed Table 1 (b) located in Attachment 1.

Transportation:
Access to the property is from Buckingham Road which is a paved, county-maintained, two-lane arterial roadway that intersects with Palm Beach Boulevard/SR 80 to the north. SR 80 is a state-maintained, four-lane median divided arterial roadway that accesses I-75. I-75 is a six-lane median divided freeway maintained by the State. Buckingham Road also links to Cemetery Road and Orange River Boulevard. Both are paved two lane collector roadways maintained by the county. SR 31 is located off of SR 80. SR 31 is an arterial roadway maintained by FDOT.

The 5 year analysis indicates that Buckingham Road from SR 80 to Orange River Blvd is projected to operate at LOS "F" with and without the project in Year 2025. SR 80 from Buckingham Road to SR 31 is projected to operate at LOS "D" without the project and LOS "E" with the project which is below the State adopted LOS standard for the Year 2025.

The Long Range 2040 Horizon LOS analysis indicates that Buckingham Road from Gunnery Road to SR 80, Orange River Blvd from SR 80 to Buckingham Road, SR 80 from Buckingham Road to SR 31, and SR 31 from SR 80 to SR 78 are projected to operate at LOS "F" with and without the project in Year 2040.

Transportation concurrency is not required per Florida Statutes Section 163.3180.

Service Availability
Consistent with Objective 2.2, there are adequate potable water, sanitary sewers, solid waste, police, fire/EMS, schools and mass transit services to accommodate the proposed amendment.

Mass Transit: The closest bus route is Route 100 along Palm Beach Boulevard located approximately 1 ¼ miles north of the subject property. The property is not within ¼ mile of a fixed route corridor.

Utilities: The subject property has access to water and sewer services. It is within the Lee County Utilities future services area. Potable water is available from the Olga Water Treatment Plant. Wastewater service will be provided by the City of Fort Myers North Water Reclamation Facilities.

Solid Waste: The subject property has access to solid waste services. Solid waste collection services will be provided by Lee County using the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Fire: The Fort Myers Shores Fire Protection indicated they are capable of providing fire protection.

EMS: The subject property has access to EMS services. In a letter dated January 16, 2020, Lee County Emergency Medical Services indicates they will be able to serve the property from Medic 11 located 5.6 miles west of the property, and a second EMS facility located 8 miles from the property.

Police: The Lee County Sheriff will provide law enforcement services primarily from the Central District office in Fort Myers. The Sheriff indicated in a letter dated January 7, 2020 that the development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

Schools: There is adequate school seat capacity to serve the subject property and the project's generation of elementary, middle and high school students.

PART 4
CONCLUSIONS

The Outlying Suburban future land use category on the subject property will allow residential densities comparable with those allowed in the surrounding area and will maintain the standards for commercial and industrial uses since they are the same in both the Sub-Outlying Suburban and Outlying Suburban future land use categories. The area will remain designated as a future suburban area without increasing the allowable commercial and industrial intensities.

Density, design and mitigation are guided by Lee Plan policies that will be enforced through the planned development rezoning. Prior to adoption of the proposed map and text amendments, staff recommends that consistency with Policy 20.1.6 be demonstrated in the concurrent rezoning.

The amendments to change the Future Land Use Map designation of the subject property to Outlying Suburban and to Table 1(b) for population accommodation are consistent with the Lee Plan.

For the reasons discussed in this staff report, Staff recommends that the Board of County Commissioners ***transmit*** the proposed amendments.

PART 5
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: December 7, 2020

A. LOCAL PLANNING AGENCY REVIEW:

The Applicant presented a detailed presentation of the proposed map and text amendments. The presentation addressed background/history of property entitlements, surrounding properties, availability of public services, the concurrent rezoning request, community meetings, transportation, and consistency with the Lee Plan.

Staff provided a brief presentation for the amendment which covered consistency with the Lee Plan and staff recommendation. No members of the public were present to address the LPA concerning this case.

Members of the LPA asked questions about the Level of Service on Buckingham Road and the concurrent planned development rezoning.

The LPA also discussed that, even with the recommended transmittal of the proposed amendments, the applicant must demonstrate consistency with the Lee Plan, including the proposed amendments, in order for the companion rezoning to receive a favorable recommendation. They also agreed with staff's recommendation that consistency with Policy 20.1.6 be demonstrated by the concurrent rezoning, on the MCP and/or as conditions, prior to proposed map and text amendments being adopted.

B. LOCAL PLANNING AGENCY RECOMMENDATION:

A motion was made to find the map and text amendments consistent with the Lee Plan and to recommend that the Board of County Commissioners ***transmit*** CPA2020-00001 and CPA2020-00002. The motion passed 7 to 0.

VOTE:

RAYMOND BLACKSMITH	**AYE**
DUSTIN GARDNER	**AYE**
JAMES INK	**AYE**
ALI OLIVO	**AYE**
DON SCHROTENBOER	**AYE**
STAN STOUDER	**AYE**
HENRY ZUBA	**AYE**

PART 6
BOARD OF COUNTY COMMISSIONERS
TRANSMITTAL HEARING FOR PROPOSED AMENDMENT
DATE OF PUBLIC HEARING: January 20, 2021

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendments which included a summary of the proposed amendments, and the LPA and staff recommendations.

The Applicant presented an overview of the proposed map and text amendments. The presentation addressed background/history of property entitlements, surrounding properties, availability of public services, the concurrent rezoning request, community meetings, transportation, and consistency with the Lee Plan.

Following staff and applicant presentations Commissioners asked about traffic and the level of service on Buckingham road, planned roadway improvements, impact fees, density, and the regulatory process including the concurrent planned development that will be reviewed at the adoption hearing after the planned development is heard before the Hearing Examiner.

No members of the public addressed the Board of County Commissioners concerning the proposed amendments.

B. BOARD ACTION:

A motion was made to transmit CPA2020-00001 and CPA2020-00002 as recommended by staff and the LPA. The motion was passed 5 to 0.

VOTE:

BRIAN HAMMAN	**AYE**
FRANK MANN	**AYE**
CECIL L. PENDERGRASS	**AYE**
KEVIN RUANE	**AYE**
RAY SANDELLI	**AYE**

PART 7
STATE REVIEWING AGENCIES' OBJECTIONS, RECOMMENDATIONS, AND COMMENTS

Comments from the State Reviewing Agencies were due to Lee County by February 28, 2021.

A. OBJECTIONS, RECOMMENDATIONS AND COMMENTS:

Lee County received responses from the following review agencies addressing the transmitted amendment:

- Florida Department of Economic Opportunity (DEO)
- Florida Fish and Wildlife Conservation Commission (FWC)
- Florida Department of Environmental Protection (DEP)
- South Florida Water Management District (SFWMD)
- Florida Department of Transportation (FDOT)

There were **no objections** concerning the proposed amendments; however, a technical assistance comment was received by the Florida Fish and Wildlife Conservation Commission, and three technical assistance comments from FDOT.

FWC:

The Florida Fish and Wildlife Conservation Commission has received 111 reports of human-bear conflicts within roughly a five-mile radius of the project site since 2009. Florida black bears are common in this area which is within the South Bear Management Unit identified in the 2019 Bear Management Plan. Please review the attached document for important information related to potential measures that can be taken to avoid or minimize negative wildlife interactions during the planning, construction, and operation phases of this project.

Response:

Lee County staff appreciates the technical guidance provided by Florida Fish and Wildlife Conservation Commission. Coordination between the applicant and County will continue during the regulatory approval process to address human-bear conflicts. The Planned Development rezoning (DCI2020-00010) is being reviewed concurrently with this plan amendment.

FDOT:

FDOT Technical Assistance 1: FDOT recommends the County to coordinate with FDOT on the impacts to SR 80, as it is noted in the Staff Report that the LOS is projected to operate at LOS E with the project, which is below the State adopted LOS standard for Year 2025 (Page 6 of 9).

Response to FDOT Statement #1:

Lee County staff appreciates the technical guidance provided by Florida Department of Transportation. The subject property is undergoing planned development rezoning concurrently with this plan amendment request (DCI2020-00010). Coordination between the applicant and County will also continue during the regulatory approval process to address potential impacts resulting from the proposed development.

FDOT Technical Assistance 2: FDOT encourages the County to promote the use of multimodal alternatives within the planning and development of communities that aid in mitigating potential transportation impacts, promote safety and economic development, and improve quality of life for all communities in the county. These development types help to decrease overall passenger vehicle trips on the roadway network by encouraging compact and dense developments that provide multimodal connectivity between existing and future development areas. This context sensitive approach promotes healthy, safe, and economically viable communities that encourages quality of life, and incorporates all modes of transportation.

Response to FDOT Statement #2:
Lee County will continue to coordinate with the MPO to assess the financial feasibility of roadway improvement projects and with Lee Tran to assess the need for additional transit connections to provide transit alternatives. Currently, LeeTran Route 100 travels along Palm Beach Boulevard and is located approximately 1 ¼ miles north of the subject property. Coordination between the applicant and County will continue during the regulatory approval process to address potential impacts resulting from the proposed development.

FDOT Technical Assistance 3: The Department recommends that sidewalks and/or bicycle lanes be included as part of any future development plans. This will encourage connectivity from/to the development and provide safe access to the surrounding communities.

Response to FDOT Statement #3:
The subject property is undergoing planned development rezoning concurrently with this plan amendment request (DCI2020-00010). Sidewalks and/or bicycle lanes will be included in the project design and reviewed during the development order process, subject to approval of the Manager of Development Services.

B. STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners ***adopt*** the amendment to the Lee Plan as transmitted to the State Reviewing Agencies as provided in Attachment 1.

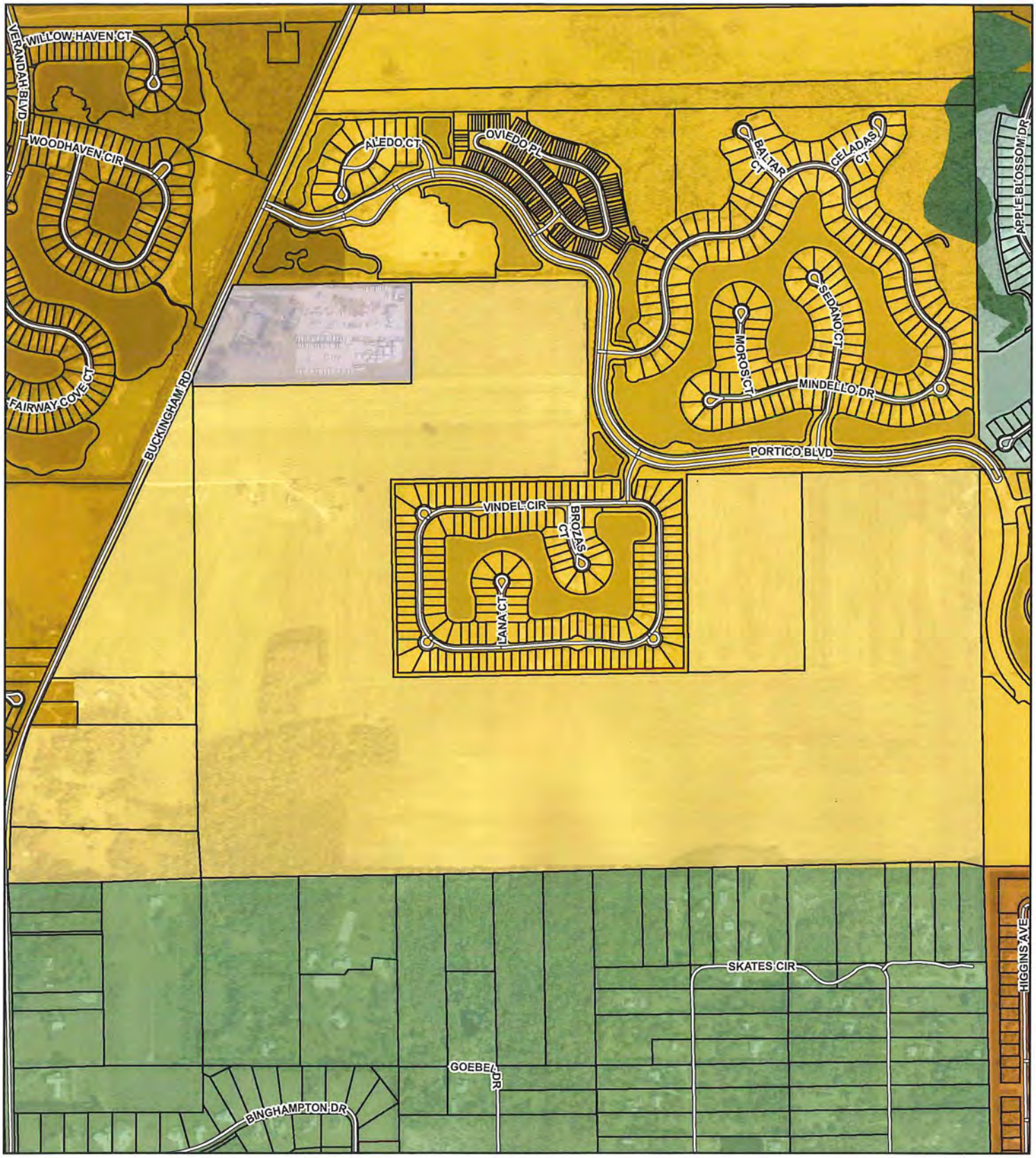
PART 8
ATTACHMENTS

Attachments:

- Attachment 1:
  - Proposed Future Land Use Map
  - Proposed Table 1(b)
- Existing Future Land Use Map
- Agency and Staff Comments

Electronic Files:
https://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2020-00001 and
https://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2020-00002

ATTACHMENT 1



CPA2020-00001 and CPA2020-00002
Lee County Homes
Existing Future Land Use

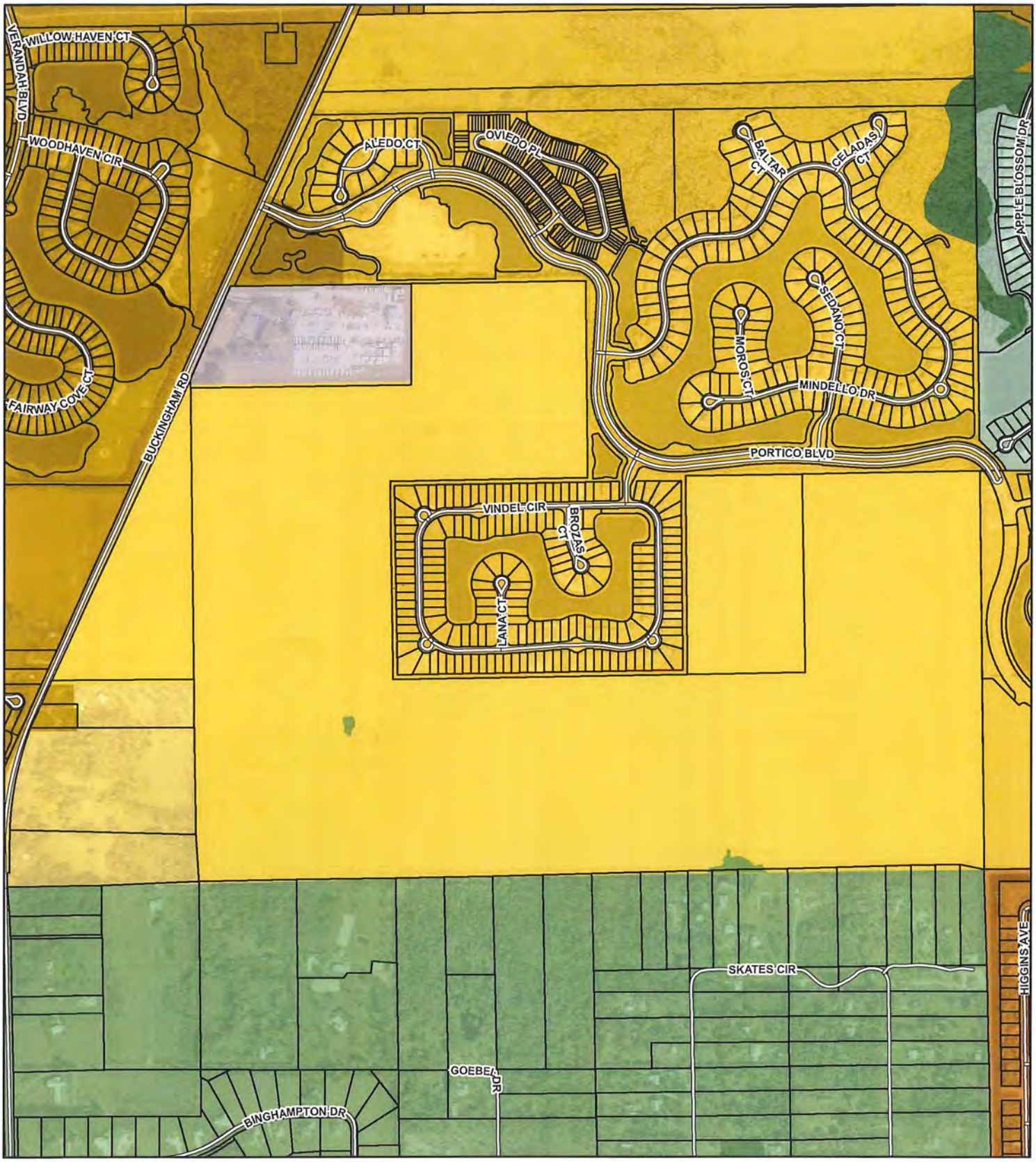
Urban Community
Suburban
Outlying Suburban
Sub-Outlying Suburban
Public Facilities
Rural
Rural Community Preserve
Wetlands

N

0 1,000
Feet

Lee County
Southwest Florida

Map Generated: Sept 2020



CPA2020-00001 and CPA2020-00002
Lee County Homes
Proposed Future Land Use

Lee County
Southwest Florida

- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Public Facilities
- Rural
- Rural Community Preserve
- Wetlands

N

0 1,000
Feet

Map Generated: Sept 2020

CPA2020-00001

TABLE 1(b) Year 2030 Allocation

Future Land Use Category	Lee County Totals	Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category												
Intensive Development	1,361				5		27		250			
Central Urban	14,766				225				230			
Urban Community	~~17,021~~ 16,902	520	485		637						250	
Suburban	16,623				1,810				85			
Outlying Suburban	~~3,843~~ 4,031	30			~~40~~ 228	20	2	500				1,438
Sub-Outlying Suburban	~~1,955~~ 1,762				~~547~~ 354						227	
Commercial												
Industrial	79								39		20	
Public Facilities	1							1				
University Community	850											
Destination Resort Mixed Use Water Dependent	8											
Burnt Store Marina Village	4					4						
Industrial Interchange												
General Interchange	151										11	58
General Commercial Interchange												
Industrial Commercial Interchange												
University Village Interchange												
Mixed Use Interchange												
New Community	2,100	1,200									900	
Airport												
Tradeport	9										9	
Rural	8,313	1,948			1,400	636						1,500
Rural Community Preserve	3,100											
Coastal Rural	1,300											
Outer Island	202	5			1			150				
Open Lands	2,805	250				590						120
Density Reduction/ Groundwater Resource	6,905	711									94	
Conservation Lands Upland												
Wetlands												
Conservation Lands Wetland												
Unincorporated County Total Residential	~~81,396~~ 81,727	4,664	485		~~4,665~~ 4660	1,250	29	651	604		1,511	~~3,116~~
Commercial	12,793	177	52		400	50	17	125	150		1,100	~~440~~
Industrial	13,801	26	3		400	5	26		300		3,100	~~10~~
Non Regulatory Allocations												
Public	~~82,565~~ 82,570	7,100	421		~~2,000~~ 2005	7,000	20	1,961	350		7,752	~~2,477~~
Active AG	17,027	5,100			550	150						20
Passive AG	43,786	12,229			2,500	109					1,241	20
Conservation	81,933	2,214	611		1,142	3,236	133	1,603	748		2,947	1,733
Vacant	~~23,874~~ 23,993	1,953			61	931	34		45		300	151

(Amended by Ordinance No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06)
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COMMUNITY DEVELOPMENT

TABLE 1(b) Year 2030 Allocation

Total	357,176	33,463	1,572		11,718	12,731	259	4,340	2,197		17,951	7,967
Population Distribution (unincorporated Lee County)	495,000	9,266	1,531		30,861	3,270	225	530	5,744		18,333	16,375

TABLE 1(b) Year 2030 Allocation

Future Land Use Category	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category											
Intensive Development				660	3	42		365		9	
Central Urban	375	17		3,140		8,179		2,600			
Urban Community	850	1,000		860	500	~~11,359~~ 11,240			110	450	
Suburban	2,488	1,975		1,200	675			6,690		1,700	
Outlying Suburban	377				600			382		454	
Sub-Outlying Suburban		25						140	66		950
Commercial											
Industrial	5	5		10							
Public Facilities											
University Community		850									
Destination Resort Mixed Use Water Dependent	8										
Burnt Store Marina Village											
Industrial Interchange											
General Interchange							15	31		6	30
General Commercial Interchange											
Industrial Commercial Interchange											
University Village Interchange											
Mixed Use Interchange											
New Community											
Airport											
Tradeport											
Rural		90			190	14		500	50	635	1,350
Rural Community Preserve									3,100		
Coastal Rural					1,300						
Outer Island	1				45						
Open Lands								45			1,800
Density Reduction/ Groundwater Resource							4,000				2,100
Conservation Lands Upland											
Wetlands											
Conservation Lands Wetland											
Unincorporated County Total Residential	4,104	3,962		5,870	3,313	~~19,594~~ 19,475	4,015	10,753	3,326	3,254	6,230
Commercial	1,100	1,944		2,100	226	1,300	68	1,687	18	1,700	139
Industrial	320	450		900	64	300	7,246	554	5	87	5
Non Regulatory Allocations											
Public	3,550	3,059		3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active AG					2,400		7,171	200	411	125	900
Passive AG					815		17,521	1,532	3,619	200	4,000
Conservation	9,306	2,969		188	14,767	1,541	31,210	1,317	336	5,068	864
Vacant	975	594		309	3,781	~~9,880~~ 9,999	470	2,060	1,000	800	530
Total	19,355	12,978		12,867	27,466	47,904	79,701	22,103	10,201	18,234	14,168
Population Distribution (unincorporated Lee County)	34,538	36,963		58,363	13,265	153,011	1,270	71,001	6,117	25,577	8,760

(Amended by Ordinance No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06)
Printed 4/19/2018

TABLE 1(b) Year 2030 Allocation

AGENCY COMMENTS

CPA2020-00001 & CPA2020-00002

LEE COUNTY HOMES

Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Dane Eagle
EXECUTIVE DIRECTOR

February 12, 2021

The Honorable Kevin Ruane
Chairman, Lee County
Board of County Commissioners
Post Office Box 398
Fort Myers, Florida 33902-0398

Dear Chairman Ruane:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Lee County (Amendment No. 21-01ESR) received on January 29, 2021. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Scott Rogers, Planning Analyst, by telephone at (850) 717-8510 or by email at scott.rogers@deo.myflorida.com.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/sr

Enclosure(s): Procedures for Adoption

cc: David Loveland, Director, Lee County Department of Community Development
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Tuesday, February 2, 2021 3:55 PM
To: Rozdolski, Mikki <MRozdolski@leegov.com>
Cc: Dunn, Brandon <BDunn@leegov.com>; Ray Eubanks (ray.eubanks@deo.myflorida.com) <ray.eubanks@deo.myflorida.com>; Barbara Powell (barbara.powell@deo.myflorida.com) <barbara.powell@deo.myflorida.com>; ext-Wuerstle, Margaret (swfrpc.org) <mwuerstle@swfrpc.org>; DEO Planning Group Email (DCPexternalagencycomments@deo.myflorida.com) <DCPexternalagencycomments@deo.myflorida.com>
Subject: Lee County, DEO #21-1ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Ms. Rozdolski:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Lee County (County). The amendment package changes the land use designation on 345 acres from Sub-Outlying Suburban to Outlying Suburban. The proposed changes do not appear to adversely impact the water resources within the District; therefore, the District has no comments on the proposed amendment package.

The District requests that the County forward a copy of the adopted amendments to the District. Please contact me if you have any questions or need additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit

Please be advised I am working from home until further notice. I can be contacted at:
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
Email: doblaczy@sfwmd.gov or
Cell Phone: 561-315-1474

Receive updates from Lee County Government by subscribing to our newsletter

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Rozdolski, Mikki
To: Dunn, Brandon; Jenkins-Owen, Sharon; Miller, Janet
Subject: FW: Proposed CPA 21-01 / Lee County / Expedited State Review / No Comment
Date: Monday, February 22, 2021 11:26:19 AM

Lee County Homes CPA's.

Mikki Rozdolski
Manager, Planning Section
Lee County DCD
mrozdolski@leegov.com
239-533-8309

From: Suguri, Vitor <Vitor.Suguri@dot.state.fl.us>
Sent: Monday, February 22, 2021 11:20 AM
To: Rozdolski, Mikki <MRozdolski@leegov.com>
Cc: DEO - CPA Comments (DCPexternalagencycomments@deo.myflorida.com) <DCPexternalagencycomments@deo.myflorida.com>; Reina, Bessie <Bessie.Reina@dot.state.fl.us>; Ambikapathy, Babuji <BAmbikapathy@VHB.com>; jzaballero@vhb.com; Engala, Todd <Todd.Engala@dot.state.fl.us>
Subject: [EXTERNAL] Proposed CPA 21-01 / Lee County / Expedited State Review / No Comment

Ms. Rozdolski,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed Lee County's Proposed Comprehensive Plan Amendment (CPA) package 21-01ESR (CPA2020-00001 and CPA2020-00002).

The amendment requests the amendment of the Future Land Use Map designation from Sub-Outlying Suburban to Outlying Suburban on 345+/- acres located on the east side of Buckingham Road, about 1¼ miles south of SR 80 (CPA2020-00002). The amendment also seeks to amend Table 1(b) 2030 Population Allocation to provide additional residential development in the Outlying Suburban Future Land Use category within Fort Myers Shores planning community. The change would allow up to 1035 dwelling units on the subject property at three units per acre, instead of 2 units per acre, a potential increase of 345 dwelling units.

Based on the ITE 10th Edition Trip Generation Manual, the proposed land use change will add 2,780 daily trips to the adjacent facility (Buckingham Road).

FDOT Review Comment: FDOT determined the proposed amendment has no significant adverse impacts to transportation resources or facilities of state importance.

FDOT Technical Assistance 1: FDOT recommends the County to coordinate with FDOT on the impacts to SR 80, as it is noted in the Staff Report that the LOS is projected to

operate at LOS E with the project, which is below the State adopted LOS standard for Year 2025 (Page 6 of 9).

FDOT Technical Assistance 2: FDOT encourages the County to promote the use of multimodal alternatives within the planning and development of communities that aid in mitigating potential transportation impacts, promote safety and economic development, and improve quality of life for all communities in the county. These development types help to decrease overall passenger vehicle trips on the roadway network by encouraging compact and dense developments that provide multimodal connectivity between existing and future development areas. This context sensitive approach promotes healthy, safe, and economically viable communities that encourages quality of life, and incorporates all modes of transportation.

FDOT Technical Assistance 3: The Department recommends that sidewalks and/or bicycle lanes be included as part of any future development plans. This will encourage connectivity from/to the development and provide safe access to the surrounding communities.

FDOT appreciates your commitment to intergovernmental coordination and the opportunity to review and comment on the proposed amendment.

Thank you,

Vitor Suguri, Ph.D.
Community Planner
Florida Department of Transportation - District One
10041 Daniels Parkway
Fort Myers, FL 33913
(239) 225-1959 - Desk
(863) 221-1707 - Cell

Receive updates from Lee County Government by subscribing to our newsletter

From:	Dunn, Brandon
To:	Miller, Janet
Cc:	Rozdolski, Mikki; Jenkins-Owen, Sharon
Subject:	FW: Lee County 21-01ESR Proposed
Date:	Wednesday, February 24, 2021 2:49:28 PM
Attachments:	image001.png

FYI…Lee County Homes.

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Wednesday, February 24, 2021 2:45 PM
To: Dunn, Brandon <BDunn@leegov.com>; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Lee County 21-01ESR Proposed

To: Mr. Brandon Dunn, Principal Planner

Re: Lee County 21-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

From:	Dunn, Brandon
To:	Miller, Janet
Cc:	Jenkins-Owen, Sharon; Rozdolski, Mikki
Subject:	FW: FWC"s Comments on Lee County 21-01ESR (Lee County CPA 2020-00001 and CPA 2020-00002)
Date:	Wednesday, February 24, 2021 1:14:19 PM
Attachments:	Technical Assistance Regarding the Florida Black Bear - 2021.pdf

FYI.

From: Hight, Jason <Jason.Hight@MyFWC.com>
Sent: Wednesday, February 24, 2021 1:07 PM
To: kevin.ratterree@glhomes.com
Cc: DCPexternalagencycomments@deo.myflorida.com; Dunn, Brandon <BDunn@leegov.com>; hurwiller@m-da.com; chasec@passarella.net; Conservation Planning Services <conservationplanningservices@MyFWC.com>
Subject: [EXTERNAL] FWC's Comments on Lee County 21-01ESR (Lee County CPA 2020-00001 and CPA 2020-00002)

Dear Mr. Ratterree:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the Lee County 21-01ESR comprehensive plan amendment package in accordance with our authorities under Chapter 163.3184(3), Florida Statutes. At this time, our comments are limited to advisory information and recommendations for reducing potential conflicts with Florida black bears (*Ursus americanus floridanus*) at the proposed residential development project located east of Buckingham Road, about 1.2 miles south of Palm Beach Boulevard in Lee County.

FWC has received 111 reports of human-bear conflicts within roughly a five-mile radius of the project site since 2009. Florida black bears are common in this area which is within the South Bear Management Unit identified in the 2019 Bear Management Plan. Please review the attached document for important information related to potential measures that can be taken to avoid or minimize negative wildlife interactions during the planning, construction, and operation phases of this project.

If you have specific technical questions, please contact Jason Wagman at (863) 209-2688 or by email at Jason.Wagman@MyFWC.com. For all other inquiries, please contact our office by email at ConservationPlanningServices@MyFWC.com.

Sincerely,

Jason Hight
Land Use Planning Program Administrator
Florida Fish and Wildlife
Conservation Commission
620 S. Meridian Street, MS5B5
Tallahassee, FL 32399
850-413-6966

Florida Fish and Wildlife Conservation Commission

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Chairman
Coral Gables

Michael W. Sole
Vice Chairman
Tequesta

Steven Hudson
Fort Lauderdale

Gary Lester
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Jupiter

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Office of the Executive Director
Eric Sutton
Executive Director

Thomas H. Eason, Ph.D.
Assistant Executive Director

Jennifer Fitzwater
Chief of Staff

850-487-3796
850-921-5786 FAX

Managing fish and wildlife resources for their long-term well-being and the benefit of people.

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
800 955-8770 (V)

MyFWC.com

Technical Assistance Regarding the Florida Black Bear - 2021

Dear Applicant, Property Owner, and Interested Parties:

According to Florida Fish and Wildlife Conservation Commission (FWC) data, there is the potential for Florida black bears (*Ursus americanus floridanus*) to occur in the project area. The FWC received a sufficient number of reports of human-bear conflicts, evidence of bears collected by researchers, reports of bears killed by vehicles surrounding the project, or other data to recommend measures that may prevent or reduce conflicts with bears.

While Florida black bears tend to shy away from people, they are adaptable and will take advantage of human-provided food sources. This includes sources that are currently available near this site or sources available after construction, including unsecured garbage, pet food, and bird seed. Once bears become accustomed to finding food around people, their natural wariness is reduced to the point that there can be an increased risk to private property and public safety.

During the construction phase, construction sites should be kept clean, with refuse that might attract bears kept separate from construction debris and stored securely in bear-resistant containers or removed daily from the construction site before dark. Refuse that might attract bears includes all food and drink-related materials, as well as any items with strong scents like cleaning agents. If a homeowners' association or community covenants are planned, by-laws that would require residents to take measures to prevent attracting bears into the neighborhood are recommended. By-law language used by other Florida communities is available at (http://myfwc.com/wildlifehabitats/managed/bear/living/community-group/bylaw/). Once construction activities are complete, residents should be provided with bear-resistant garbage cans as part of their regular waste service and any larger waste storage containers should also be bear-resistant. Providing residents with information on how to avoid human-bear conflicts is also recommended. This information can include:

- Options for keeping garbage secure which can include using bear-resistant garbage containers, modifying regular cans to be bear-resistant, or keeping cans secure in a garage or sturdy shed and then placing garbage on the curb the morning of pick-up rather than the night before (http://myfwc.com/wildlifehabitats/managed/bear/living/attractants/);
- Removing bird and wildlife feeders, or modifying them to exclude bears (http://myfwc.com/wildlifehabitats/managed/bear/wildlife-feeders/);
- Using electric fencing to secure outdoor attractants like fruiting trees/shrubs, gardens, compost, and small livestock (https://myfwc.com/media/1886/ElectricFence.pdf/);
- Proper composting in bear range (https://myfwc.com/media/1888/howtocompostinbearcountry.pdf);
- Keeping pets safe (https://myfwc.com/media/1892/protect-your-pet.pdf); and
- Cleaning and securing barbeque grills.

Information should also include guidelines for how residents should respond to bears in the area, such as:

- What to do if they encounter a bear, whether from a distance or at close range (https://myfwc.com/wildlifehabitats/wildlife/bear/living/encounter/), and
- When and how to contact the FWC regarding a bear issue (https://myfwc.com/wildlifehabitats/wildlife/bear/nuisance-contact/).

FWC can always assist with residential planning to incorporate the above recommendations and reduce the potential for unwanted interactions between bears and humans. Please feel free to contact our office at ConservationPlanningServices@myfwc.com for technical assistance.

Sincerely,

Jason Hight
Land Use Planning Program Administrator
Office of Conservation Planning Services

From:	Dunn, Brandon
To:	Miller, Janet
Cc:	Jenkins-Owen, Sharon; Rozdolski, Mikki
Subject:	FW: FWC"s comments on Lee County 21-01ESR (CPA 2020-00001 and CPA 2020-00002)
Date:	Monday, March 01, 2021 1:27:32 PM
Attachments:	Technical Assistance Regarding the Florida Black Bear - 2021.pdf

FYI, this is for Lee County Homes.

From: Cucinella, Josh <Josh.Cucinella@MyFWC.com>
Sent: Monday, March 1, 2021 12:46 PM
To: kevin.ratterree@glhomes.com
Cc: DCPexternalagencycomments@deo.myflorida.com; Dunn, Brandon <BDunn@leegov.com>; hurwiller@m-da.com; chasec@passarella.net; Conservation Planning Services <conservationplanningservices@MyFWC.com>; Wagman, Jason <Jason.Wagman@MyFWC.com>
Subject: [EXTERNAL] FWC's comments on Lee County 21-01ESR (CPA 2020-00001 and CPA 2020-00002)

Dear Mr. Ratterree:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the Lee County 21-01ESR comprehensive plan amendment package in accordance with our authorities under Chapter 163.3184(3), Florida Statutes. At this time, our comments are limited to advisory information and recommendations for reducing potential conflicts with Florida black bears (*Ursus americanus floridanus*) at the proposed residential development project located east of Buckingham Road, about 1.2 miles south of Palm Beach Boulevard in Lee County.

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Sincerely,

Josh Cucinella
Biological Administrator II
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1239 SW 10th Street
Ocala, Florida 34471
(352) 620-7330

Florida Fish and Wildlife Conservation Commission

Commissioners
Rodney Barreto
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- Using electric fencing to secure outdoor attractants like fruiting trees/shrubs, gardens, compost, and small livestock (https://myfwc.com/media/1886/ElectricFence.pdf/);
- Proper composting in bear range (https://myfwc.com/media/1888/howtocompostinbearcountry.pdf);
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- When and how to contact the FWC regarding a bear issue (https://myfwc.com/wildlifehabitats/wildlife/bear/nuisance-contact/).

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Sincerely,

Jason Hight
Land Use Planning Program Administrator
Office of Conservation Planning Services

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

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

Project Description: Amend Future Land Use Category for ±344 acres from Sub-Outlying Suburban (2 unit/acres) to Outlying Suburban (3 units/acre).

Map(s) to Be Amended: Map 1, Page 1 of 7

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

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

RECEIVED
NOV 20 2020
COMMUNITY DEVELOPMENT

2. **Name of Contact:** Morris-Depew Associates, Inc c/o Tina Ekblad
   Address: 2914 Cleveland Avenue
   City, State, Zip: Fort Myers, Florida, 33901
   Phone Number: (239)-337-3993 E-mail: tekblad@m-da.com

3. **Owner(s) of Record:** Lee County Home Associates I, LLLP
   Address: 1600 Sawgrass Corporate Pkwy, Suite 400
   City, State, Zip: Sunrise, Florida, 33323
   Phone Number: (954) 753-1730, Ext. 2240 E-mail: kevin.ratterree@glhomes.com

4. **Property Location:**
   1. Site Address: N/A
   2. STRAP(s): See Attached List of Properties

5. **Property Information:**
   Total Acreage of Property: 344.776 Total Acreage Included in Request: 344.776
   Total Uplands: 344.776 Total Wetlands: Current Zoning: RPD
   Current Future Land Use Category(ies): Sub-Outlying Suburban
   Area in Each Future Land Use Category: 344.776 acres Outlying Suburban
   Existing Land Use: Agriculture

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 690 Commercial Intensity: Industrial Intensity:

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 1,034 Commercial Intensity: Industrial Intensity:

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 effect 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 – tripgeneration.

      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 wetland, 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 mete 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 mete 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)

[X]	Completed Application (Exhibit – M1)
[X]	Filing Fee (Exhibit – M2)
[X]	Disclosure of Interest (Exhibit – M3)
[X]	Surrounding Property Owners List, Mailing Labels, and Map for All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
[X]	Future Land Use Map - Existing and Proposed (Exhibit – M4)
[X]	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
[X]	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
[X]	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
[X]	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
[X]	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
[X]	Authorization Letter from the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
[X]	Lee Plan Analysis (Exhibit – M11)
[X]	Environmental Impacts Analysis (Exhibit – M12)
[X]	Historic Resources Impact Analysis (Exhibit – M13)
[X]	Public Facilities Impacts Analysis (Exhibit – M14)
[X]	Traffic Circulation Analysis (Exhibit – M15)
[X]	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
[X]	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)
[X]	State Policy Plan and Regional Policy Plan (Exhibit – M18)
[X]	Justification of Proposed Amendment (Exhibit – M19)
[X]	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.

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Lee County Homes

Comprehensive Plan Amendment

Properties Subject to Application Request

STRAP	Owner Name	Address	Future Land Use	Zoning
32-43-26-00-00003.0000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-00004.0000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-00004.0010	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development

AFFIDAVIT

I, Kevin Ratterree, the Vice President of Lee County Homes I Corporation, a Florida corporation, the General Partner of Lee County Homes Associates I, LLLP, a Florida limited liability limited partnership, 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.

Kevin Ratterree V.P. 1/23/2020

Signature of Applicant Date

Kevin Ratterree
Lee County Homes Associates I, LLLP
By: Lee County Homes I Corporation, General Partner

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was sworn to (or affirmed) and subscribed before me on January 23, 2020 (date) by Kevin Ratterree, the Vice President of Lee County Homes I Corporation, the General Partner of Lee County Homes Associates I, LLLP (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification. and signed in my physical presence.

Rebecca C. Medley

Signature of Notary Public

REBECCA C. MEDLEY
MY COMMISSION EXPIRES
MAY 4, 2022
#GG 192428
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

_____

(Name typed, printed or stamped)

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Lee County Homes

Comprehensive Plan Amendment

Properties Subject to Application Request

STRAP	Owner Name	Address	Future Land Use	Zoning
32-43-26-00-00003.0000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-00004.0000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-00004.0010	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Kevin Ratterree, the Vice President of Lee County Homes I Corporation, a Florida corporation, the General Partner of Lee County Homes Associates I, LLLP, a Florida limited liability limited partnership (the "record owner"), who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at Please see attached STRAP list and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
None	

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

Lee County Homes Associates I, LLLP
By: Lee County Homes I Corporation, General Partner

Kevin Ratterree, V.P.
Property Owner

Kevin Ratterree, Vice President
Print Name

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

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was sworn to (or affirmed) and subscribed before me by physical presence on January 23, 2020 (date) by Kevin Ratterree, the Vice President of Lee County Homes I Corporation, the General Partner of Lee County Homes Associates I, LLLP (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

REBECCA C. MEDLEY
MY COMMISSION EXPIRES
MAY 4, 2022
#GG 192428
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Rebecca C. Medley
Signature of Notary Public

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LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I (WE) AM (ARE) THE FEE SIMPLE PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO REZONING OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE REZONING, PLANNING OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# : Please see attached list of STRAPs

Lee County Homes Associates I, LLLP
By: Lee County Homes I Corporation, General Partner
COMPANY NAME

Kevin Ratterree V.P.
SIGNATURE

Kevin Ratterree, Vice President
PRINTED NAME & TITLE

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 23 day of January 2020, by Kevin Ratterree, the Vice President of Lee County Homes I Corporation, the General Partner of Lee County Homes Associates I, LLLP, who is personally known to me or has produced _____ as identification and did not take an oath, and signed in my physical presence.

My Commission Expires:

Rebecca C. Medley
Notary Public

Notary Printed Name

REBECCA C. MEDLEY
MY COMMISSION EXPIRES
MAY 4, 2022
(seal)
#GG 192428
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC STATE OF FLORIDA

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TR TRANSPORTATION CONSULTANTS, INC

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

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Ms. Tina Ekblad
Morris Depew c/o Barraco & Associates, Inc.

FROM: Ted B. Treesh
President

DATE: February 27, 2020

RE: Buckingham 345
Comprehensive Plan Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 345 acres of property located on the east side of Buckingham Road approximately 1.1 miles south of Palm Beach Boulevard (S.R. 80) in Lee County, Florida. This analysis will determine the impacts of the change in land use on the subject site from Sub-Outlying Suburban to Outlying Suburban.

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

The subject site is currently zoned RPD through Zoning Resolution Z-05-074. The RPD was approved for the development of up to 690 residential dwelling units along with commercial amenities within the community (clubhouse, etc.). Access to the existing RPD is provided directly to Buckingham Road.

A methodology meeting was held with Lee County Development Services staff to outline the methodology that would be followed for this transportation analysis. A recent Comprehensive Plan Amendment was recently approved by the Lee County Board of County Commissioners on a project that directly abuts the Buckingham 345 project to the north and east. This project, called Portico, was processed under CPA2018-00004 and also included the change in land use from Sub-Outlying Suburban to Outlying Suburban.

Based on discussions with County staff, the methodology outlined in the Portico traffic analysis was followed for the analysis of the impacts of this proposed Land Use Change. The traffic study submitted by Portico, conducted by David Plummer & Associates, dated February 5, 2018, was utilized as the basis for the "Background Traffic Conditions" for both the analysis of the impacts to the Long Range Transportation Plan as well as to the 5-Year Capital Improvement Plan.

The proposed amendment to the Comprehensive Plan to move the subject site from the Sub-Outlying Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category would permit the residential density on the subject site to be increased from 2.0 units per acre to a maximum of 3.0 units per acre. As previously noted, the site currently is zoned RPD for a maximum development of 690 residential dwelling units. The change in land use would permit up to 1,035 dwelling units on the approximately 645 acre site, or an increase in 345 dwelling units.

The long range transportation impact (20-year horizon) will be evaluated based on the comparison between residential uses that have been approved based on the RPD zoning versus those uses being proposed. Since it is not feasible to assume that the subject site will be completely developed in the next five (5) years, the short range transportation impact (5-year horizon) will be evaluated based on an assumed residential development rate for the site.

Long Range Impacts (20-year horizon)

As previously indicated, the analysis conducted as part of the recent Comprehensive Land Use Change to the Portico project, which abuts the Buckingham 345 parcel to the north and east, was utilized as the basis of the analysis in this report. The traffic analysis, prepared by David Plummer & Associates, is dated February 5, 2018. For the impacts to the Long Range Transportation Plan (LRTP), the 2040 projected traffic volumes reflected in Exhibit 4 of the Plummer TIS, titled "***Future (2040) Traffic Conditions With Project***" were combined with the projected trip generation from the 690 residential dwelling units that are currently approved on the Buckingham 345 project to determine the future 2040 Background Traffic Conditions.

Table 1 summarizes the uses that are currently permitted on the Buckingham 345 property pursuant to Zoning Resolution Z-05-074.

Table 1
Permitted Residential Density
Buckingham 345 CPA

Category	Intensity
Permitted Dwelling Units	690 Single-Family DU's

The Level of Service Threshold volumes for the roadway network within a 3-mile radius of the site was referenced from the Lee County Generalized Level of Service tables for

the Lee County maintained roadways and the FDOT Q/LOS Manual Generalized Level of Service Tables for FDOT controlled roadways. The facility type and threshold volumes were referenced from the ***2018 FDOT Level of Service Report*** for Lee County. This is consistent with the methodology conducted as part of the Portico traffic analysis. **Table 1A** in the Appendix of this report outlines the Level of Service Thresholds utilized for the roadways within the 3-mile study boundary. Consistent with the Lee County Comprehensive Plan, the County maintained roadways have a recommended minimum Level of Service Standard of LOS "E" and the FDOT maintained roadways have a recommended minimum Level of Service Standard of LOS "D".

The trip generation for the residential dwelling units was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 10th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the proposed dwelling units. The trip generation equations utilized from the aforementioned land use is attached to the Appendix of this memorandum for reference. **Table 2** indicates the trip generation of the trips that were added to the 2040 roadway network as part of the long range transportation Level of Service analysis.

Table 2
Trip Generation – Long Range Analysis
Buckingham 345 CPA

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Maximum Residential Density W/CPA (1,035 Dwelling Units)	185	555	740	604	354	958	8,927
Currently Approved Residential Units (690 Dwelling Units)	-124	-371	-495	-409	-240	-649	-6,147
Total Trip Increase (345 Dwelling Units)	61	184	245	195	114	309	2,780

2040 Long Range Transportation Plan Impacts

Table 2A reflects the projected 2040 background traffic volumes and Level of Service on the roadways within the 3-mile radius of the site. These volumes include the traffic from the Lee County Metropolitan Planning Organization's (MPO) 2040 Long Range Transportation travel model (District One Regional Planning Model – D1RMP) as contained in the Portico traffic analysis. The traffic volumes from Exhibit 4 in the Portico analysis were utilized, which includes the traffic from 1,789 dwelling units that were approved by the Lee County Board of County Commissioners as part of CPA2018-00004. The total trips shown in Table 1 from the approved 690 dwelling units on the Buckingham 345 parcel were then added to the volumes taken from Exhibit 4 to determine the projected 2040 Peak Hour, Peak Season, Peak Direction Background traffic volumes and Level of Service on the roadways in the study area.

Based on Table 2A, there are several roadway segments that are shown to operate below the recommended minimum Level of Service Standard in 2040 based on the projected Background traffic conditions. Three future road projects are identified in the 2040 Long Range Transportation Plan Needs Plan, which are identified as a need by 2040 but do not have identified funding at this time.

The projects that are currently on the 2040 LRTP Needs Plan in the study area include:

> Buckingham Road – Widen from 2 to 4 lanes from Orange River to SR 80
> Orange River Blvd. – Widen from 2 to 4 lanes from SR 80 to Buckingham Rd.
> SR 31 – Widen from 2 to 4 lanes from SR 80 to Charlotte Co. line

The only other improvement shown as to be needed by 2040 in the Background traffic conditions is the widening of SR 80 between SR 31 and Buckingham Road. This segment, based on the Background traffic conditions before any trips from the proposed land use change are added to the network, will need to be widened from four lanes to six lanes. This improvement should be added to the 2040 Needs Plan.

An additional improvement that is illustrated in Table 2A that is not identified in the LRTP 2040 Needs Plan is the widening of Buckingham Road from Orange River Boulevard to Gunnery Road. Based on the projected 2040 Background traffic conditions, this improvement should be added to the 2040 LRTP Needs Plan.

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

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

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

Table 3A was then completed to determine what impacts will occur on the roadways with the addition of the new trips shown in Table 1 that will be generated by the additional 345 dwelling units that would be permitted should the change in Future Land

Use be approved. Comparing the identified improvements necessary in the Background traffic conditions (Table 2A) to the improvements identified as being needed in 2040 with the additional dwelling units, ***there are NO additional roadway capacity improvements necessary to support the Future Land Use Change to permit the development of an additional 345 residential dwelling units***. The identified improvements illustrated in Table 3A are identical to the improvements that are listed in Table 2A that are needed in 2040 without the change to the Future Land Use category on the subject site.

Therefore, the changes that are recommended to be added to the 2040 LRTP Needs Plan are due to the conditions that are projected in 2040 without any changes to the Future Land Use Plan. The changes, which are consistent with the changes that were outlined in the CPA Traffic Analysis conducted for the Portico project, include:

Buckingham Road – Widen from 2 to 4 lanes from Orange River Blvd. to Gunnery Rd.
SR 80 – Widen from 4 to 6 lanes from SR 31 to Buckingham Rd

Short Term Impacts Analysis (2025)

In order to estimate the short term transportation related impacts with the requested land use changes, several assumptions were made based on the amount of residential development that is feasible to be constructed in the next five (5) years. It was assumed that the site could be developed with up to 125 residential dwelling units per year. Therefore, for the 5-year Level of Service analysis, a development of approximately 625 residential dwelling units was assumed. For analysis purposes these units were all assumed to be single-family dwelling units. **Table 4** indicates the trip generation of the trips that were added to the 2025 roadway network as part of the short term transportation Level of Service analysis.

Table 4
Trip Generation – Short Term Analysis
Buckingham 345 CPA

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (625 Dwelling Units)	112	337	449	372	218	590	5,612

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 the trip generation as shown in Table 4. Following the same methodology as was followed for the 2040 LRTP analysis, the projected 2025 Background traffic conditions included the trips from the 5-year analysis as identified in the Portico CPA Traffic Analysis report, dated February 5, 2018. The existing traffic volumes on the various roadway links were derived from traffic data obtained from the FDOT Traffic Information Online resource and are volumes as reported for the year 2018. These volumes were then increased by a growth factor based on historical traffic count data from the FDOT Traffic Information Online resource then adjusted by the K & D factors to obtain the projected 2025 peak hour, peak direction traffic conditions. The trips from the Short Term Analysis contained in the Portico Traffic Report were then added to the 2025 projected volumes to determine the Background 2025 traffic volumes and Levels of Service on the roadways in the Study Area.

The trips from Table 4 were then added to the various roadway links projected 2025 Background Traffic Volumes and a Level of Service analysis was completed. Based on the results, there are only two roadway segments show a change in Level of Service in 2025 due to the addition of the trips from the Short Term Analysis of the subject site. These links are Orange Rive Boulevard, which is shown to go from LOS "D" to LOS "E" and on S.R. 80 between S.R. 31 and Buckingham Road, which is shown to go from LOS "D" to LOS "E". No other roadway segment is shown to change in Level of Service as a result of the Short Term Analysis. Buckingham Road is shown to operate at LOS "F" in 2025 in the Background Traffic Conditions (With Portico). This is consistent with the most recent Lee County ***Public Facilities Level of Service and Concurrency Report*** (2019), which shows Buckingham Road from S.R. 80 to Orange River Boulevard operating at LOS "F" in 2023 due to the currently approved density within the Portico and Buckingham 345 projects.

Since the number of units that are shown to be built in the next five years (625) are within the currently number of approved units on the subject site (690), no revisions to the County's 5-Year Capital Improvement Program or the FDOT Work Program are necessary to support the change in the Future Land Use Category.

Changes that are recommend to the Capital Improvement Program that are needed regardless if this CPA application is approved is the widening of Buckingham Road from two lanes to four lanes from S.R. 80 to Orange River Boulevard.

The payment of road impacts fees will be the full mitigation for this project in order to offset the impacts the trips from the residential units have on the adjacent roadway network. The CPA will also generate valorem taxes, gas taxes and other revenues that can be utilized to fund projects that are in the LRTP and the Short Term Capital Improvement Program.

Conclusion

The proposed Comprehensive Plan Amendment would allow the future land use change on approximately 345 acres of property to allow the maximum residential density of 1,035 residential dwelling units. The project site currently has zoning approval to construct up to 690 residential dwelling units. The analysis contained in this report focused on the increase in residential dwelling units from 690 to 1,035, or an increase of 345 dwelling units.

The analysis was conducted based on the inclusion of the recently approved Portico Comprehensive Plan Amendment in the Background Traffic Condition, both in the Long Term Transportation Plan impacts as well as the impacts to the Short Term (5-Year) transportation impacts. The conclusions of the analysis indicated that the widening of several roadway segments in the Study Area need to be added to the 2040 LRTP Need Plan based on the proposed Background Traffic conditions (before the CPA trips are added to the network). These improvements include:

Buckingham Road – Widen from 2 to 4 lanes from Orange River Blvd. to Gunnery Rd.
SR 80 – Widen from 4 to 6 lanes from SR 31 to Buckingham Rd

Also, the Lee Plan needs to have a Policy in place that recognizes Orange River Boulevard from S.R. 80 to Buckingham Road as a "*Constrained Roadway*".

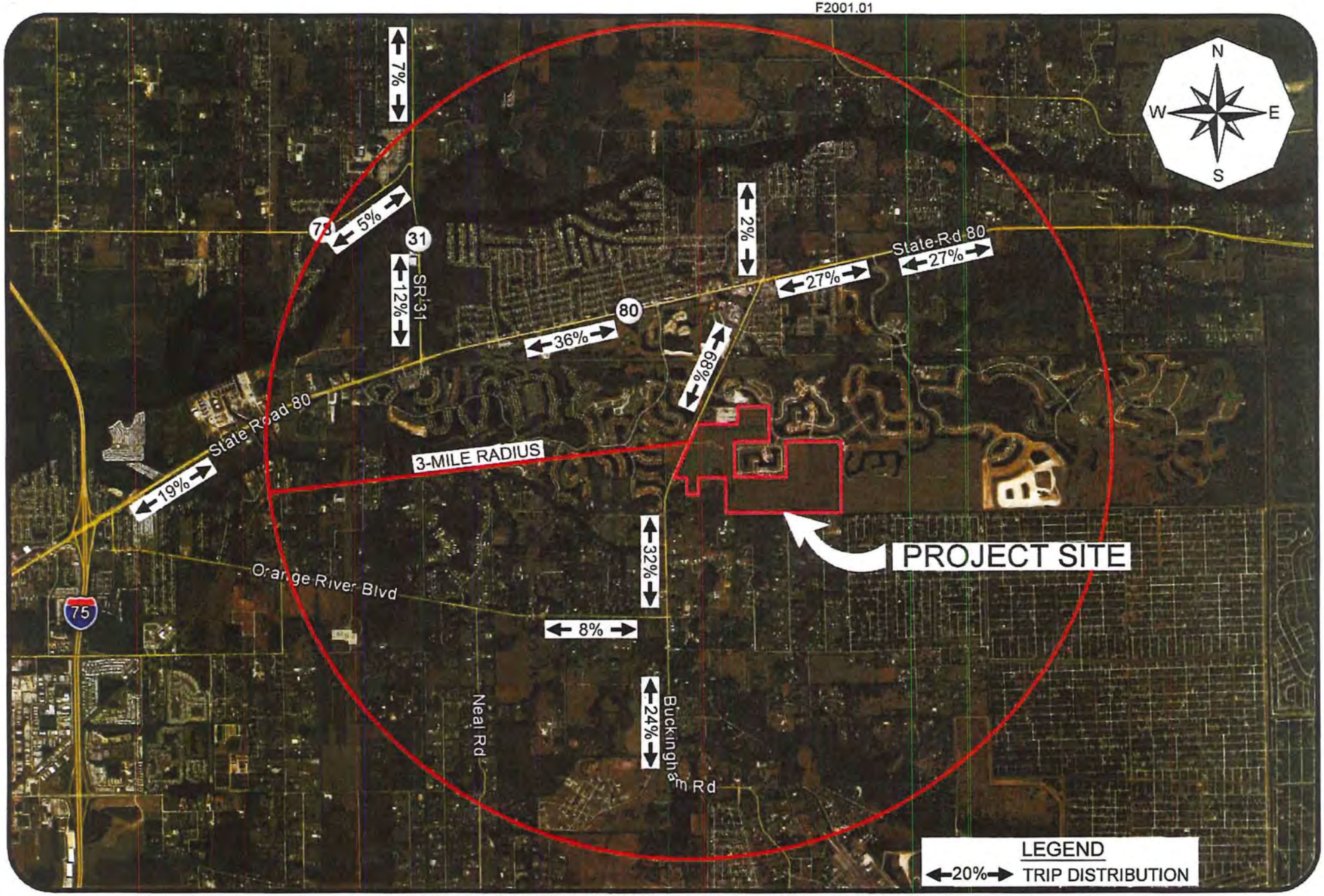
The improvements that are identified in the 2040 LRTP Background conditions are the same improvements that are needed in the 2040 LRTP conditions with the CPA trips added to the network. No changes are needed to the 2040 LRTP since the proposed CPA does not cause the need for any additional roadway capacity.

The analysis of the Short Term impacts (Year 2025) also indicate that no changes are required to the Adopted Work Programs of either FDOT or Lee County due to the change in Future Land Use categories on the subject site. Improvements are identified as being necessary in 2025 due to the Background Traffic Conditions, which include residential dwelling units that are currently approved in both the Portico project as well as the Buckingham 345 project. The mitigation of the project impacts on the surrounding roadway network will be accommodated through the collection of road impact fees.

Attachments

FIGURE 1

F2001.01



TRANSPORTATION CONSULTANTS, INC

TRIP DISTRIBUTION AND 3-MILE RADIUS
STUDY AREA
BUCKINGHAM 345

Figure 1

TABLES 1A, 2A & 3A

2040 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2040 LONG RANGE TRANSPORTATION ANALYSIS - BUCKINGHAM 345

	ROADWAY SEGMENT		2040 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
					LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	FROM	TO	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Buckingham Road	SR 80	Site Access	2LN	Arterial	0	140	800	860	860
	Site Access	Orange River Blvd.	2LN	Arterial	0	140	800	860	860
	Orange River Blvd.	Gunnery Road	2LN	Arterial	0	140	800	860	860
Orange River Blvd.	Buckingham Rd.	SR 80	2LN	Major Collector	0	0	310	660	740
SR 80 (Palm Beach Blvd)	Old Olga Rd.	Buckingham Rd.	4LD	Highway	0	59	770	3,240	1,600
	Buckingham Rd.	SR. 31	4LD	Arterial	0	59	1,585	2,100	2,195
	SR 31	Orange River Blvd.	6LD	Arterial	0	94	2,393	3,171	3,310
SR 31	SR 80	Bayshore Road (SR 78)	4LD	Arterial	0	250	1,840	1,960	1,960
Bayshore Rd (SR 78)	SR 31	I-75	4LD	Arterial	0	0	268	924	1,245

[ ] - Denotes the LOS Standard for each roadway segment

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

TABLE 2A
2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS WITHOUT PROJECT
BUCKINGHAM 345

APPROVED TOTAL PM PEAK HOUR PROJECT TRAFFIC : 649 VPH IN= 409 OUT= 240

ROADWAY	ROADWAY SEGMENT FROM	ROADWAY SEGMENT TO	2040 BACKGROUND PEAK DIRECTION TRAFFIC VOLUMES & LOS [1] VOLUME	LOS	PROJECT TRAFFIC DIST.	PK DIR PM PROJ TRAFFIC	2040 BACKGROUND PLUS APPROVED PROJ DENSITY PEAK DIRECTION TRAFFIC VOLUMES & LOS [2] VOLUME	LOS	IMPROVEMENTS NEEDED
Buckingham Road	SR 80	Site Access	1,446	F	68%	278	1,724	F	Add 2LN
	Site Access	Orange River Blvd.	980	F	32%	131	1,111	F	Add 2LN
	Orange River Blvd.	Gunnery Road	1,140	F	24%	98	1,238	F	Add 2LN
Orange River Blvd.	Buckingham Rd.	SR 80	990	F	8%	33	1,023	F	Add 2LN
SR 80 (Palm Beach Blvd)	Old Olga Rd.	Buckingham Rd.	940	D	27%	110	1,050	D	
	Buckingham Rd.	SR. 31	2,100	D	36%	147	2,247	F	Add 2LN
	SR 31	Orange River Blvd.	2,970	D	19%	78	3,048	D	
SR 31	SR 80	Bayshore Road (SR 7	1,790	F	12%	49	1,839	F	Add 2LN
Bayshore Rd (SR 78)	SR 31	I-75	880	D	5%	20	900	D	

1 2040 Background Peak Direction Volume taken from Portico CPA Traffic Study and includes the 1,789 Residential Dwelling Units approved by BOCC

2 2040 Background Plus Approved Project Density includes the approved 690 Dwelling Units on the Buckingham 345 Parcel

TABLE 3A
2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS WITH PROJECT
BUCKINGHAM 345

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 309 VPH IN= 195 OUT= 114

ROADWAY	ROADWAY SEGMENT FROM	ROADWAY SEGMENT TO	2040 BACKGROUND PEAK DIRECTION TRAFFIC VOLUMES & LOS [1] VOLUME	LOS	PROJECT TRAFFIC DIST.	PK DIR PM PROJ TRAFFIC	2040 BACKGROUND PLUS PROJ PEAK DIRECTION TRAFFIC VOLUMES & LOS [2] VOLUME	LOS	IMPROVEMENTS NEEDED	CHANGES NEEDED DUE TO ADDITIONAL UNITS?
Buckingham Road	SR 80	Site Access	1,724	F	68%	133	1,857	F	Add 2LN	No
	Site Access	Orange River Blvd.	1,111	F	32%	62	1,173	F	Add 2LN	No
	Orange River Blvd.	Gunnery Road	1,238	F	24%	47	1,285	F	Add 2LN	No
Orange River Blvd.	Buckingham Rd.	SR 80	1,023	F	8%	16	1,039	F	Add 2LN	No
SR 80 (Palm Beach Blvd)	Old Olga Rd.	Buckingham Rd.	1,050	D	27%	53	1,103	D		
	Buckingham Rd.	SR. 31	2,247	F	36%	70	2,317	F	Add 2LN	No
	SR 31	Orange River Blvd.	3,048	D	19%	37	3,085	D		
SR 31	SR 80	Bayshore Road (SR 78)	1,839	F	12%	23	1,862	F	Add 2LN	No
Bayshore Rd (SR 78)	SR 31	I-75	900	D	5%	10	910	D		

1 2040 Background Traffic Includes Approved Portico proejct + 690 Dwelling units from Buckingham 345 Project

2 2040 Background Traffic Plus Project includes the additional 345 Dwelling Units being requested as part of this Amendment

TABLES 4A & 5A

5-YEAR LOS ANALYSIS

TABLE 4A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
BUCKINGHAM 345

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	449 VPH	IN=	112	OUT=	337
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	590 VPH	IN=	372	OUT=	218

ROADWAY	ROADWAY SEGMENT FROM	ROADWAY SEGMENT TO	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Buckingham Road	SR 80	Site Access	2LN	0	140	800	860	860	15%	56	7.0%
	Site Access	Orange River Blvd.	2LN	0	140	800	860	860	20%	74	9.3%
	Orange River Blvd.	Gunnery Road	2LN	0	140	800	860	860	20%	74	9.3%
Orange River Blvd.	Buckingham Rd.	SR 80	2LN	0	0	310	660	740	15%	56	18.0%
SR 80 (Palm Beach Blvd)	Old Olga Rd.	Buckingham Rd.	4LD	0	59	770	3,240	1,600	45%	167	21.7%
	Buckingham Rd.	SR. 31	4LD	0	59	1,585	2,100	2,195	10%	37	2.3%
	SR 31	Orange River Blvd.	6LD	0	94	2,393	3,171	3,310	10%	37	1.6%
SR 31	SR 80	Bayshore Road (SR 78)	2LN	0	0	281	970	1,308	35%	130	46.3%
Bayshore Rd (SR 78)	SR 31	I-75	2LN	0	0	268	924	1,245	15%	56	20.8%

- Denotes the LOS Standard for each roadway segment

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

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

TABLE 5A
PROJECTED 2025 LEVEL OF SERVICE ANALYSIS
BUCKINGHAM 345

BUCKINGHAM 345 PROJECT TRIPS THROUGH 2025

TOTAL PROJECT TRAFFIC AM =	449	VPH	IN =	112	OUT=	337
TOTAL PROJECT TRAFFIC PM =	590	VPH	IN=	372	OUT=	218

PORTICO PROJECT TRIPS THROUGH NEXT 5 YEARS

TOTAL PROJECT TRAFFIC AM =	456	VPH	IN =	114	OUT=	342
TOTAL PROJECT TRAFFIC PM =	599	VPH	IN=	377	OUT=	222

ROADWAY	ROADWAY SEGMENT FROM	ROADWAY SEGMENT TO	FDOT SITE #	BASE YR ADT	2018 ADT	YRS OF GROWTH.[1]	ANNUAL RATE	K-FACTOR	D-FACTOR	2018 PK HR PK SEASON PEAK DIR.[2]	PERCENT PROJECT TRAFFIC	PM PK HR PORTICO TRIPS[3]	2025 BACKGROUND PK HR PEAK DIRECTION VOLUME	LOS	V/C Ratio	BUCKINGHAM 345 PM PROJ TRAFFIC	2025 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Buckingham Road	SR 80	Site Access	126011	8,378	10,538	8	2.91%	0.095	0.530	809	68%	256	1,018	F	1.18	253	1,527	F	1.78
	Site Access	Orange River Blvd	126011	8,378	10,538	8	2.91%	0.095	0.530	609	32%	121	1,018	F	1.18	119	1,257	F	1.46
	Orange River Blvd	Gunnery Road	124656	8,500	9,800	7	2.05%	0.095	0.550	453	24%	90	533	C	0.62	89	713	C	0.83
Orange River Blvd	Buckingham Rd	SR 80	124202	6,300	8,400	6	4.91%	0.095	0.55	439	8%	30	614	D	0.93	30	674	E	1.02
SR 80 (Palm Beach Blvd)	Old Olga Rd.	Buckingham Rd.	120012	21,000	26,000	7	3.10%	0.090	0.649	1,519	27%	102	1,881	D	0.58	100	2,083	D	0.64
	Buckingham Rd	SR. 31	120085	29,500	33,500	7	2.00%	0.090	0.55	1,658	36%	136	1,905	D	0.91	134	2,174	E	1.04
	SR 31	Orange River Blvd	126005	26,868	35,091	7	3.86%	0.090	0.55	1,737	19%	72	2,267	C	0.71	71	2,409	D	0.76
SR 31	SR 80	Bayshore Road (SR 78)	120030	8,500	11,500	7	4.41%	0.090	0.55	569	12%	45	770	D	0.79	45	860	D	0.89
Bayshore Rd (SR 78)	SR 31	I-75	121002	6,800	9,600	7	5.05%	0.090	0.55	475	5%	19	671	D	0.73	19	708	D	0.77

[1] Annual Growth Rate was calculated utilizing historical AADT data obtained from FDOT Florida Traffic Online resource. A minimum growth rate of 2% was used if the historical traffic data indicated a low or negative growth

[2] 2018 peak hour peak season peak direction traffic volumes calculated by multiplying AADT by K and D Factors from FDOT Traffic Report

[3] Portico Trips applied to roadway links based on same trip distribution based on 635 Dwelling Units from CPA Traffic Analysis prepared for Portico project

PORTICO CPA TRAFFIC STUDY

PORTICO
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Project #17545

February 5, 2018

Prepared by:
DAVID PLUMMER & ASSOCIATES, INC.
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Fort Myers, Florida 33901

CPA 2018-00004

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COMMUNITY DEVELOPMENT

PORTICO
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Introduction

The Portico development, hereafter referred to as the Project, is an approved, existing residential development located in Lee County on the east side of Buckingham Road, less than one mile south of SR 80, as shown in Exhibit 1.

The existing Future Land Use Categories of the property would permit the Portico development a maximum of 1,207 dwelling units without any modification of the Lee County Comprehensive Plan.

The applicant is requesting a Comprehensive Plan Amendment (CPA) to the Future Land Use Map to locate the property within the Outlying Suburban FLU Category. This amendment would increase the maximum residential density of the property to 1,789 single-family residential units, an additional 582 dwelling units. The purpose of this report, therefore, is to provide a traffic analysis in support of the proposed CPA application to increase the allowable single-family residential units for the Project.

This traffic study has been prepared consistent with Lee County's Application for a CPA, and provides both a Long Range Analysis and a Short Range Five-Year CIP Horizon analysis.

The Long Range Horizon analysis provides a comparison of future road segment traffic conditions in year 2040 on the Lee County MPO's 2040 Highway Cost Feasible Plan road network, both with and without the proposed CPA. The Short Range Five-Year CIP Horizon analysis provides an assessment of future road segment traffic conditions in year 2023, both with and without the proposed CPA.

Executive Summary

The results of the CPA traffic analysis are summarized below.

1. The Long Range 2040 traffic analysis identified the following changes to the MPO 2040 Needs Plan are recommended to reflect traffic conditions "without" the proposed CPA.

    - Buckingham Road from Orange River Boulevard to Gunnery Road – Widen from 2 lanes to 4 lanes.
    - Orange River Boulevard from Buckingham Road to SR 80 – Recognize as a "policy constrained" road.

    The addition of these improvements to the MPO 2040 Needs Plan will address the anticipated level of service deficiency, without the proposed CPA.

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CPA 2018-00004

2. The Year 2040 improvements needed to support the proposed CPA are the same improvements that have been identified to support future conditions "without" the CPA. No changes to the MPO 2040 Needs Plan are necessary since the proposed CPA does not cause additional needs beyond those already anticipated without the CPA.

3. The Year 2023 short range improvements needed to support the proposed CPA are the same improvements that have been identified to support future conditions "without" the CPA. Therefore, no changes to the five-ear work program are necessary since the proposed CPA does not cause additional deficiencies beyond those already anticipated without the CPA.

4. The proposed CPA is expected to fully mitigate its external traffic impacts through the payment of road impact fees.

CPA Traffic Study

The traffic study has been prepared in accordance with requirements including: i) The Lee Plan; ii) Lee County Application for a Comprehensive Plan Amendment; iii) Lee County MPO 2040 Transportation Plan; and iv) Chapter 163.3180 Concurrency, F.S. Consistent with Lee County's Application for a Comprehensive Plan Amendment (Appendix A), this CPA traffic study provides a Long Range Horizon analysis and Short Range (5-year) Horizon analysis.

The Long Range Horizon analysis provides a comparison of future road segment traffic conditions in Year 2040 on the Lee County MPO's 2040 Highway Cost Feasible Plan network both "without" and "with" the proposed CPA.

The Short Range (5-year) Horizon analysis evaluates future road segment traffic conditions in Year 2023 on the E+C road network "with" the proposed CPA.

The outcome of the traffic study identifies the future needs of the Lee County MPO Transportation Plan. The MPO Plan is a long-term outlook for the purposes of identifying potential needs and funding sources to achieve that plan. When those needs are closer to reality, the MPO would then prioritize the needs along with the timing of the improvements to be included as part of the Cost Feasible Plan and Capital Improvement Plan.

Study Area

As required by Section III, Part B of the Lee County Comprehensive Plan Amendment Application, traffic impacts of the proposed CPA on major roadways must be analyzed within a three-mile radius of the subject property, as shown in Exhibit 2.
Based on the three-mile criterion, the study area is generally bounded by the following.

Study Area Boundary – 3-Mile Radius

North	-	Bayshore Road and North River Road
South	-	Gunnery Road
East	-	Werner Drive
West	-	I-75

Existing Roadway Network

As depicted in Exhibit 1, there are several major roadways in the vicinity of the Project including Orange River Boulevard, State Road 80, State Road 31, and Bayshore Road. Access to the Project is provided via Buckingham Road, a two-lane undivided road which extends from SR 80 in the north to SR 82 to the south.

The primary east-west roads serving the area are Orange River Boulevard and Cemetery Road, which are both two-lane undivided roads.

Scheduled and Planned Road Improvements

The Lee County MPO 2040 LRTP consists of two highway transportation plans: 1) the 2040 Highway Needs Plan; and 2) the 2040 Highway Cost Feasible Plan. The two highway plans are the subject of this CPA traffic analysis and described below.

2040 Highway Needs Plan

The 2040 LRTP Highway Needs Plan (Appendix B) identifies improvements that are considered to be the future roadway "needs" to support the anticipated county-wide demands. The following 2040 LRTP roadway improvement needs have been adopted by the MPO within the CPA study area.

- Buckingham Road from State Road 80 to Orange River Boulevard – Widen to 4 lanes.
- Orange River Boulevard from SR 80 to Buckingham Road – Widen to 4 lanes.
- SR 31 from SR 80 to North River Road – Widen to 4 lanes.

2040 Highway Cost Feasible Plan

The 2040 LRTP Highway Cost Feasible Plan (included as part of Appendix C) identifies the needed improvements listed above that are considered to be financially feasible for construction, based on anticipated priorities and future revenues.

The Cost Feasible projects include those improvements that are considered affordable, given revenue projections through year 2040. The Cost Feasible projects in the general vicinity of the Project include the following.

- SR 31 from SR 80 to North River Road – Widen to 4 lanes.

The CPA traffic analysis utilizes the adopted Cost Feasible Plan as the basis of analysis. The analysis of future year 2040 included only those roadway projects identified as Cost Feasible (i.e., funded improvements). Projects that were identified as needed but contingent upon additional funding (i.e., unfunded improvements) were not included in the Cost Feasible road network.

Scheduled Roadway Improvements

The scheduled road improvements in the County are shown on: 1) Lee County's Summary of Major Road Projects Programmed by Lee County – FY 17/18 to FY 21/22; and 2) Florida DOT's Adopted Five Year Work Program – District 01 – Lee County, 2017 – 2021.

Aside from bicycle-related improvements on Orange River Boulevard, there were no scheduled improvements are identified within the CPA study area based on the above documents.

CPA Development Parameters

For the purposes of this study, 635 total dwelling units were assumed to be in place in the next 5 years, coincident with year 2023.

The requested CPA increases the allowable 1,207 residential units to a total of 1,789 units at buildout.

Proposed Development Parameters

Single-Family Residential (d.u.)	Without CPA[1]	With CPA[1]	Difference
Existing	35	35	0
At Year 2023	635	635	0
At Year 2040	1,207	1,789	582

Footnotes:
1. May include single family attached, condo units, two-family duplex units, townhouse units, or villa units. Since unit types were not defined by this CPA, the highest potential residential trip generator has been used in the analysis

Trip Generation

The adopted Lee County MPO travel model was used to estimate the trip generation for Portico for the Long Range (year 2040) analysis, both with and without the proposed CPA. A single traffic analysis zone, TAZ #4014, was used to represent the Portico project.

The 1,789 proposed units at buildout of Portico were used as inputs for this TAZ in the Long Range Analysis with the CPA, and the density allowed under the current Lee Plan provisions (1,207 units) was used as an input for this TAZ for the Long Range Analysis without the CPA. The input parameters used in the travel modeling are provided in Appendix D.

For the Short Range Five-Year Analysis, the proposed number of 635 units was used as an input for the modeling, which coincides with the absorption schedule of the currently-entitled residential dwelling units. Since the buildout schedule is anticipated to be the same both without and with the proposed CPA, no comparative analysis is necessary because the Short Range Five-Year Analysis is the same for both scenarios, reflective of entitled units.

Level of Service Standards

Roadway level of service (LOS) standards generally vary depending upon whether the road is a State, County or County road and whether the road is in an urban or rural area. Furthermore, State roads on the FDOT Strategic Intermodal System (SIS) generally have more stringent LOS standards than other roads.

The Florida DOT LOS standards will apply to State-maintained facilities. For County roads, the LOS standards adopted in the Lee Plan will apply. Those standards, identified in the Lee Plan, are as follows.

Level of Service Standards

Roadway	LOS Standard
State Roads (Urban)	D
State Roads (Transitioning, Rural)	C
County Roads	E

Long Range (Year 2040) Comparative Travel Model Assignments

The 2040 DIRPM (FSUTMS) travel model was used to run comparative travel model assignments both "without" and "with" the proposed CPA under the adopted Lee County MPO 2040 Cost Feasible Plan. For these assignments, the future year 2040 Cost Feasible road network and the MPO's 2040 socioeconomic data projections were used.

Year 2040 Traffic Conditions Without the CPA

The residential units (1,207 residential units) included in TAZ #4014 of the Lee County MPO's year 2040 travel model were assumed to represent the future conditions without the proposed CPA.

The residential population estimates were derived based on the seasonal vacancy and auto ownership rates that were established by the Lee County MPO for TAZ #4014, shown in Appendix D. Based on the travel model, the allowable units at the Project would generate 8,878 peak season, weekday, average daily traffic (PSWADT).

For each road segment, link volumes taken from the travel model assignment "without" the proposed CPA were used in the segment analysis, Exhibit 3. The travel model volumes (PSWADT) were converted to peak season, peak hour, peak direction traffic volumes using the MOCF, K, and D factors from the nearest count station.

As shown in Exhibit 3, the following segments are projected to be deficient in year 2040 without the proposed CPA.

Roadway Needs – 2040 Without CPA

Roadway	From	To	Needed # of Lanes	MPO Needs # of Lanes[1]	Consistent With Needs Plan?
Buckingham Road	SR 80	Orange River Blvd.	4	4	Yes
Buckingham Road	Orange River Blvd.	Gunnery Road	4	2	No
Cemetery Road	Buckingham Road	Goebel Drive	4	2	No
Orange River Road	SR 80	Staley Road	4	4	Yes
Orange River Road	Staley Road	Buckingham Road	4	4	Yes

Footnote:
(1) As reflected in the Lee County 2040 LRTP Needs Plan

Year 2040 Traffic Conditions With the CPA

The proposed CPA build-out parameters (1,789 residential units) were converted to socioeconomic data for TAZ #4014 that represents the Project in the travel model.

The residential population estimates were derived based on the seasonal vacancy and auto ownership rates that were established by the Lee County MPO for TAZ #4014, shown in

Appendix D. Based on the travel model, the proposed CPA generates 12,860 peak season, weekday, average daily traffic (PSWADT).

For each road segment, the link volumes from the travel model assignment "with" the proposed CPA were used in the segment analysis, Exhibit 4. The travel model volumes (PSWADT) were converted to peak season, peak hour, peak direction traffic volumes using the MOCF, K, and D factors from the nearest count station.

As shown in Exhibit 4, the following segments were projected to be deficient in year 2040 with the proposed CPA.

Roadway Needs – 2040 With CPA

Roadway	From	To	Needed # of Lanes	MPO Needs # of Lanes(1)	Consistent With Needs Plan?
Buckingham Road	SR 80	Orange River Blvd.	4	4	Yes
Buckingham Road	Orange River Blvd.	Gunnery Road	4	2	No
Cemetery Road	Buckingham Road	Goebel Drive	4	2	No
Orange River Road	SR 80	Staley Road	4	4	Yes
Orange River Road	Staley Road	Buckingham Road	4	4	Yes

Footnote:
(1) As reflected in the Lee County 2040 LRTP Needs Plan.

Summary Comparison of Year 2040 Traffic Conditions

A comparison of the roadway segment "needs" without and with the CPA, along with the MPO needs and financially feasible lanes, is summarized below.

Roadway Needs Comparison

Roadway	From	To	Existing	MPO Cost Feasible	MPO Needs	Needs Without CPA	Needs With CPA	Difference With CPA
Buckingham Rd.	SR 80	Orange River Blvd.	2	2	4	4	4	0
Buckingham Rd.	Orange River Blvd.	Gunnery Road	2	2	2	4	4	0
Cemetery Rd.	Buckingham Road	Goebel Drive	2	2	2	4	4	0
Orange River Blvd	SR 80	Staley Road	2	2	4	4	4	0
Orange River Blvd	Staley Road	Buckingham Road	2	2	4	4	4	0

The complete FSUTMS-Cube travel model run for all CPA scenarios are available for download from ftp://ftpfin.dplummer.com/Public/17545_Portico_CPA.

Based on the Long Range (year 2040) comparative travel model analysis, five road segments within a three mile radius of the Project are forecasted to need improvements in 2040 both without, and with, the proposed CPA.

Although the MPO Needs plan identifies the needed improvements on both Orange River Boulevard and Cemetery Road, these identified needs are in conflict with Policy 17.2.1 of the Lee Plan, which prohibits widening of any road within the Buckingham community, except for Buckingham Road. The Policy states:

> *"Future multi-lane expansions within the Buckingham Community will be limited to the four-laning of Buckingham Road (except for the portion of Buckingham Road that is encompassed by the Luckett Road Extension). All other existing roadways within the boundaries of the Buckingham Community will remain in their two-lane configuration."*

Clearly, this prohibition on widening within the Buckingham Community would include Orange River Boulevard and Cemetery Road within the Buckingham Planning District. As a result, these roads should be recognized as "constrained by policy," since no widening is possible under the adopted Lee Plan policy. This creates an inconsistency with the MPO Needs plan, such that the needed improvements (without or with) the CPA cannot be accommodated.

Lee Plan Objective 37.2, and accompanying Lee Plan Table 2(a), offers further direction on "Constrained Roads." Investigation of the policy and table finds that Orange River Boulevard and Cemetery Road are not listed as constrained roadways despite the direction of Policy 17.2.1.

Year 2040 Recommendations

Revisions to the MPO Needs Plan and Lee Plan Table 2(a) are recommended to address the deficient road segments identified below, which occur without the proposed CPA.

- Buckingham Road from Orange River Boulevard to Gunnery Road – Widen from 2 lanes to 4 lanes.
- Orange River Boulevard from Buckingham Road to SR 80 – Widen from 2 lanes to 4 lanes.
- Cemetery Road from Buckingham Road to Goebel Drive – Widen from 2 lanes to 4 lanes.

It is recommended that the widening of Buckingham Road from Orange River Boulevard to Gunnery Road, which occurs without the proposed CPA, be added to the MPO Needs Plan.

It is also recommended that the MPO Needs Plan be revised to eliminate the need for widening the constrained road segment(s) within the Buckingham community, which includes Orange River

Boulevard. Since the roadway is constrained by Lee Plan Policy 17.2.1, a revision of the minimum LOS standard for this roadway is recommended.

It is further recommended that both Orange River Boulevard and Cemetery Road be added to Lee Plan Table 2(a), and recognized as constrained facilities.

Short Range Five-Year Analysis (Year 2023)

The 2023 D1RPM (FSUTMS) travel model was used to develop the travel model assignment for the Short Range Five-Year analysis, which used the Existing Plus Committed (E+C) road network. Year 2023 socioeconomic data was interpolated from the MPO's 2010 and 2040 socioeconomic data projections for all TAZs except #4014, which was updated to reflect the anticipation of 635 units to be in place, coincident with year 2023.

The Portico development is not anticipated to reach buildout within the five-year analysis window, and the absorption schedule is anticipated to be the same both without and with the proposed CPA. Therefore, no comparative analysis was necessary because the Short Range Five-Year Analysis is the same for both without Project and with Project scenarios.

Year 2023 Traffic Conditions Without and With CPA

The proposed CPA parameters for year 2023 (635 residential units) were converted to socioeconomic data for TAZ #4014 that represents the Project in the travel model, Appendix E. Based on the travel model, the proposed CPA generated approximately 4,175 external peak season, weekday, average daily trips (PSWADT).

Project trip generation for the Short Range Five-Year analysis was estimated using the trip generation equations provided by the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, and reflects the 635 single family units that are expected to be in-place and generating traffic by 2023. The trip generation equations, and directional distribution percentages used for this study, are provided in Appendix F.

The 2023 forecasted traffic volumes were compared to Lee County Generalized Peak Hour Directional Service Volumes (April 2016) to estimate the existing level of service on road segments within the study area, based on the committed number of lanes shown in the Lee County Summary of Major Road Projects Programmed for FY 17/18 to FY 21/22, and Florida DOT's Adopted Five Year Work Program for District 1, Lee County, 2017 – 2021.

Based on the forecasted traffic volumes, all but three road segments within the three mile radius study area are expected to operate at, or above, the minimum level of service in 2023 without or with the proposed CPA. As shown in Exhibit 5, the following segments are projected to be deficient in year 2023 with the proposed CPA.

Roadway Needs – Year 2023

Roadway	From	To	Needed # of Lanes	Adopted E+C # of Lanes[1]	Difference
SR 31	SR 80	Bayshore Road/ SR 78	4	2	2
Orange River Road	SR 80	Staley Road	4	2	2
Orange River Road	Staley Road	Buckingham Road	4	2	2

Footnote:
(1) Committed number of lanes as shown in the Lee County Summary of Major Road Projects Programmed – FY 17/18 to FY 21/22 and 2) Florida DOT's Adopted Five Year Work Program – District 01 – Lee County, 2017 – 2021.

Year 2023 Recommendations

Since the five-year absorption schedule of the currently-approved Portico development is not expected to vary without, or with, the Portico CPA, no revisions to County's Five-Year CIP or FDOT's adopted District 1 Five-Year Work Program are warranted as a result of the proposed CPA.

However, the addition of SR 31 widening from SR 80 to Bayshore Road/SR 78 is recommended for inclusion in the Five-Year Work Program to address the forecasted need for improvements. It is noted that although this road segment is planned for future widening, it was not included in the Five-Year Work Program at the time this report was prepared.

Additionally, as recommended in a previous section of this report, the minimum level of service standard for Orange River Boulevard be modified to become consistent with the direction of Lee Plan Policy 17.2.1. It is further recommended that this roadway be added to Lee Plan Table 2(a), and recognized as a "constrained facility."

Traffic Mitigation

The payment of road impact fees represents the full mitigation requirements to accommodate the proposed CPA. The CPA will also generate ad valorem taxes, gas taxes, and other revenues that will be used to further assist with the funding of the Long Range Transportation Plan improvements.

Conclusions

The results of the Portico CPA transportation assessment are as follows.

1. The Long Range 2040 traffic analysis identified the following changes to the MPO 2040 Needs Plan are recommended to reflect traffic conditions "without" the proposed CPA.

    - Buckingham Road from Orange River Boulevard to Gunnery Road – Widen from 2 lanes to 4 lanes.
    - Orange River Boulevard from Buckingham Road to SR 80 – Recognize as a "policy constrained" road.

    The addition of these improvements to the MPO 2040 Needs Plan will address the anticipated level of service deficiency, without the proposed CPA.

2. The Year 2040 improvements needed to support the proposed CPA are the same improvements that have been identified to support future conditions "without" the CPA. No changes to the MPO 2040 Needs Plan are necessary since the proposed CPA does not cause additional needs beyond those already anticipated without the CPA.

3. The Year 2023 short range improvements needed to support the proposed CPA are the same improvements that have been identified to support future conditions "without" the CPA. Therefore, no changes to the five-ear work program are necessary since the proposed CPA does not cause additional deficiencies beyond those already anticipated without the CPA.

4. The proposed CPA is expected to fully mitigate its external traffic impacts through the payment of road impact fees.

Project Information	
Project Name:	Portico CPA; 5-Year Analysis
No:	17545
Date:	2/2/2018
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	Lennar
Analyst's Name:	JP
Edition:	ITE-TGM 10th Edition

Land Use	Size	PM Peak hour		AM Peak Hour		Weekday	
		Entry	Exit	Entry	Exit	Entry	Exit
210 - Single-Family Detached Housing (General Urban/Suburban)	635 Dwelling Units	377	222	114	342	2848	2847
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		377	222	114	342	2848	2847
Total		377	222	114	342	2848	2847
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		377	222	114	342	2848	2847

EXHIBIT 4
PORTICO CPA
FUTURE (2040) TRAFFIC CONDITIONS WITH PROJECT
DIRECTIONAL PEAK HOUR, PEAK SEASON

LEE COUNTY

ROADWAY	FROM	TO	(9) DIRPM A Node	(9) DIRPM B Node	(1) # of Lanes	(2) LOS Std	(3) FDOT Site No/ LC-PCS #	(4) Raw FSUTMS PSWADT	(5) MOUF	AADT	(6) K Factor	2-Way Peak Hr Volume	(6) D Factor Dir1	(6) D Factor Dir2	Peak Hr Volume Dir1	Peak Hr Volume Dir2		(7) K/SV/LOS std.	(8) SERVICE VOLUME @ LOS STD	LOS V/C Dir1	LOS V/C Dir2	2040 LOS Dir1	2040 LOS Dir2	Needed # of Lanes	Needed Improve-ment	
BAYSHORE RD./SR 78	Palm Creek Dr.	SR 31	24646	24794	2LU	D	121002	18312	0.93	17000	0.090	1530	0.575	0.425	880	650	*	U/U/U	924	0.95	0.70	D	C	2	Add 0	L
BUCKINGHAM RD.	SR 82	Gunnery Rd.	25730	25697	2LU	E	11	7038	0.92	6500	0.097	630	0.460	0.540	290	340			860	0.34	0.40	C	C	2	Add 0	L
BUCKINGHAM RD.	Gunnery Rd.	Orange River Blvd.	25412	25407	2LU	E	11	22035	0.92	20300	0.097	1970	0.460	0.540	910	1060			860	1.06	1.23	F	F	4	Add 2	L
BUCKINGHAM RD.	Orange River Blvd.	PROJECT ENTRANCE	25467	25420	2LU	E	11	20429	0.92	18800	0.097	1820	0.460	0.540	840	980			860	0.98	1.14	D	F	4	Add 2	L
BUCKINGHAM RD.	PROJECT ENTRANCE	SR 80	25467	25567	2LU	E	11	23816	0.92	21900	0.097	2120	0.460	0.540	980	1140			860	1.14	1.33	F	F	4	Add 2	L
CEMETERY RD.	Buckingham Rd.	East	25417	25703	2LU	E	11	21016	0.92	19300	0.097	1870	0.460	0.540	860	1010			860	1.00	1.17	D	F	4	Add 2	L
NORTH RIVER RD.	SR 31	Olga Road	24796	25100	2LU	E	5	5002	0.92	4700	0.093	440	0.610	0.390	270	170			860	0.31	0.20	C	C	2	Add 0	L
NORTH RIVER RD.	Olga Road	Alva Bridge	25838	25881	2LU	E	5	3814	0.92	3500	0.093	330	0.610	0.390	200	130			860	0.23	0.15	C	C	2	Add 0	L
ORANGE RIVER BLVD.	SR 80	Staley Rd.	23798	23803	2LU	E	11	21750	0.92	20000	0.097	1940	0.470	0.530	910	1030			740	1.23	1.39	F	F	4	Add 2	L
ORANGE RIVER BLVD.	Staley Rd.	Buckingham Rd.	24467	27646	2LU	E	11	20859	0.92	19200	0.097	1860	0.470	0.530	870	990			740	1.18	1.34	F	F	4	Add 2	L
SR 31	SR 80	Bayshore Rd.	24807	24808	4LD	D	120030	37283	0.93	34700	0.090	3120	0.425	0.575	1330	1790	**	U/U/U	1960	0.68	0.91	C	C	4	Add 0	L
SR 80	I-75	SR 31	24808	24762	6LD	D	126005	56175	0.93	52200	0.090	4700	0.632	0.368	2970	1730	*	U/U/U	3171	0.94	0.55	C	C	6	Add 0	L
SR 80	SR 31	Buckingham Rd.	24808	24875	4LD	D	120005	43537	0.93	40500	0.090	3650	0.575	0.425	2100	1550	*	U/U/U	2100	1.00	0.74	D	C	4	Add 0	L
SR 80	Buckingham Rd.	W. of Werner Dr.	25607	25783	4LD	D	120012	19605	0.93	18200	0.090	1640	0.575	0.425	940	700	*	U/U/U	2100	0.45	0.33	C	C	4	Add 0	L
SR 80	W. of Werner Dr.	Hickey Creek	26541	26611	4LD	C	120006	19207	0.93	17900	0.095	1700	0.575	0.425	980	720		R/R/R	2120	0.46	0.34	B	B	4	Add 0	L
SR 80	Hickey Creek	Joel Blvd.	22921	26749	4LD	C	120006	20085	0.93	18700	0.095	1780	0.575	0.425	1020	760		R/R/R	2120	0.48	0.36	B	B	4	Add 0	L

FOOTNOTES:

(1) Cost Feasible Plan Number of Lanes consistent with FDOT DIRPM travel model (January 2018)
(2) LOS Standard for State Roads = D for Urban, C for Transitioning, and C for Rural.
LOS Standard for Lee County Roads = LOS E per Lee Plan.
(3) FDOT Florida Traffic Information Online - Site Location Reference
2016 Lee County Traffic Count Report - Permanent Count Station.
(4) FDOT DIRPM Model Run - Future 2040 SE Data with 2040 Cost Feasible Plan Network
(5) Model Output Conversion Factor per FDOT Florida Traffic Information Online for Lee County.
(6) FDOT Standardized K, urban/transitioning/rural designation consistent with FDOT District 1 2014 LOS report and D factors from FDOT Florida Traffic Information Online.
Lee County K_{100} and D factors from 2016 Lee County Traffic Count Report - Permanent Count Station.
(7) Area designation for K, Service Volume, and LOS Standard. An "*" indicates that adjustments may apply in accordance with the FDOT District 1 2014 LOS report.
(8) Service Volumes for State roads based on FDOT 2013 Quality / Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 8 - Transitioning, and Table 9 - Rural. Service volumes were determined by using the FDOT District 1 2014 LOS report capacity.
Service Volumes for Lee County Roads based on Lee County Generalized Peak Hour Directional Service Volumes - Urbanized Areas, April 2016.
(9) FDOT DIRPM Network Link Node numbers.

LEE COUNTY GENERALIZED SERVICE VOLUME TABLE

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

FDOT Q/LOS GENERALIZED LOS

TABLE 7

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's **Urbanized Areas**[1]

03/14/2018

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Principal (1 signal per half mile)

Lanes	Median	B	C	D	E
1	Undivided	*	200	690	930
2	Divided	50	1,350	1,790	1,870
3	Divided	80	2,040	2,690	2,820

Minor (1 signal per quarter mile)

Lanes	Median	B	C	D	E
1	Undivided	*	*	210	710
2	Divided	*	470	1,390	1,840
3	Divided	*	880	2,190	2,780

Non-State Signalized Roadway Adjustments
(Alter corresponding state volumes by the indicated percent)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

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

One-Way Facility Adjustment
Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[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%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

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

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

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

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

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	2,510	3,410	4,230	4,330
3	3,660	5,030	6,240	6,500
4	4,820	6,670	8,310	8,670
5	6,580	9,240	10,840	**
6	8,150	10,990	13,000	**

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	610	930	1,260	1,690
2	Divided	1,840	2,660	3,350	3,760
3	Divided	2,770	3,990	5,020	5,640

Uninterrupted Flow Highway Adjustments

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

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

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

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

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

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

TRAFFIC DATA

FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6011 - BUCKINGHAM RD, 0.5 MI S OF SR 80/PALM BEACH BLVD, PTMS 2011, LCPR 11

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10538 C	0	0	9.00	53.30	12.30
2017	9800 F	0	0	9.00	55.40	12.20
2016	9856 C	N 4913	S 4943	9.00	63.90	11.20
2015	9348 C	N 4665	S 4683	9.00	51.70	11.50
2014	9120 C	N 4581	S 4539	9.00	51.70	11.80
2013	8793 C	N 4369	S 4424	9.00	51.70	12.20
2012	8700 C	N 4290	S 4410	9.00	52.30	11.50
2011	8444 C	N 4178	S 4266	9.00	52.80	11.70
2010	8378 C	N 4156	S 4222	10.47	55.10	13.30
2009	8500 C	N 0	S 0	9.27	57.21	14.80
2008	8212 C	N 4103	S 4109	9.21	58.32	9.00

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

SITE: 4656 - BUCKINGHAM / ORANGE ROAD, NORTH OF ASTORIA AVENUE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	9800 C	N 4800	S 5000	9.50	55.20	13.90
2017	9400 T	N 4700	S 4700	9.50	54.90	11.10
2016	9000 S	N 4500	S 4500	9.50	54.80	8.30
2015	8400 F	N 4200	S 4200	9.50	55.50	8.30
2014	8000 C	N 4000	S 4000	9.50	55.20	8.30
2013	8400 S	0	0	9.50	55.00	14.20
2012	8400 F	0	0	9.50	55.30	10.80
2011	8500 C	N 0	S 0	9.50	55.20	12.40

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4202 - ORANGE RIVER BLVD, W OF BUCKINGHAM RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	8400 C	E 4200	W 4200	9.50	55.20	8.00
2017	7500 S	E 3700	W 3800	9.50	54.90	7.40
2016	7100 F	E 3500	W 3600	9.50	54.80	7.00
2015	6700 C	E 3300	W 3400	9.50	55.50	5.90
2014	6400 S			9.50	55.20	15.60
2013	6300 F	0	0	9.50	55.00	5.10
2012	6300 C	E 0	W 0	9.50	55.30	5.60

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6005 - SR 80/PALM BEACH BLVD, 0.25 MI W OF SR 31. PTMS 104, LCPR 05

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	35091 C	0	0	9.00	64.90	12.60
2017	34000 F	0	0	9.00	64.90	11.10
2016	32970 C	E 16326	W 16644	9.00	64.90	10.40
2015	30167 C	E 14945	W 15222	9.00	63.20	11.00
2014	27785 C	E 13885	W 13900	9.00	62.60	5.90
2013	26228 C	E 12981	W 13247	9.00	61.80	9.50
2012	25563 C	E 12791	W 12772	9.00	61.60	10.80
2011	26888 C	E 13397	W 13491	9.00	61.60	12.40
2010	26743 C	E 13334	W 13409	9.89	61.01	8.90
2009	25939 C	E 12914	W 13025	9.90	62.73	9.60
2008	26004 C	E 12909	W 13095	10.24	63.18	9.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0085 - SR 80/PALM BEACH BLVD, EAST OF SR 31 LC360

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	33500 C	E 16500	W 17000	9.00	55.20	9.30
2017	33500 C	E 16500	W 17000	9.00	54.40	8.50
2016	35000 C	E 17500	W 17500	9.00	57.70	8.20
2015	32000 C	E 16000	W 16000	9.00	57.50	9.00
2014	29500 S	E 15000	W 14500	9.00	56.80	9.20
2013	28500 F	E 14500	W 14000	9.00	56.50	9.20
2012	28500 C	E 14500	W 14000	9.00	54.20	9.20
2011	29500 F	E 14500	W 15000	9.00	56.20	9.40
2010	29500 C	E 14500	W 15000	9.91	56.34	9.40
2009	29500 C	E 14500	W 15000	9.98	55.90	9.50
2008	30000 C	E 15000	W 15000	10.16	57.01	8.10
2007	34000 C	E 17000	W 17000	10.16	54.76	8.50
2006	36000 C	E 18000	W 18000	10.23	54.38	11.00
2005	31500 C	E 15500	W 16000	10.30	54.10	12.10
2004	29500 C	E 14500	W 15000	9.90	54.30	12.10
2003	28000 C	E 14000	W 14000	9.80	55.60	7.80

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0012 - SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	26000 C	E 13000	W 13000	9.00	55.20	12.40
2017	24000 C	E 12000	W 12000	9.00	54.40	11.80
2016	23500 C	E 11500	W 12000	9.00	57.70	10.30
2015	21000 C	E 10500	W 10500	9.00	57.50	10.20
2014	18200 S	E 9100	W 9100	9.00	56.80	12.00
2013	17800 F	E 8900	W 8900	9.00	56.50	12.00
2012	17800 C	E 8900	W 8900	9.00	54.20	12.00
2011	21000 F	E 10500	W 10500	9.00	56.20	12.50
2010	21000 C	E 10500	W 10500	9.91	56.34	12.50
2009	21000 C	E 10500	W 10500	9.98	55.90	13.70
2008	21000 C	E 10500	W 10500	10.16	57.01	11.20
2007	23000 C	E 11500	W 11500	10.16	54.76	15.60
2006	21000 C	E 10500	W 10500	10.23	54.38	14.00
2005	21500 C	E 10500	W 11000	10.30	54.10	14.00
2004	19200 C	E 9500	W 9700	9.90	54.30	14.00
2003	17100 C	E 8400	W 8700	9.80	55.60	13.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0030 - SR 31, NORTH OF SR 80/PALM BEACH BOULEVARD LC391

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	11500 C	N 5600	S 5900	9.00	55.20	18.60
2017	11200 C	N 5500	S 5700	9.00	54.40	19.00
2016	11100 F	N 5500	S 5600	9.00	57.70	12.50
2015	10100 C	N 5000	S 5100	9.00	57.50	12.50
2014	8700 F	N 4300	S 4400	9.00	56.80	14.90
2013	8500 C	N 4200	S 4300	9.00	56.50	14.90
2012	8700 C	N 4400	S 4300	9.00	54.20	13.80
2011	8500 F	N 4200	S 4300	9.00	56.20	13.70
2010	8500 C	N 4200	S 4300	9.91	56.34	13.70
2009	7800 C	N 3800	S 4000	9.98	55.90	13.40
2008	8500 C	N 4200	S 4300	10.16	57.01	12.80
2007	8700 C	N 4300	S 4400	10.16	54.76	10.80
2006	12500 C	N 6100	S 6400	10.23	54.38	33.20
2005	10500 C	N 5200	S 5300	10.30	54.10	23.30
2004	9800 C	N 4800	S 5000	9.90	54.30	23.30
2003	9400 C	N 4700	S 4700	9.80	55.60	20.00

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

SITE: 1002 - SR 78/BAYSHORE ROAD, SOUTHWEST OF SR 31

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	9600 C	E 5000	W 4600	9.00	55.20	21.60
2017	9200 C	E 4600	W 4600	9.00	54.40	13.00
2016	8600 F	E 4300	W 4300	9.00	57.70	13.00
2015	7800 C	E 3900	W 3900	9.00	57.50	13.00
2014	7300 F	E 3700	W 3600	9.00	56.80	14.00
2013	7100 C	E 3600	W 3500	9.00	56.50	14.00
2012	7500 C	E 3800	W 3700	9.00	54.20	16.40
2011	6800 F	E 3500	W 3300	9.00	56.20	14.90
2010	6800 C	E 3500	W 3300	9.91	56.34	14.90
2009	6900 C	E 3500	W 3400	9.98	55.90	17.00
2008	7500 C	E 3800	W 3700	10.16	57.01	19.30
2007	8400 C	E 4300	W 4100	10.16	54.76	23.30
2006	8400 C	E 4300	W 4100	10.23	54.38	21.60
2005	8600 C	E 4400	W 4200	10.30	54.10	25.10
2004	7700 C	E 4000	W 3700	9.90	54.30	25.10
2003	7200 C	E 3700	W 3500	9.80	55.60	19.40

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

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	EXISTING	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	
ALEXANDER 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
BUCKINGHAM 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	
CORKSCREW 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

LEE MPO 2040 LONG RANGE TRANSPORTATION PLAN FINANCIALLY FEASIBLE ROADWAY IMPROVEMENTS

Table 6-1: Cost Feasible Projects: Road Projects - Lee County

(in $1,000)

Road Name	From	T	Improvement	Phase	2021-2025	2026-	2031-2040	Total Cost (YOE)	Total Cost (PDC)
Big Carlos Bridge Replacement	N/	N	Bridg	CST	$27,000	$0	$0	$27,000	$23,760
Big Hickory Pass Bridge Replacement	N/	N	Bridge	CST	$0	$12,7	$0	$12,750	$10,530
Cape Coral Bridge Replacement	N/	N	Bridge	CST	$0	$123,		$123,750	$85,400
New Pass Bridge Replacement	N/	N	Bridge	CST	$8,970	$	$0	$8,970	$680
Little Carlos Pass Bridge Replacement	N/	N	Bridge	CST	$4,150	$	$0	$11,140	$8,780
Little Pine Island Bridge Replacement	N/	N	Bridge	PE/CST	$0	$	$6,07	$6,070	$3,000
Orange River Bridge Replacement	N/	N	Bridge	PE/CST	$2,520	$	$0	$2,520	$2,000
Alva Drawbridge Bridge Replacement	N/	N	Bridge	PE	$2,440	$	$0	$2,440	$2,000
Alva Drawbridge Bridge Replacement	N/	N	Bridge	CST	$0	$36,0	$0	$36,000	$24,000
Harbor Drive Bridge Replacement	N/	N	Bridge	PE/CST	$1,260	$	$0	$1,260	$1,000
Stringfellow Brdige Replacement	N/	N	Bridge	PE/CST	$0	$	$0	$1,440	$1,000
Hancock Creek Bridge Replacement	N/	N	Bridge	PE/CST	$0	$	$0	$4,440	$3,000
Buckingham Road over Orange River	N/	N	Bridge	PE/CST	$0	$	$5,56	$5,560	$3,000
Constitution Circle Bridge Replacement	N/	N	Bridge	PE/CST	$0	$	$1,84	$1,840	$1,000
North River Road Bridge Replacement	N/	N	Bridge	PE/CST	$0	$	$1,40	$1,400	$750
North River Road Bridge Replacement	N/	N	Bridge	PE/CST	$0	$	$1,40	$1,400	$750
North River Road Bridge Replacement	N/	N	Bridge	PE/CST	$0	$	$1,40	$1,400	$750
North River Road Bridge Replacement	N/	N	Bridge	PE/CST	$0	$	$1,40	$1,400	$750
Pine Island Road over Porpoise	N/	N	Bridge	PE/CST	$0	$	$5,56	$5,560	$3,000
Pine Island Road over Pine Island Creek	N/	N	Bridge	PE/CST	$0	$	$5,56	$5,560	$3,000
Crystal Drive Reconstruction	N/	N	Reconstruct 2L	CST	$7,330	$	$0	$7,330	$5,800
Estero Phase 5	N/	N	Reconstruct 2L	CST	$9,800	$	$0	$9,800	$7,750
Estero Phase 6	N/	N	Reconstruct 2L	CST	$9,800	$	$0	$9,800	$7,750
Alico Road	Airport Haul Road	Alico Connector	Widen 2L to 4L	PE	$0	$	$5,07	$5,070	$3,250
Alico Road	Airport Haul Road	Alico Connector	Widen 2L to 4L	ROW	$0	$	$20,600	$20,600	$8,780
Alico Road	Airport Haul Road	Alico Connector	Wide 2L to 4L	CST	$0	$	$41,330	$41,330	$21,640
Alico Connector	Alico	S	New 4L	P/R/CST	$0	$	$119,00	$119,000	$51,700
Corkscrew Road	Ben Hill Griffin	Preserve	Widen 2L to 4L	PE	$1,220	$	$0	$1,220	$1,000
Corkscrew Road	Ben Hill Griffin	Preserve	Widen 2L to 4L	CST	$29,260	$	$0	$29,260	$23,040

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

Table 6-1: Cost Feasible Projects: Road Projects - Lee County (cont)

(in $1,000)

Road Name	From	To	Improvement	Phase	2021-2025	2026-2030	2031-	Total Cost (YOE)	Total Cost (PDC)
Corkscrew Road	Preserve Entrance	Alico	Widen 2L to 4L	PE	$3,660	$0	$	$3,660	$3,010
Corkscrew Road	Preserve Entrance	Alico	Widen 2L to 4L	ROW	$6,690	$0	$	$6,690	$4,650
Corkscrew Road	Preserve Entrance	Alico	Widen 2L to 4L	CST	$0	$30,050	$	$30,050	$20,030
Burnt Store Road	Van Buren Parkway	Charlotte Co/Line	Widen 2L to 4L	CST	$0	$0	$53,000	$53,000	$78,370
Homestead Road	Milwaukee Boulevard	Sunrise Boulevard	Widen 2L to 4L	PE	$0	$3,110	$	$3,110	$2,250
Homestead Road	Milwaukee Boulevard	Sunrise Boulevard	Widen 2L to 4L	CST	$0	$0	$56,010	$56,010	$15,030
Homestead Road	Milwaukee Boulevard	SR 82	Widen 2L to 4L	PE	$0	$0	$5,390	$5,390	$3,460
Homestead Road	Milwaukee Boulevard	SR 82	Widen 2L to 4L	ROW	$0	$0	$21,930	$21,930	$9,350
Homestead Road	Milwaukee Boulevard	SR 82	Widen 2L to 4L	CST	$0	$0	$44,010	$44,010	$23,040
Littleton Road	Corbett Road	US 41	Widen 2L to 4L	PE	$2,200	$0	$	$2,200	$1,800
Littleton Road	Corbett Road	US 41	Widen 2L to 4L	ROW	$9,080	$0	$	$9,080	$6,860
Littleton Road	Corbett Road	US 41	Widen 2L to 4L	CST	$0	$18,030	$	$18,030	$12,020
Littleton Road	Business 41	US 41	Widen 2L to 4L	PE	$0	$0	$2,350	$2,350	$1,500
Littleton Road	Business 41	US 41	Widen 2L to 4L	ROW	$0	$0	$9,540	$9,540	$4,070
Littleton Road	Business 41	US 41	Widen 2L to 4L	CST	$0	$0	$19,130	$19,130	$10,020
Daniels Parkway	Gateway Boulevard	SR 82	Widen 4L to 6L	PE	$0	$0	$7,240	$7,240	$4,640
Daniels Parkway	Gateway Boulevard	SR 82	Widen 4L to 6L	CST	$0	$0	$59,020	$59,020	$30,900
Ortiz Avenue	Dr Martin Luther King Jr	Luckett	Widen 2L to 4L	CST	$11,840	$0	$	$11,840	$9,330
Ortiz Avenue	Colonial Boulevard	Dr Martin Luther King Jr	Widen 2L to 4L	CST	$16,850	$0	$	$16,850	$13,270
Luckett Road	Ortiz Avenue	I-75	Widen 2L to 4L	CST	$8,460	$0	$	$8,460	$6,610
Luckett Road	East of I-75	Buckingham Road	New	PE	$0	$0	$9,730	$9,730	$6,230
Luckett Road	East of I-75	Buckingham Road	New	ROW	$0	$0	$70,740	$70,740	$30,160
Luckett Road	East of I-75	Buckingham Road	New	CST	$0	$0	$79,360	$79,360	$41,550
Luckett Road	Buckingham Road	Gunnery Road	Widen 2L to 4L	PE	$0	$0	$4,930	$4,930	$3,160
Luckett Road	Buckingham Road	Gunnery Road	Widen 2L to 4L	ROW	$0	$0	$20,020	$20,020	$8,540
Luckett Road	Buckingham Road	Gunnery Road	Widen 2L to 4L	CST	$0	$0	$40,180	$40,180	$21,040
Luckett Road	Gunnery Road	Sunshine Boulevard	New	PE	$0	$0	$6,600	$6,600	$4,230
Luckett Road	Gunnery Road	Sunshine Boulevard	New	ROW	$0	$0	$48,000	$48,000	$20,470
Luckett Road	Gunnery Road	Sunshine Boulevard	New	CST	$0	$0	$53,850	$53,850	$28,200

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

Table 6-1: Cost Feasible Projects: Road Projects - Lee County (cont.) (in $1,000)

Road Name	From	To	Improvement	Phase	2021-2025	2026-2030	2031-2040	Total Cost	Total Cost
Three Oaks Extension	Oriole Road Extension	Daniels Parkway	New	CS	$47,310	$0	$0	$47,310	$37,250
Veterans Parkway	at Santa Barbara Boulevard		Intersection	P	$0	$5,480	$0	$5,48	$3,970
Veterans Parkway	at Santa Barbara Boulevard		Intersection	CS	$0	$39,730	$0	$39,730	$26,480
Bonita Beach Road	I-75	Bonita Grande Drive	Widen 4L to 6L	P	$0	$1,710	$0	$1,71	$1,240
Bonita Beach Road	I-75	Bonita Grande Drive	Widen 4L to 6L	CS	$0	$0	$15,810	$15,810	$8,275
Colonial Bouelvard	McGregor Bouelvard	US	Major Intersections	TB	$4,450	$0	$0	$4,45	$3,650
NE 24th Avenue	SR 78	Del Prado Boulevard	Widen 2L to 4L/New	CS	$0	$0	$15,000	$15,000	$8,480
40th Street Extension	east end of 4th Street	Alabama Road	New	P	$0	$44	$0	$44	$32
40th Street Extension	east end of 4th Street	Alabama Road	New	RO	$0	$0	$4,850	$4,85	$2,070
40th Street Extension	east end of 4th Street	Alabama Road	New	CS	$0	$0	$4,050	$4,05	$2,120
				Total Cost:	$187,290	$292,580	$866,930	$1,343,320	$802,855
				Revenues:	$178,800	$267,600	$871,000	$1,317,400	N/A

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

Table 6-2: Cost Feasible Projects: Road Projects - State/Other Arterial/SU

(in $1,000)

Road Name	From	To	Improvement	Phase	2021-2025	2026-2030	2031-2040	Total Cost (YOE)	Total Cost (PDC)
Countywide Signal System Updates,			ITS	CST	$10,160	$0	$0	$10,160	$8,000
Metro Parkway	Daniels Parkway	south of Winkler Avenue	Widen 4L to 6L	CST	$0	$67,370	$0	$67,370	$44,920
Big Carlos Bridge Replacement			Reconstruct Bridge	PE	$1,530	$0	$0	$1,530	$1,250
Big Carlos Bridge Replacement			Reconstruct Bridge	CST	$32,260	$0	$0	$32,260	$25,040
I-75/Corkscrew Road Interchange	Interim Interchange Improvements		Interchange	PE/CST	$4,880	$0	$0	$4,880	$4,270
San Carlos Boulevard	Summerlin Road	Crescent Street	TBD in PD&E	ROW	$10,000	$0	$0	$10,000	$8,200
San Carlos Boulevard	Summerlin Road	Crescent Street	TBD in PD&E	CST	$10,000	$0	$0	$10,000	$8,200
Old US 41	Collier County Line	Bonita Beach Road	Add Lanes & Reconstruct	PE	$2,160	$0	$0	$2,160	$1,770
Old US 41	Collier County Line	Bonita Beach Road	Add Lanes & Reconstruct	ROW	$0	$8,820	$0	$8,820	$4,800
Old US 41	Collier County Line	Bonita Beach Road	Add Lanes & Reconstruct	CST	$0	$17,730	$0	$17,730	$11,820
SR 78	Santa Barbara Boulevard	east of Pondella	Widen 4L to 6L	PE	$0	$0	$7,490	$7,490	$4,800
SR 78	Santa Barbara Boulevard	east of Pondella	Widen 4L to 6L	CST	$0	$0	$61,130	$61,130	$32,000
Burnt Store Road	Van Buren Parkway	Charlotte County Line	Widen 2L to 4L	PE	$0	$11,480	$0	$11,480	$8,320
Burnt Store Road	Van Buren Parkway	Charlotte County Line	Widen 2L to 4L	ROW/CST	$0	$0	$70,000	$70,000	$78,370
First and Second Streets	Fowler Street	Seaboard Street	1 way to 2 way	PD&E/PE	$1,820	$0	$0	$1,820	$1,500
First and Second Streets	Fowler Street	Seaboard Street	1 way to 2 way	CST	$0	$3,000	$0	$3,000	$2,000
Fowler Street	Metro Parkway/Fowler Street	Dr Martin Luther King Jr	4LUD to 4LD	PD&E	$2,440	$0	$0	$2,440	$2,000
Fowler Street	Metro Parkway/Fowler Street	Dr Martin Luther King Jr	4LUD to 4LD	PE	$0	$4,830	$0	$4,830	$3,500
SR 31	SR 80	SR 78	Widen 2L to 4L	PD&E	$2,000	$0	$0	$2,000	$1,640
SR 31	SR 80	SR 78	Widen 2L to 4L	PE	$2,660	$0	$0	$2,660	$2,180
Cape Coral Evacuation Study			Access	Planning	$300	$0	$0	$300	$250
Del Prado Boulevard Interchange			New Interchange	IJR	$1,250	$0	$0	$1,250	$1,020
Major Intersections			Operational Studies	P/R/CST	$2,450	$12,000	$55,000	$69,450	$38,740
				Total Cost:	$83,910	$133,930	$193,620	$402,760	$269,920
				Revenues:	$100,200	$95,400	$206,640	$402,240	N/A

Project Phases - PD&E Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

Table 6-3: Cost Feasible Projects: Road Projects - City of Bonita Springs (in $1,000)

Road Name	From	To	Improvement	Phase	2021-2025	2026-2030	2031-2040	Total Cost	Total Cost
Bonita Beach Road	I-75	Bonita Grande Drive	Widen 4L to 6L	PE	$0	$1,710	$	$1,710	$2,440
Bonita Beach Road	I-75	Bonita Grande Drive	Widen 4L to 6L	CST	$0	$0	$15,810	$15,810	$8,275
Bonita Grande Drive	Bonita Beach Road	Terry Street	Widen 2L to 4L	PE	$0	$2,090	$	$2,090	$1,520
Bonita Grande Drive	Bonita Beach Road	Terry Street	Widen 2L to 4L	ROW	$0	$0	$20,580	$20,580	$8,770
Bonita Grande Drive	Bonita Beach Road	Terry Street	Widen 2L to 4L	CST	$0	$0	$19,320	$19,320	$10,120
Sandy Lane Extension	Strike Lane	Pelican Colony	New 2L	PE	$2,010	$0	$	$2,010	$1,650
Sandy Lane Extension	Strike Lane	Pelican Colony	New 2L	ROW	$15,500	$0	$	$15,500	$10,660
Sandy Lane Extension	Strike Lane	Pelican Colony	New 2L	CST	$0	$16,530	$	$16,530	$11,020
Terry Street	Bonita Grande Drive	Imperial Street	Widen 2L to 4L	PE	$0	$3,090	$	$3,090	$224
Terry Street	Bonita Grande Drive	Imperial Street	Widen 2L to 4L	ROW	$0	$0	$27,120	$27,120	$11,560
Terry Street	Bonita Grande Drive	Imperial Street	Widen 2L to 4L	CST	$0	$0	$28,510	$28,510	$14,930
Bonita Beach Road	Old US 41	US 41	Reconstruction	Phases	$8,000	$20,000	$	$28,000	$19,770
				Total Cost:	$25,510	$43,420	$111,340	$180,270	$100,939
				Revenues:	$25,400	$44,400	$167,600	$227,300	N/A

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

Table 6-4: Cost Feasible Projects: Road Projects - City of Cape Coral (in $1,000)

Road Name	Fro	To	Improvement	Phase	2021-2025	2026-2030	2031-2040	Total Cost	Total Cost
Diplomat Parkway	Burnt Store Road	US	4L to 4L Limited	RO	$0	$33,080	$0	$33,080	$18,000
Diplomat Parkway	Burnt Store Road	US	4L to 4L Limited	CS	$0	$0	$76,400	$76,400	$40,000
Chiquita Boulevard	Cape Coral Parkway	Pine Island Road	Widen 4L to 6L	RO	$28,800	$0	$0	$28,800	$20,000
Chiquita Boulevard	Cape Coral Parkway	Pine Island Road	Widen 4L to 6L	CS	$0	$0	$85,950	$85,950	$45,000
NE 24th Avenue	SR	NE 28th Street	Widen 2L to 4L	P	$0	$4,040	$0	$4,04	$2,930
NE 24th Avenue	SR	NE 28th Street	Widen 2L to 4L	RO	$0	$0	$20,280	$20,280	$8,650
NE 24th Avenue	SR	NE 28th Street	Widen 2L to 4L	CS	$0	$0	$27,310	$27,310	$19,530
NE 24th Avenue	NE 28th Street	Del Prado Boulevard	New	P	$0	$1,750	$0	$1,75	$1,270
NE 24th Avenue	NE 28th Street	Del Prado Boulevard	New	RO	$0	$0	$11,100	$11,100	$4,730
NE 24th Avenue	NE 28th Street	Del Prado Boulevard	New	CS	$0	$0	$11,190	$11,190	$8,480
				Total Cost:	$28,800	$38,870	$232,230	$299,900	$168,690
				Revenues:	$22,400	$32,300	$223,300	$278,000	N/A

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

Table 6-5: Cost Feasible Projects: Road Projects - City of Fort Myers (in $1,000)

Road Name	Fro	To	Improvement	Phase	2021-2025	2026-2030	2031-2040	Total Cost	Total Cost
Hanson Street Extension	Veronica Shoemaker	Ortiz	Widen 2L to 4L	P	$0	$4,770	$0	$4,77	$3,460
Hanson Street Extension	Veronica Shoemaker	Ortiz	Widen 2L to 4L	RO	$0	$0	$12,900	$12,900	$5,500
Hanson Extension	Veronica Shoemaker	Ortiz	Widen 2L to 4L	CS	$0	$0	$30,940	$30,940	$16,200
Hanson Street	Fowler	Veronica Shoemaker	Widen 2L to 4L	P	$2,930	$0	$0	$2,93	$2,400
Hanson Street	Fowler	Veronica Shoemaker	Widen 2L to 4L	RO	$10,080	$0	$0	$10,080	$7,000
Hanson Street	Fowler	Veronica Shoemaker	Widen 2L to 4L	CS	$0	$9,750	$0	$9,75	$6,500
Hanson Street	US	Fowler	Widen 2L to 4L	P	$1,100	$0	$0	$1,10	$90
Hanson Street	US	Fowler	Widen 2L to 4L	RO	$0	$6,430	$0	$6,43	$3,500
Hanson Street	US	Fowler	Widen 2L to 4L	CS	$0	$6,320	$0	$6,32	$4,210
Edison Avenue	US	Fowler	Widen 2L to 4L	P	$0	$0	$1,410	$1,41	$90
Edison Avenue	US	Fowler	Widen 2L to 4L	RO	$0	$0	$9,620	$9,62	$4,100
Edison Avenue	US	Fowler	Widen 2L to 4L	CS	$0	$0	$11,480	$11,480	$6,010
				Total Cost:	$14,110	$27,270	$66,350	$107,730	$60,680
				Revenues:	$17,600	$22,500	$64,300	$104,400	N/A

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

Table 6-6: 2040 Cost Feasible Projects: Private/Grant Funded Projects (in $1,000)

Road Name	From	To	Improvement	Phase	2021-2025	2026-2030	2031-2040	Total Cost	Total Cost
SR 31	SR 78	Charlotte County Line	Widen 2L to 4L	CST	$34,990		$0	$34,990	$27,550
SR 31	SR 80	SR 78	Replace Bridge 2L to 4L	ROW/CST	$52,860	$0	$0	$52,860	$41,710
East West	Ben Hill Griffin Pkwy	Alico Road	Interchange Imp.	ROW	$0	$46,110	$0	$46,110	$31,070
				Total Cost:	$87,850	$46,110	$0	$133,960	$100,330

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

Table 6-7: 2040 Cost Feasible Projects: Strategic Intermodal System Projects (in $1,000)

Road Name	From	To	Improvement	Phase	2021-2025	2026-2030	2031-2040	Total Cost (YOE)	Total Cost (PDC)
SR 82	Shawnee Road	Alabama Road	Widen 2L to 6L	CST	E+C Now	$0	$0		
SR 82	Alabama Road	Homestead Road	Widen 2L to 4L	CST	E+C Now				
I-75	at Colonial Boulevard		Interchange Improvement	ROW/CST	E+C Now				
SR 82	Homestead Road	Hendry County Line	Widen 2L to 4L	CST	E+C Now				
				Total Cost:		$0	$0	$0	$0

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction; E+C Existing plus Committed project phase

Table 6-8: Cost Feasible Projects: Federal Urban Allocation Projects (in $1,000)

Road Name	2021-2025	2026-2030	2031-2040	Total Cost (YOE)	Total Cost (PDC)
Traffic Operations Center Operations	$1,500	$1,500	$3,000	$6,000	$3,640
Bus Replacements	$7,500	$7,500	$15,000	$30,000	$18,080
Transportation Enhancement Box	$16,000	$16,000	$32,000	$64,000	$38,580
Total Cost	$25,000	$25,000	$50,000	$100,000	$60,300

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

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

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

Road Name	From	To	Improvement From (# of Lanes)	Improvement To (# of Lanes)	Total Cost (PDC, in millions)
Crystal Drive	US 41	Metro Parkway	2	3	$5.80
Daniels Parkway	Gateway Boulevard	SR 82	4	6	$35.50
Del Prado Boulevard Extension	e/o US 41	e/o Prarie Pines Preserve	2	4	Total Cost incl. below
Del Prado Boulevard Extension	I-75	SR 31	New 4 Lanes		$263.20
Del Prado Boulevard Extension	Mellow Drive	I-75	New 2 Lane		$29.00
Del Prado Boulevard Extension	US 41	I-75	New 4 Lanes		Incl. in I-75 to SR 31 Ext.
Diplomat Parkway	Burnt Store Road	US 41	4, Divided	Limited Access	$58.00
East West	Ben Hill Griffin Parkway	Airport Haul Road	New 2 Lanes		$31.10
Edison Avenue	US 41	Fowler St	2	4	$11.00
Estero Parkway	Segment 4		Reconstruction		Committed
Estero Parkway	Segment 5		Reconstruction		$7.75
Estero Parkway	Segment 6		Reconstruction		$7.75
Estero Parkway Extension	Ben Hill Griffin Parkway	Corkscrew Road	New 2 Lanes		$44.90
Fowler Street	Metro/Fowler	SR 82	Improvement Unknown		N/A
Garden Boulevard	N/o DeNavarra Parkway	NE 23rd Place	2	4	$12.70
Gunnery Road	Lee Boulevard	Buckingham Road	2	4	$35.90
Hancock Bridge Parkway Bridge	Bridge Replacement		Reconstruct Bridge		$3.00
Hanson Extension	Veronica Shoemaker	Ortiz Avenue	New 4 Lanes		$34.10
Hanson Street	Evans Avenue	Veronica Shoemaker	2	4	$22.40
Hanson Street	US 41	Fowler St	2	4	$12.70
Harbor Drive Bridge	over Boca Grande Canal		Reconstruct Bridge		$1.00
Homestead Road	Milwaukee Boulevard	Sunrise Boulevard	2	4	$28.90
Joel Boulevard	17th Street	Palm Beach Boulevard	2	4	$53.00
Homestead Road	Sunrise Boulevard	Alabama Road	2	4	Committed
Homestead Road	SR 82	Milwaukee Boulevard	2	4	$35.90
I-75	at SR 884		Interchange		$70.00
I-75	at Corkscrew Road		Interchange		$78.00
I-75	at Bonita Beach Road		Interchange		$91.40
I-75	Collier County Line	Luckett Road	6	8	$255.83

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

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

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

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

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

Road Name	From	To	Improvement From (# of Lanes)	Improvement To (# of Lanes)	Total Cost (PDC, in millions)
Traffic Operations Center					$5.70
Transportation Enhancement Box	Bike/Ped/CMP/Transit				$89.30
Tropicana Parkway	Chiquita Boulevard	Nelson Road	2	4	$19.50
US 41/Daniels Parkway	Intersection		Intersection		Unknown
Veronica Shoemaker	Michigan Avenue	SR 80	2	4	$19.00
Veterans Parkway	at Santa Barbara Boulevard		Overpass		$30.10
Williams Road	US 41	Three Oaks Parkway	2	4	$17.80
Winkler Road	Gladiolus Drive	Cypress Lake Drive	2	3	$11.80
				Total Cost:	$4,039.67

2018 FDOT LEVEL OF SERVICE REPORT

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

	Section No.	State Road No.	Local Road Name	From	From M.P.	To	To M.P.	Section Length	SIS	Functional Classification	Posted Speed	Area Type	Facility Type	FDOT LOS Std.	County LOS Std.	City LOS Std.	Year 2018 Arterial Class	Divided/ UnDivided	One/Two Way	Left Turn Bays	Right Turn Bays	Thru Lanes	Peak Hour Peak Direction Capacity	Volume	LOS	Deficiency Determination
	12020000	SR 80	MAIN ST	US 41 (Cleveland Ave)	0.000	SR 82/ Monroe St	0.168	0.168		Principal Arterial-other	30	UA	A	D	D	E	2	U	1W	WL	WR	3	1,207	408	C	
	12020000	SR 80 WB	1ST ST	SR 739/US 41 Bus (Fowler St)	0.658	SR 80/Seaboard St	1.666	1.008		Principal Arterial-other	35	UA	A	D	D	E	2	U	1W	WL	WR	2	2,054	746	C	
	12020000	SR 80	PALM BEACH BLVD	SR 80/Seaboard St	1.666	Veronica Shoemaker Blvd	2.506	0.840		Principal Arterial-other	45	UA	A	D	D	E	1	D	2W	WL	0R	4	2,000	940	C	
	12020000	SR 80	PALM BEACH BLVD	Veronica Shoemaker Blvd	2.506	CR 80B (Ortiz Ave)	4.364	1.858		Principal Arterial-other	45	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,175	C	
	12020000	SR 80	PALM BEACH BLVD	CR 80B (Ortiz Ave)	4.364	I-75	5.546	1.182		Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,175	C	
	12020000	SR 80	PALM BEACH BLVD	I-75	5.546	SR 31 (Arcadia Rd)	8.249	2.703	SIS	Principal Arterial-other	55	UA	A	D	D		1	D	2W	WL	WR	6	3,171	2,050	C	
	12020000	SR 80	PALM BEACH BLVD	SR 31 (Arcadia Rd)	8.249	CR 80A/Buckingham Rd/Old Olga Rd	10.741	2.492	SIS	Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,664	C	
**	12020000	SR 80	PALM BEACH BLVD	CR 80A/Buckingham Rd/Old Olga Rd	10.741	W. of Werner Drive	12.808	2.067	SIS	Principal Arterial-other	55	UA	H	D	D			D	2W	WL	WR	4	3,240	1,292	B	
**	12020000	SR 80	PALM BEACH BLVD	W. of Werner Drive	12.808	Hickey Creek Rd	13.308	0.500	SIS	Principal Arterial-other	55	RDA	H	C	C			D	2W	WL	0R	4	2,120	1,292	B	
**	12020000	SR 80	PALM BEACH BLVD	Hickey Creek Rd	13.308	Broadway St/CR 78	17.654	4.346	SIS	Principal Arterial-other	55	RDA	H	C	C			D	2W	WL	0R	4	2,120	1,154	B	
**	12020000	SR 80	PALM BEACH BLVD	Broadway St/CR 78	17.654	CR 884 (Joel Blvd)	18.227	0.573	SIS	Principal Arterial-other	45	RDA	A	C	C		1	D	2W	WL	WR	4	1,607	1,154	C	
	12020000	SR 80	PALM BEACH BLVD	CR 884 (Joel Blvd)	18.227	Hendry County Line	20.358	2.131	SIS	Principal Arterial-other	60	RDA	H	C	C			D	2W	WL	WR	4	2,120	907	B	
	12020102	SR 80 EB	SR 80/2ND ST	SR 739 (Fowler St)	0.397	SR 739 (Park Ave)	0.634	0.237		Principal Arterial-other	35	UA	A	D	D	E	2	U	1W	WL	0R	3	3,024	773	C	
	12020102	SR 80 EB	SR 80/2ND ST/SEABOARD ST	SR 739 (Park Ave)	0.634	SR 80 (Palm Beach Blvd)	1.560	0.926		Principal Arterial-other	35	UA	A	D	D	E	2	U	1W	WL	0R	2	1,956	1,101	D	
	12040000	SR 867	MCGREGOR BLVD	Old McGregor Blvd	0.000	A & W Bulb Rd	1.993	1.993		Minor Arterial	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,534	C	
	12040000	SR 867	MCGREGOR BLVD	A & W Bulb Rd	1.993	College Pkwy	3.465	1.472		Minor Arterial	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,802	C	
	12040000	SR 867	MCGREGOR BLVD	College Pkwy	3.465	Winkler Rd	4.896	1.431		Minor Arterial	40	UA	A	D	D		1	U	2W	WL	WR	2	924	787	C	
**	12040000	SR 867	MCGREGOR BLVD	Winkler Rd	4.896	CR 884/Colonial Blvd	6.485	1.589		Minor Arterial	40	UA	A	D	D	F	1	D	2W	WL	WR	2	970	1,151	F	Over Capacity
	12060000	SR 78	PINE ISLAND RD	CR 765/CR 884/Burnt Store Rd	5.467	Chiquita Blvd	7.514	2.047		Principal Arterial-other	50	UA	A	D	D	C	1	D	2W	WL	WR	4	2,100	820	C	
	12060000	SR 78	PINE ISLAND RD	Chiquita Blvd	7.514	Santa Barbara Blvd	9.757	2.243		Principal Arterial-other	50	UA	A	D	D	C	1	D	2W	WL	WR	4	2,100	1,583	C	
	12060000	SR 78	PINE ISLAND RD	Santa Barbara Blvd	9.757	Del Prado Blvd	12.061	2.304		Principal Arterial-other	55	UA	A	D	D	C	1	D	2W	WL	WR	4	2,100	2,159	F	Over Capacity
	12060000	SR 78	PINE ISLAND RD	Del Prado Blvd	12.061	W of CR 78A/Pondella Rd	12.284	0.223		Principal Arterial-other	55	UA	A	D	D	D	1	D	2W	WL	WR	6	3,171	1,489	C	
	12060000	SR 78	PINE ISLAND RD	W of CR 78A/Pondella Rd	12.284	SR 45/US 41 (Cleveland Ave)	14.741	2.457		Principal Arterial-other	55	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,619	C	
	12060000	SR 78	PINE ISLAND RD/BAYSHORE RD	SR 45/US 41 (Cleveland Ave)	14.741	New Post Rd/Hart Rd	17.015	2.274		Principal Arterial-other	40	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,572	C	
	12060000	SR 78	BAYSHORE RD	New Post Rd/Hart Rd	17.015	W of Willow Stream Ln	18.559	1.544		Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,588	C	
	12060000	SR 78	BAYSHORE RD	W of Willow Stream Ln	18.559	W of Pritchett Pkwy	21.179	2.620		Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,243	C	
	12060000	SR 78	BAYSHORE RD	W of Pritchett Pkwy	21.179	Pritchett Pkwy	21.400	0.221		Minor Arterial	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	641	C	
	12060000	SR 78	BAYSHORE RD	Pritchett Pkwy	21.400	Old Bayshore Rd	23.758	2.358		Minor Arterial	50	UA	A	D	D		1	U	2W	WL	WR	2	924	641	C	
	12060000	SR 78	BAYSHORE RD	Old Bayshore Rd	23.758	SR 31	24.404	0.646		Minor Arterial	50	UA	A	D	D		1	U	2W	WL	WR	2	924	477	C	
	12070000	SR 82	DR M L KING JR BLVD	US 41/SR 45	0.000	SR 82 (Monroe St)	0.200	0.200		Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	0R	2	788	456	D	
	12070000	SR 82	DR M L KING JR BLVD	SR 82 (Monroe St)	0.200	Jackson St	0.371	0.171		Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	0R	2	788	787	D	Near Capacity
	12070000	SR 82	DR M L KING JR BLVD	Jackson St	0.371	SR 739 (Fowler St)	0.645	0.274		Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	WR	2	827	787	D	Near Capacity
	12070000	SR 82	DR M L KING JR BLVD	SR 739 (Fowler Ave)	0.645	Michigan Link Ave	2.966	2.321		Principal Arterial-other	30	UA	A	D	D	E	2	D	2W	WL	WR	4	1,712	1,870	F	Over Capacity
	12070000	SR 82	DR M L KING JR BLVD	Michigan Link Ave	2.966	CR 865/Ortiz Ave	3.826	0.860		Principal Arterial-other	50	UA	A	D	D	E	1	D	2W	WL	WR	5	2,636	2,303	C	
	12070000	SR 82	DR M L KING JR BLVD	CR 865/Ortiz Ave	3.826	W of Teter Rd/I-75 NB On Ramp	4.507	0.681		Principal Arterial-other	50	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	2,091	C	
	12070000	SR 82	IMMOKALEE ROAD	W of Teter Rd/I-75 NB On Ramp	4.507	Buckingham Rd	6.154	1.647	SIS	Principal Arterial-other	50	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	1,943	C	
	12070000	SR 82	IMMOKALEE ROAD	Buckingham Rd	6.154	CR 884/Colonial Blvd/Lee Blvd	6.874	0.720	SIS	Principal Arterial-other	50	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	1,711	C	
	12070000	SR 82	IMMOKALEE ROAD	CR 884/Colonial Blvd/Lee Blvd	6.874	Gateway Blvd	7.906	1.032	SIS	Principal Arterial-other	55	UA	A	D	D	E	1	D	2W	WL	WR	2	970	1,711	F	Over Capacity
	12070000	SR 82	IMMOKALEE ROAD	Gateway Blvd	7.906	Griffin Dr/Ray Ave S	9.314	1.408	SIS	Principal Arterial-other	55	UA	A	D	D		1	D	2W	WL	WR	2	970	1,132	F	Over Capacity
	12070000	SR 82	IMMOKALEE ROAD	Griffin Dr/Ray Ave S	9.314	Daniels Pkwy/Gunnery Rd S	11.123	1.809	SIS	Principal Arterial-other	60	UA	A	D	D		1	D	2W	WL	WR	2	970	1,006	F	Over Capacity
	12070000	SR 82	IMMOKALEE ROAD	Daniels Pkwy/Gunnery Rd S	11.123	Alabama Rd	14.709	3.586	SIS	Principal Arterial-other	60	UA	H	D	D			U	2W	WL	WR	2	1,190	1,527	E	Over Capacity
	12070000	SR 82	IMMOKALEE ROAD	Alabama Rd	14.709	Bell Blvd S	18.929	4.220	SIS	Principal Arterial-other	60	UA	H	D	D			U	2W	WL	WR	2	1,190	600	C	
	12070000	SR 82	IMMOKALEE ROAD	Bell Blvd S	18.929	Hendry County Line	21.551	2.622	SIS	Principal Arterial-other	60	UA	H	D	D			U	2W	WL	0R	2	1,190	605	C	
	12070001	SR 82	MONROE ST	MLK Jr Blvd	0.000	SR 80 (Main St)	0.148	0.148		Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	0R	2	788	413	D	

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

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

	Section No.	State Road No.	Local Road Name	From	From M.P.	To	To M.P.	Section Length	TRIP Improvement	Year 2024 (E+C) Thru Lanes	LOS Std	Peak Hour Peak Direction Capacity	Volume	LOS	Year 2040 Thru Lanes	LOS Std	Peak Hour Peak Direction Capacity	Trend Volume	Trend LOS	Model Volume	Model LOS	Standard K Factor	Existing D Factor	Existing T_{24} Factor
	12020000	SR 80	MAIN ST	US 41 (Cleveland Ave)	0.000	SR 82/Monroe St	0.168	0.168		3	D	1,207	456	C	3	D	1,207	527	C	879	D	9.00%	53.30%	7.10%
	12020000	SR 80 WB	1ST ST	SR 739/US 41 Bus (Fowler St)	0.658	SR 80/Seaboard St	1.666	1.008		2	D	2,054	792	C	2	D	2,054	909	C	2,377	F	9.00%	99.90%	7.10%
	12020000	SR 80	PALM BEACH BLVD	SR 80/Seaboard St	1.666	Veronica Shoemaker Blvd	2.506	0.840		4	D	2,000	1,048	C	4	D	2,000	1,205	C	2,146	F	9.00%	53.30%	6.50%
	12020000	SR 80	PALM BEACH BLVD	Veronica Shoemaker Blvd	2.506	CR 80B (Ortiz Ave)	4.364	1.858		4	D	2,100	1,310	C	4	D	2,100	1,507	C	2,427	F	9.00%	53.30%	6.30%
	12020000	SR 80	PALM BEACH BLVD	CR 80B (Ortiz Ave)	4.364	I-75	5.546	1.182		6	D	3,171	1,310	C	6	D	3,171	1,507	C	2,981	C	9.00%	53.30%	8.20%
	12020000	SR 80	PALM BEACH BLVD	I-75	5.546	SR 31 (Arcadia Rd)	8.249	2.703		6	D	3,171	2,056	C	6	D	3,171	2,827	C	3,477	F	9.00%	64.90%	12.60%
	12020000	SR 80	PALM BEACH BLVD	SR 31 (Arcadia Rd)	8.249	CR 80A/Buckingham Rd/Old Olga Rd	10.741	2.492		4	D	2,100	1,824	C	4	D	2,100	2,177	F	2,126	F	9.00%	55.20%	9.30%
**	12020000	SR 80	PALM BEACH BLVD	CR 80A/Buckingham Rd/Old Olga Rd	10.741	W. of Werner Drive	12.808	2.067		4	D	3,240	1,421	B	4	D	3,240	1,787	B	949	B	9.00%	55.20%	12.40%
**	12020000	SR 80	PALM BEACH BLVD	W. of Werner Drive	12.808	Hickey Creek Rd	13.308	0.500		4	C	2,120	1,421	C	4	C	2,120	1,787	C	949	B	9.00%	55.20%	12.40%
**	12020000	SR 80	PALM BEACH BLVD	Hickey Creek Rd	13.308	Broadway St/CR 78	17.654	4.346		4	C	2,120	1,254	B	4	C	2,120	1,536	C	994	B	9.50%	55.20%	12.40%
**	12020000	SR 80	PALM BEACH BLVD	Broadway St/CR 78	17.654	CR 884 (Joel Blvd)	18.227	0.573		4	C	1,607	1,254	C	4	C	1,607	1,536	C	994	C	9.50%	55.20%	12.40%
	12020000	SR 80	PALM BEACH BLVD	CR 884 (Joel Blvd)	18.227	Hendry County Line	20.358	2.131		4	C	2,120	1,008	B	4	C	2,120	1,291	B	1,203	B	9.50%	55.20%	15.90%
	12020102	SR 80 EB	SR 80/2ND ST	SR 739 (Fowler St)	0.397	SR 739 (Park Ave)	0.634	0.237		3	D	3,024	819	C	3	D	3,024	945	C	1,346	C	9.00%	99.90%	7.10%
	12020102	SR 80 EB	SR 80/2ND ST/SEABOARD ST	SR 739 (Park Ave)	0.634	SR 80 (Palm Beach Blvd)	1.560	0.926		2	D	1,956	1,169	D	2	D	1,956	1,344	D	1,886	D	9.00%	99.90%	4.90%
	12040000	SR 867	MCGREGOR BLVD	Old McGregor Blvd	0.000	A & W Bulb Rd	1.993	1.993		4	D	2,100	1,731	C	4	D	2,100	2,130	F	2,633	F	9.00%	54.52%	4.10%
	12040000	SR 867	MCGREGOR BLVD	A & W Bulb Rd	1.993	College Pkwy	3.465	1.472		4	D	2,100	2,082	D	4	D	2,100	2,592	F	2,626	F	9.00%	53.30%	4.10%
	12040000	SR 867	MCGREGOR BLVD	College Pkwy	3.465	Winkler Rd	4.896	1.431		2	D	924	861	C	2	D	924	992	F	880	D	9.00%	53.30%	4.70%
**	12040000	SR 867	MCGREGOR BLVD	Winkler Rd	4.896	CR 884/Colonial Blvd	6.485	1.589		2	D	970	1,260	F	2	D	970	1,450	F	1,111	F	9.00%	53.30%	4.35%
	12060000	SR 78	PINE ISLAND RD	CR 765/CR 884/Burnt Store Rd	5.467	Chiquita Blvd	7.514	2.047		4	D	2,100	912	C	4	D	2,100	1,053	C	1,913	C	9.00%	53.30%	8.00%
	12060000	SR 78	PINE ISLAND RD	Chiquita Blvd	7.514	Santa Barbara Blvd	9.757	2.243		4	D	2,100	1,945	C	4	D	2,100	2,691	F	2,793	F	9.00%	53.30%	8.00%
	12060000	SR 78	PINE ISLAND RD	Santa Barbara Blvd	9.757	Del Prado Blvd	12.061	2.304		4	D	2,100	2,646	F	4	D	2,100	3,654	F	3,025	F	9.00%	53.30%	9.30%
	12060000	SR 78	PINE ISLAND RD	Del Prado Blvd	12.061	W of CR 78A/Pondella Rd	12.284	0.223		6	D	3,171	1,709	C	6	D	3,171	2,243	C	3,267	F	9.00%	55.30%	8.00%
	12060000	SR 78	PINE ISLAND RD	W of CR 78A/Pondella Rd	12.284	SR 45/US 41 (Cleveland Ave)	14.741	2.457		4	D	2,100	1,843	C	4	D	2,100	2,279	F	2,687	F	9.00%	54.08%	7.51%
	12060000	SR 78	PINE ISLAND RD/BAYSHORE RD	SR 45/US 41 (Cleveland Ave)	14.741	New Post Rd/Hart Rd	17.015	2.274		4	D	2,100	1,750	C	4	D	2,100	2,015	D	2,222	F	9.00%	53.30%	7.30%
	12060000	SR 78	BAYSHORE RD	New Post Rd/Hart Rd	17.015	W of Willow Stream Ln	18.559	1.544		4	D	2,100	1,831	C	4	D	2,100	2,270	F	2,388	F	9.00%	53.38%	10.05%
	12060000	SR 78	BAYSHORE RD	W of Willow Stream Ln	18.559	W of Pritchett Pkwy	21.179	2.620		4	D	2,100	1,683	C	4	D	2,100	2,712	F	2,192	F	9.00%	53.70%	8.00%
	12060000	SR 78	BAYSHORE RD	W of Pritchett Pkwy	21.179	Pritchett Pkwy	21.400	0.221		4	D	2,100	690	C	4	D	2,100	796	C	1,557	C	9.00%	55.20%	16.30%
	12060000	SR 78	BAYSHORE RD	Pritchett Pkwy	21.400	Old Bayshore Rd	23.758	2.358		2	D	924	678	C	2	D	924	782	C	1,530	F	9.00%	55.20%	16.30%
	12060000	SR 78	BAYSHORE RD	Old Bayshore Rd	23.758	SR 31	24.404	0.646		2	D	924	520	C	2	D	924	644	C	819	C	9.00%	55.20%	21.60%
	12070000	SR 82	DR M L KING JR BLVD	US 41/SR 45	0.000	SR 82 (Monroe St)	0.200	0.200		2	D	788	514	D	2	D	788	590	D	693	D	9.00%	53.30%	9.30%
	12070000	SR 82	DR M L KING JR BLVD	SR 82 (Monroe St)	0.200	Jackson St	0.371	0.171		2	D	788	900	F	2	D	788	1,078	F	795	E	9.00%	53.30%	9.30%
	12070000	SR 82	DR M L KING JR BLVD	Jackson St	0.371	SR 739 (Fowler St)	0.645	0.274		2	D	827	900	F	2	D	827	1,078	F	795	D	9.00%	53.30%	9.30%
	12070000	SR 82	DR M L KING JR BLVD	SR 739 (Fowler Ave)	0.645	Michigan Link Ave	2.966	2.321		4	D	1,712	2,182	F	4	D	1,712	2,764	F	2,187	F	9.00%	53.30%	5.41%
	12070000	SR 82	DR M L KING JR BLVD	Michigan Link Ave	2.966	CR 865/Ortiz Ave	3.826	0.860		5	D	2,636	2,777	F	5	D	2,636	3,740	F	2,751	F	9.00%	53.30%	4.40%
	12070000	SR 82	DR M L KING JR BLVD	CR 865/Ortiz Ave	3.826	W of Teter Rd/I-75 NB On Ramp	4.507	0.681		6	D	3,171	2,545	C	6	D	3,171	3,473	F	4,531	F	9.00%	53.30%	4.40%
	12070000	SR 82	IMMOKALEE ROAD	W of Teter Rd/I-75 NB On Ramp	4.507	Buckingham Rd	6.154	1.647		6	D	3,171	2,354	C	6	D	3,171	3,221	F	4,685	F	9.00%	53.70%	9.40%
	12070000	SR 82	IMMOKALEE ROAD	Buckingham Rd	6.154	CR 884/Colonial Blvd/Lee Blvd	6.874	0.720		6	D	3,171	1,930	C	6	D	3,171	2,706	C	3,448	F	9.00%	58.50%	9.40%
	12070000	SR 82	IMMOKALEE ROAD	CR 884/Colonial Blvd/Lee Blvd	6.874	Gateway Blvd	7.906	1.032		6	D	3,171	1,971	C	6	D	3,171	2,848	C	3,326	F	9.00%	58.50%	6.00%
	12070000	SR 82	IMMOKALEE ROAD	Gateway Blvd	7.906	Griffin Dr/Ray Ave S	9.314	1.408		6	D	3,171	1,245	C	6	D	3,171	1,668	C	2,617	C	9.00%	58.50%	8.00%
	12070000	SR 82	IMMOKALEE ROAD	Griffin Dr/Ray Ave S	9.314	Daniels Pkwy/Gunnery Rd S	11.123	1.809		6	D	3,171	1,134	C	6	D	3,171	1,593	C	2,406	C	9.00%	58.50%	7.70%
	12070000	SR 82	IMMOKALEE ROAD	Daniels Pkwy/Gunnery Rd S	11.123	Alabama Rd	14.709	3.586		6	D	4,860	1,747	B	6	D	4,860	2,569	B	3,199	C	9.00%	58.50%	9.40%
	12070000	SR 82	IMMOKALEE ROAD	Alabama Rd	14.709	Bell Blvd S	18.929	4.220		4	D	3,240	658	B	6	D	4,617	906	B	2,764	C	9.00%	58.50%	13.90%
	12070000	SR 82	IMMOKALEE ROAD	Bell Blvd S	18.929	Hendry County Line	21.551	2.622		4	D	3,240	648	B	6	D	4,617	866	B	1,549	B	9.00%	58.50%	13.80%
	12070001	SR 82	MONROE ST	MLK Jr Blvd	0.000	SR 80 (Main St)	0.148	0.148		2	D	788	463	D	2	D	788	534	D	571	D	9.00%	53.30%	7.10%

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

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

	Section No.	State Road No.	Local Road Name	From	From M.P.	To	To M.P.	Section Length	SIS	Functional Classification	Posted Speed	Area Type	Facility Type	FDOT LOS Std.	County LOS Std.	City LOS Std.	Year 2018 Arterial Class	Divided/ UnDivided	One/Two Way	Left Turn Bays	Right Turn Bays	Thru Lanes	Peak Hour Peak Direction Capacity	Volume	LOS	Deficiency Determination
	12075000	I-75	SR 93/I-75	Collier County Line	0.000	CR 865/Bonita Beach Rd	1.029	1.029	SIS	Principal Arterial-Interstat	70	UA	F	D	D	D	F	D	2W		0A	6	5,500	5,629	E	Over Capacity
	12075000	I-75	SR 93/I-75	CR 865/Bonita Beach Rd	1.029	CR 850/Corkscrew Rd	8.667	7.638	SIS	Principal Arterial-Interstat	70	UA	F	D	D	D	F	D	2W		0A	6	5,500	5,629	E	Over Capacity
**	12075000	I-75	SR 93/I-75	CR 850/Corkscrew Rd	8.667	Alico Rd	12.614	3.947	SIS	Principal Arterial-Interstat	70	UA	F	D	D		F	D	2W		0A	6	5,500	5,655	E	Over Capacity
	12075000	I-75	SR 93/I-75	Alico Rd	12.614	Terminal Access Rd	13.884	1.270	SIS	Principal Arterial-Interstat	70	UA	F	D	D		F	D	2W		W2A	6	7,500	5,642	C	
	12075000	I-75	SR 93/I-75	Terminal Access Rd	13.884	Daniels Pkwy	16.442	2.558	SIS	Principal Arterial-Interstat	70	UA	F	D	D		F	D	2W		1WA	6	6,500	5,642	D	
**	12075000	I-75	SR 93/I-75	Daniels Pkwy	16.442	SR 884/CR 884/Colonial Blvd	20.772	4.330	SIS	Principal Arterial-Interstat	70	UA	F	D	D	D	F	D	2W		0A	6	5,500	5,337	D	Near Capacity
**	12075000	I-75	SR 93/I-75	SR 884/CR 884/Colonial Blvd	20.772	SR 82/Immokalee Rd	22.624	1.852	SIS	Principal Arterial-Interstat	70	UA	F	D	D	D	F	D	2W		0A	6	5,500	4,965	D	Near Capacity
**	12075000	I-75	SR 93/I-75	SR 82/Immokalee Rd	22.624	Luckett Rd	24.139	1.515	SIS	Principal Arterial-Interstat	70	UA	F	D	D	D	F	D	2W		0A	6	5,500	5,071	D	Near Capacity
**	12075000	I-75	SR 93/I-75	Luckett Rd	24.139	SR 80	26.047	1.908	SIS	Principal Arterial-Interstat	70	UA	F	D	D		F	D	2W		1WA	6	6,500	4,832	C	
	12075000	I-75	SR 93/I-75	SR 80	26.047	SR 78 (Bayshore Rd)	28.363	2.316	SIS	Principal Arterial-Interstat	70	UA	F	D	D		F	D	2W		1WA	6	6,500	3,717	B	
	12075000	I-75	SR 93/I-75	SR 78 (Bayshore Rd)	28.363	Charlotee County Line	34.138	5.775	SIS	Principal Arterial-Interstat	70	TA	F	C	C		F	D	2W		0A	6	4,280	2,634	B	
	12090000	SR 31	ARCADIA RD	SR 80	0.000	Old Rodeo Dr	1.640	1.640	SIS	Minor Arterial	40	UA	A	D	D		1	D	2W	WL	WR	2	970	560	C	
	12090000	SR 31	ARCADIA RD	Old Rodeo Dr	1.640	CR 78/N River Rd/Old Bayshore Rd	2.670	1.030	SIS	Minor Arterial	60	RDA	H	C	C			U	2W	WL	WR	2	850	493	C	
	12090000	SR 31	ARCADIA RD	CR 78/N River Rd/Old Bayshore Rd	2.670	Charlotee County Line	4.684	2.014	SIS	Minor Arterial	60	RDA	H	C	C			U	2W	WL	WR	2	850	409	B	
	12100000	SR 876	DANIELS PKWY	W of I-75	7.247	E of Rest Area	7.760	0.513		Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	6	3,171	2,662	C	
	12000056	JACKSON S	JACKSON ST	Peck St/Museum Ent	1.177	SR 82	1.258	0.081	SC	Urban Local	25	UA	A	D	E		NSS2	U	2W	0L	0R	2	540	102	C	
	12000152	CR 885	BEN HILL GRIFFIN PKWY	Gulf Center Dr	4.265	Alico Rd	4.277	0.012	SC	Minor Arterial	45	UA	A	D	E		NSS1	D	2W	WL	WR	6	2,854	1,079	C	
	12000152	CR 885	BEN HILL GRIFFIN PKWY	Alico Rd	4.277	Midfield Terminal	5.585	1.308	SC	Minor Arterial	45	UA	A	D	E		NSS1	D	2W	WL	WR	4	1,890	959	C	
	12000569	ALICO RD	ALICO RD	I-75	0.011	Ben Hill Griffin Pkwy	0.667	0.656	SC	Minor Arterial	45	UA	A	D	E		NSS1	D	2W	WL	WR	6	2,854	1,267	C	
	12000058	HENDRY S	HENDRY ST	Union St	0.035	SR 82	0.158	0.123	SC	Urban Local	25	UA	A	D	E		NSS2	U	2W	WL	0R	2	675	50	C	
	12630000	CR 765	BURNT STORE RD	SR 78	0.000	Embers Pkwy	1.000	1.000		Principal Arterial-other	45	UA	H	D	E	E		D	2W	WL	WR	2	1,250	720	C	
	12630000	CR 765	BURNT STORE RD	Embers Pkwy	1.000	Tropicana Pkwy	2.000	1.000		Principal Arterial-other	45	UA	H	D	E	E		U	2W	WL	WR	2	1,190	720	C	
	12120000		TERMINAL ACCESS RD	I-75	0.000	Airport Access	1.508	1.508	SC	Minor Arterial	45	UA	A	D	E		1	D	2W	0L	0R	4	2,000	1,299	C	

Legend

Aggregated segment Single count segment OFF System SIS Facility

** Future Model Volumes obtained from D1 Regional Planning Model are found to be less than Existing AADT.

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

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

	Section No.	State Road No.	Local Road Name	From	From M.P.	To	To M.P.	Section Length	TRIP Improvement	Year 2024 (E+C) Thru Lanes	LOS Std	Peak Hour Peak Direction Capacity	Volume	LOS	Year 2040 Thru Lanes	LOS Std	Peak Hour Peak Direction Capacity	Trend Volume	Trend LOS	Model Volume	Model LOS	Standard K Factor	Existing D Factor	Existing T_{24} Factor
	12075000	I-75	SR 93/I-75	Collier County Line	0.000	CR 865/Bonita Beach Rd	1.029	1.029		6	D	5,500	5,967	E	6	D	5,500	7,960	F	5,976	E	9.00%	59.00%	10.40%
	12075000	I-75	SR 93/I-75	CR 865/Bonita Beach Rd	1.029	CR 850/Corkscrew Rd	8.667	7.638		6	D	5,500	5,967	E	6	D	5,500	7,960	F	5,976	E	9.00%	59.00%	10.40%
**	12075000	I-75	SR 93/I-75	CR 850/Corkscrew Rd	8.667	Alico Rd	12.614	3.947		6	D	5,500	5,981	E	6	D	5,500	7,960	F	5,147	D	9.00%	59.00%	10.20%
	12075000	I-75	SR 93/I-75	Alico Rd	12.614	Terminal Access Rd	13.884	1.270		6	D	7,500	6,139	C	6	D	7,500	8,561	F	5,671	C	9.00%	59.00%	8.30%
	12075000	I-75	SR 93/I-75	Terminal Access Rd	13.884	Daniels Pkwy	16.442	2.558		6	D	6,500	6,139	D	6	D	6,500	8,561	F	5,671	D	9.00%	59.00%	8.30%
**	12075000	I-75	SR 93/I-75	Daniels Pkwy	16.442	SR 884/CR 884/Colonial Blvd	20.772	4.330		6	D	5,500	5,499	D	6	D	5,500	6,966	F	4,805	D	9.00%	59.00%	12.30%
**	12075000	I-75	SR 93/I-75	SR 884/CR 884/Colonial Blvd	20.772	SR 82/Immokalee Rd	22.624	1.852		6	D	5,500	5,071	D	6	D	5,500	6,321	F	4,811	D	9.00%	59.00%	12.50%
**	12075000	I-75	SR 93/I-75	SR 82/Immokalee Rd	22.624	Luckett Rd	24.139	1.515		6	D	5,500	5,204	D	6	D	5,500	6,538	F	4,836	D	9.00%	59.00%	13.00%
**	12075000	I-75	SR 93/I-75	Luckett Rd	24.139	SR 80	26.047	1.908		6	D	6,500	4,933	C	6	D	6,500	6,144	D	4,631	C	9.00%	59.00%	13.40%
	12075000	I-75	SR 93/I-75	SR 80	26.047	SR 78 (Bayshore Rd)	28.363	2.316		6	D	6,500	3,791	B	6	D	6,500	4,706	C	4,049	B	9.00%	59.00%	14.10%
	12075000	I-75	SR 93/I-75	SR 78 (Bayshore Rd)	28.363	Charlotee County Line	34.138	5.775		6	C	4,280	2,726	B	6	C	4,280	3,380	C	3,024	B	9.50%	59.00%	16.00%
	12090000	SR 31	ARCADIA RD	SR 80	0.000	Old Rodeo Dr	1.640	1.640		2	D	970	610	C	2	D	970	739	C	1,343	F	9.07%	55.20%	19.77%
	12090000	SR 31	ARCADIA RD	Old Rodeo Dr	1.640	CR 78/N River Rd/Old Bayshore Rd	2.670	1.030		2	C	850	523	C	2	C	850	601	C	1,507	E	9.50%	55.20%	26.90%
	12090000	SR 31	ARCADIA RD	CR 78/N River Rd/Old Bayshore Rd	2.670	Charlotee County Line	4.684	2.014		2	C	850	460	C	2	C	850	570	C	1,658	F	9.50%	54.10%	26.90%
	12100000	SR 876	DANIELS PKWY	W of I-75	7.247	E of Rest Area	7.760	0.513		6	D	3,171	3,115	D	6	D	3,171	3,961	F	4,188	F	9.00%	53.30%	3.00%
	12000056	JACKSON S	JACKSON ST	Peck St/Museum Ent	1.177	SR 82	1.258	0.081		2	D	540	112	C	2	D	540	127	C	223	C	9.00%	55.20%	9.30%
	12000152	CR 885	BEN HILL GRIFFIN PKWY	Gulf Center Dr	4.265	Alico Rd	4.277	0.012		6	D	2,854	1,205	C	6	D	2,854	1,386	C	1,834	C	9.00%	53.30%	2.30%
	12000152	CR 885	BEN HILL GRIFFIN PKWY	Alico Rd	4.277	Midfield Terminal	5.585	1.308		4	D	1,890	1,068	C	4	D	1,890	1,230	C	982	C	9.00%	53.30%	3.40%
	12000569	ALICO RD	ALICO RD	I-75	0.011	Ben Hill Griffin Pkwy	0.667	0.656		6	D	2,854	1,421	C	6	D	2,854	1,658	C	1,669	C	9.00%	53.30%	3.40%
	12000058	HENDRY S	HENDRY ST	Union St	0.035	SR 82	0.158	0.123		2	D	675	56	C	2	D	675	61	C	216	C	9.00%	55.20%	9.30%
	12630000	CR 765	BURNT STORE RD	SR 78	0.000	Embers Pkwy	1.000	1.000	Yes	4	D	3,240	802	B	4	D	3,240	960	B	1,342	B	9.00%	53.30%	9.00%
	12630000	CR 765	BURNT STORE RD	Embers Pkwy	1.000	Tropicana Pkwy	2.000	1.000	Yes	4	D	3,240	802	B	4	D	3,240	960	B	1,342	B	9.00%	53.30%	9.00%
	12120000		TERMINAL ACCESS RD	I-75	0.000	Airport Access	1.508	1.508	Yes	4	D	2,000	1,446	C	4	D	2,000	1,663	C	2,828	F	9.00%	53.30%	14.80%

Legend

Aggregated segment Single count segment OFF System SIS Facility

** Future Model Volumes obtained from D1 Regional Planning Model are found to be less than Existing AADT.

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

GOAL 20 – BUCKINGHAM COMMUNITY PLAN POLICY 20.2.1

POLICY 19.8.3: Lee County will work with the Boca Grande Historic Preservation Board and the community of Boca Grande in reviewing the design parameters applicable to the Historic District of Boca Grande to ascertain whether additions, modifications, or deletions need to be considered. (Ordinance No. 05-19, 18-18)

POLICY 19.8.4: Lee County will investigate additional fiscal and tax incentives to preserve the economic viability of the Historic District of Boca Grande. (Ordinance No. 05-19)

POLICY 19.8.5: Lee County will preserve the historic village character of the commercial sector of Boca Grande by adhering to the criteria of the Design Guidelines Manual for the Boca Grande Historic District. Lee County will support efforts of the Boca Grande community to modify site and design regulation within the Boca Grande Historic District to include commercial signage and other design components or uses that are not in keeping with the historic elements of the existing community character on Gasparilla Island. (Ordinance No. 05-19)

POLICY 19.8.6: Lee County will work with the Boca Grande Historic Preservation Board and the community to review the build-back regulations to ascertain whether modifications need to be undertaken in order to restore historic features in the event of catastrophe. If necessary, regulations to allow designated historic resources to be reconstructed will be adopted. (Ordinance No. 05-19)

OBJECTIVE 19.9: ECONOMICS. To preserve and promote the economic health of the Boca Grande Community Plan area while not expanding the amount of commercial property on the Island in accordance with the GICDA. (Ordinance No. 05-19, 18-18)

POLICY 19.9.1: Lee County will support efforts by the Gasparilla Island Bridge Authority (GIBA) to secure funding for the repair and maintenance of the bridges connecting Gasparilla Island to the mainland. (Ordinance No. 05-19, 18-18)

POLICY 19.9.2: Lee County will support efforts to preserve, maintain, and enhance the beaches of Gasparilla Island. (Ordinance No. 05-19, 18-18)

POLICY 19.9.3: To ensure Boca Grande's economic health, Lee County will support the preservation of historic businesses and commercial structures. Support may include historic preservation grants and development regulations which will encourage mixed use buildings. The Gasparilla Inn is an example. (Ordinance No. 05-19, 18-18)

GOAL 20: BUCKINGHAM COMMUNITY PLAN. Manage the future growth in the Buckingham Community Plan area; to preserve the existing rural and agricultural land use pattern; to diversify the choice of housing for Lee County by maintaining and enhancing the historic and rural character; and to protect the unique historical and environmental resources in the Buckingham Community Plan area. (Ordinance No. 91-19, 93-25, 94-30, 10-15, 18-18)

OBJECTIVE 20.1: LAND USE. Land uses in the Buckingham Community Plan area will be developed in a manner that is consistent with the rural and agricultural land use pattern. (Ordinance No. 00-22, 10-15, 18-14, 18-18)

POLICY 20.1.1: No property within the Buckingham Community Plan area will be rezoned to RVPD. (Ordinance No. 00-22, 10-15, 18-18)

POLICY 20.1.2: The southeast and northeast quadrants of the intersection of Orange River Boulevard and Buckingham Road is designated as the commercial node for the Buckingham Community Plan area. With the exception of the uses and the property identified in this policy, no new commercial development will be located outside of this commercial node. All new commercial developments in the node are required to provide a minimum of 30% open space. This commercial node is described as those lands 300 feet eastward from the easterly right-of-way of Buckingham Road and lying between Cemetery Road and a point 300 feet north of the intersection of Buckingham Road and Orange River Boulevard. Commercial uses permitted in agricultural zoning districts, such as Feed and Tack stores, are allowed outside of the commercial node if appropriate zoning approval is granted. Commercial boarding stables throughout the Rural Community Preserve will be allowed to give lessons and clinics if lawfully existing or appropriate zoning approval is granted. Commercial uses are permitted on the property zoned C-1 located at 9140 Buckingham Road. (Ordinance No. 94-30, 98-09, 00-22, 10-15, 18-18)

POLICY 20.1.3: Except for those clustered areas approved in accordance with Policy 20.1.5, all lots created in the Rural Community Preserve future land use category must have a minimum area of 43,560 square feet, unless a Minimum Use Determination has been issued. Calculation of lot size must exclude any road right-of-way or easement areas, water management areas, and natural water bodies. (Ordinance No. 00-22, 10-15, 18-18)

POLICY 20.1.4: Bonus density is prohibited in the Rural Community Preserve. (Ordinance No. 10-15, 18-18)

POLICY 20.1.5: Clustering of residential development in the Rural Community Preserve requires residential planned development (RPD) zoning. Density in clustered developments will be based on upland acreage. Dwelling units must be located away from the property boundaries. Clustering of residential development is limited in the following fashion:

- Buildings must be set back a minimum of 100 feet from the RPD boundary.
- The RPD must have a minimum of 10 acres in order to cluster homesites.

(Ordinance No. 10-15, 18-18)

POLICY 20.1.6: When possible, residential development adjacent to the Rural Community Preserve future land use category should make appropriate transitions to the Community Plan area with a graduated increase in density as development moves away from the Rural Community Preserve future land use category boundary. Appropriate buffers will be established for projects adjacent to the Rural Community Preserve future land use category boundary during the rezoning process. (Ordinance No. 10-15, 18-18)

POLICY 20.1.7: To preserve the shoreline, a 50 foot setback is required from the Orange River. The setback will be measured from the mean high water line or from the top of bank of the Orange River, whichever is further landward. Docks are exempt from this setback requirement. (Ordinance No. 10-15,18-18)

POLICY 20.1.8: The owner or agent of any rezoning or special exception request on property within the Community Plan area boundary or on property with existing or proposed direct access to Buckingham Road, must hold one public information meeting in accordance with Policies 17.3.3 and 17.3.4 prior to the application being found sufficient. (Ordinance No. 18-18)

OBJECTIVE 20.2: TRANSPORTATION. To use context sensitive design, appropriate to Future Non-Urban Areas, for roadway improvements. For purposes of this objective, improvements related to bicycle, pedestrian and equestrian facilities or safety improvements, including but not limited to

intersection and turn lane additions or improvements, will not be deemed an expansion of the roadway. (Ordinance No. 94-30, 99-15, 00-22, 10-15, 18-18)

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

POLICY 20.2.2: Future extensions of roadways into or through the Community Plan area will be limited to the Luckett Road Extension on the alignment and in the configuration as adopted by the Board of County Commissioners on June 3, 2008. Any proposal to further change the adopted alignment of the Luckett Road Extension will require analysis and public input with at least one public meeting in accordance with Policies 17.3.3 and 17.3.4. The analysis must consider the feasibility of locating the alignment as far south as possible, starting east of Pangola, in order to skirt the Buckingham Community Plan area. In addition, specific roadway extensions are prohibited as follows:

1. The extension of State Road 31 south of the Orange River is prohibited.
2. The extension of Ellis Road is prohibited.
3. The extension of Staley Road to State Road 82 is prohibited.
4. The extension and connection of Long Road to Ellis Road is prohibited.
5. No new east/west collector roadways will be planned or built within the Rural Community Preserve.

(Ordinance No. 10-15, 18-18)

POLICY 20.2.3: Identify issues, propose options, and develop a plan directed at improving safety on roads, limiting the negative effects of traffic, and improving the overall functionality of roads within the Buckingham Community Plan area to the extent practicable and consistent with the balance of applicable policies. (Ordinance No. 10-15, 18-18)

OBJECTIVE 20.3: PUBLIC FACILITIES AND UTILITIES. To maintain the rural character of the Buckingham Community Plan area with the provision of public facilities and utilities appropriate for Future Non-Urban Areas. (Ordinance No. 00-22, 03-19, 10-15, 18-18)

POLICY 20.3.1: In order to discourage unwanted urban development, central sewer lines will not be extended into the Buckingham Community Plan area, except to the areas identified by Lee Plan Map 7 as Future Sanitary Sewer Service Areas, the existing Resource Recovery Facility, the adjacent Lee County Parks and Recreation Facility, and any future public facility. Under no circumstances will the availability of central sewer lines be accepted as justification for a density or intensity increase, or reduction of lot size requirements (except as provided in Policy 20.1.5), within the Rural Community Preserve. (Ordinance No. 10-15, 18-18)

POLICY 20.3.2: Central water lines may be extended along roads of the Buckingham Community Plan area upon request of property owners, with extension and connection fees paid by the person(s) receiving the water service. The county may also extend central water lines through the Buckingham Community Plan area, if necessary. Connection to this expanded water service network will be on a voluntary basis. Under no circumstances will the availability of central water be accepted as justification for a density or intensity increase, or reduction of lot

TRIP GENERATION EQUATIONS

Single-Family Detached Housing
(210)

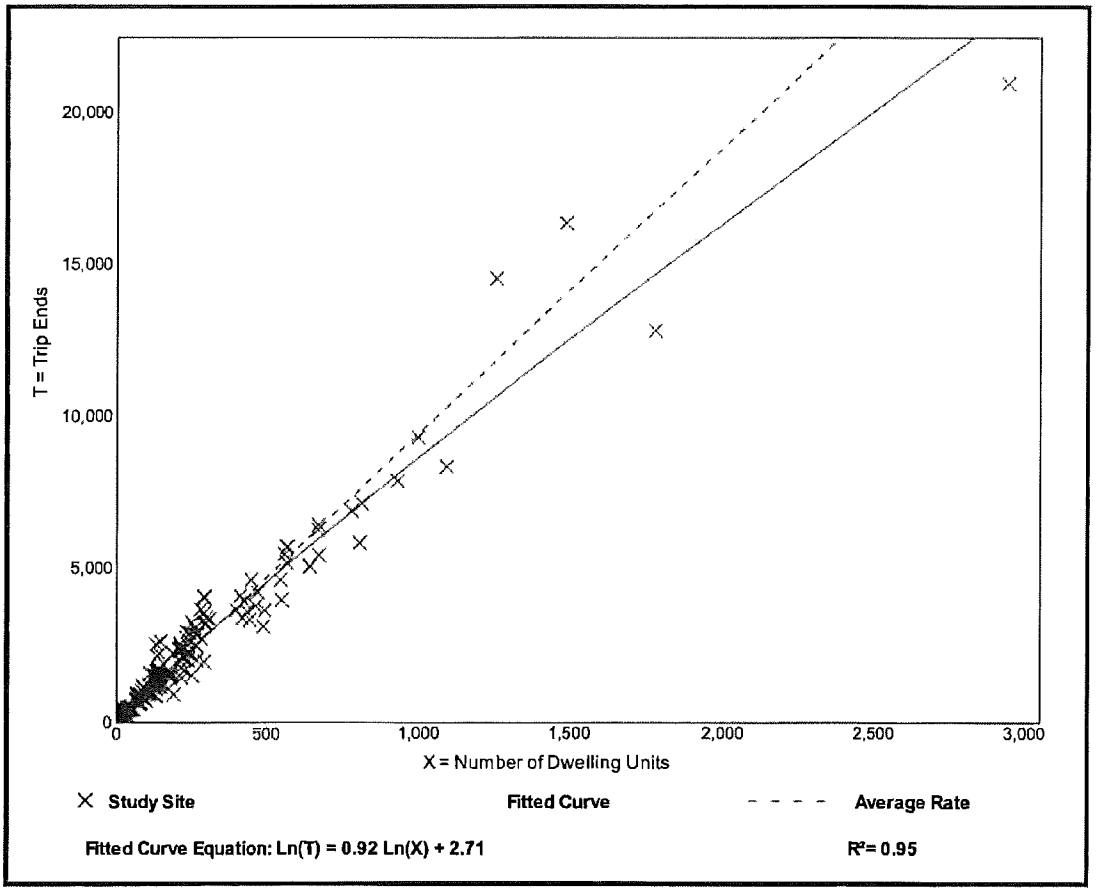
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



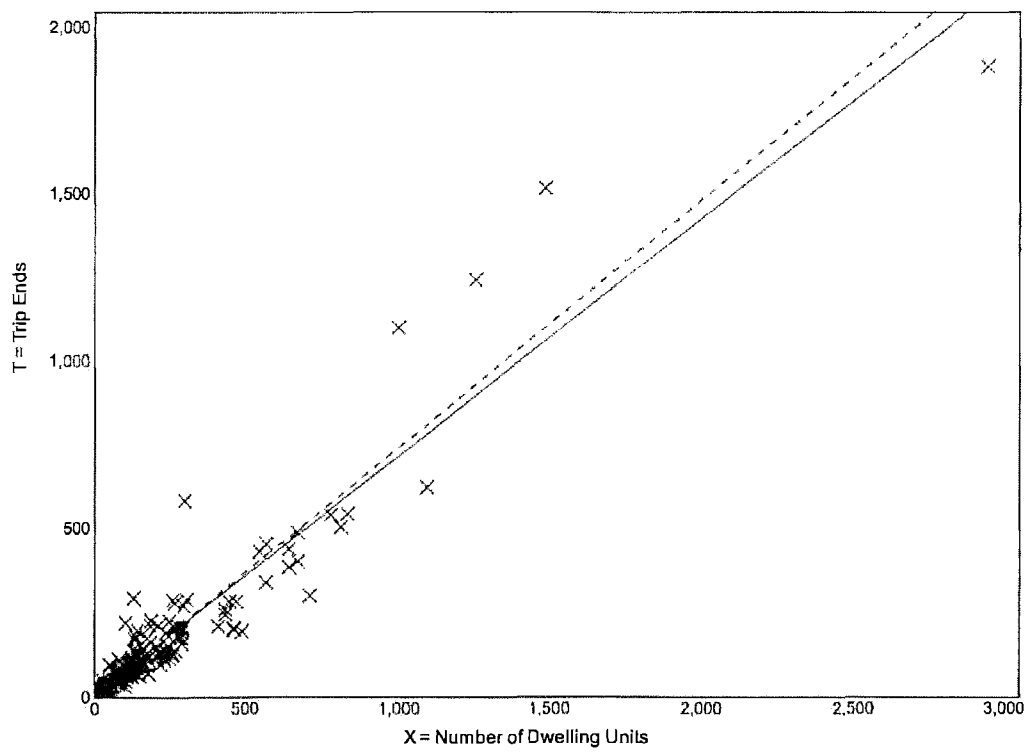
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	173
Avg. Num. of Dwelling Units:	219
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



× **Study Site** **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: T = 0.71(X) + 4.80 **R^2= 0.89**

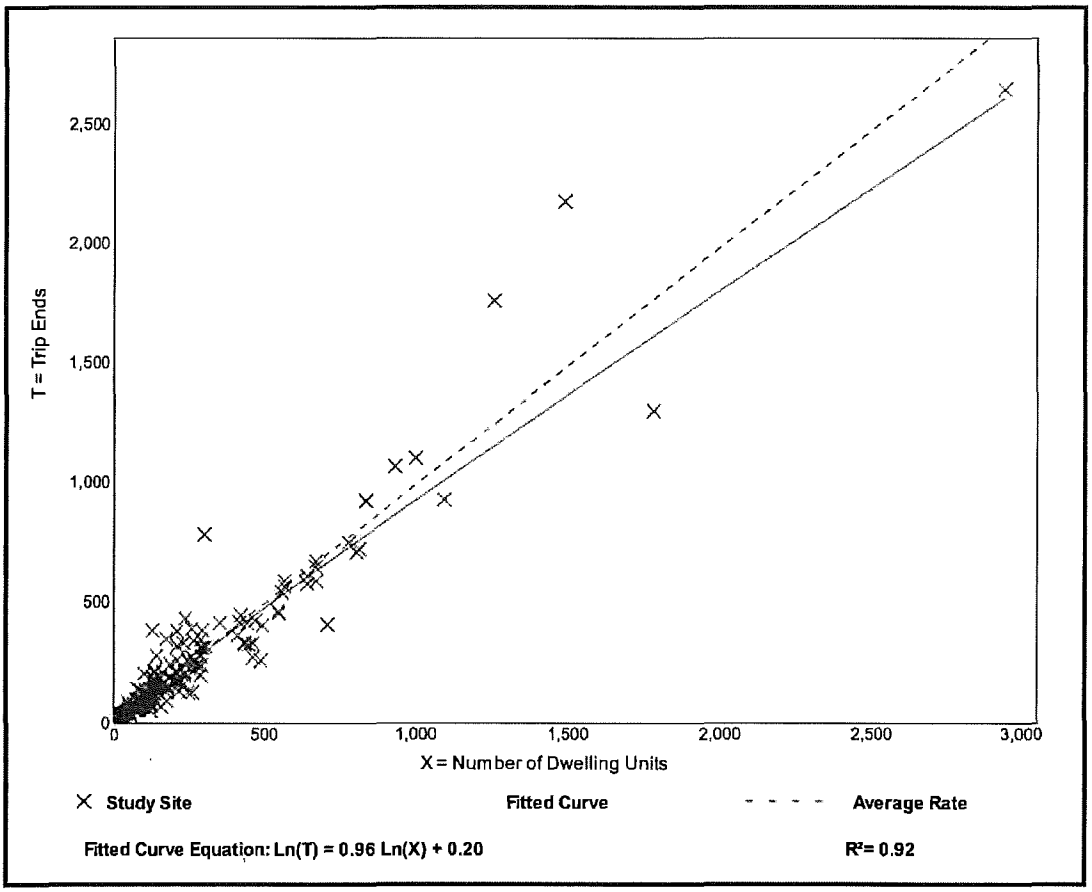
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	190
Avg. Num. of Dwelling Units:	242
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



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

LEGAL DESCRIPTION:

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

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

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

BY: _____
DENIS J. O'CONNELL, Jr.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

DATE SIGNED: 5/7/2020

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

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.

2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.

3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

BUCKINGHAM 345 ACRES, OVER ALL

TITLE: LEGAL DESCRIPTION

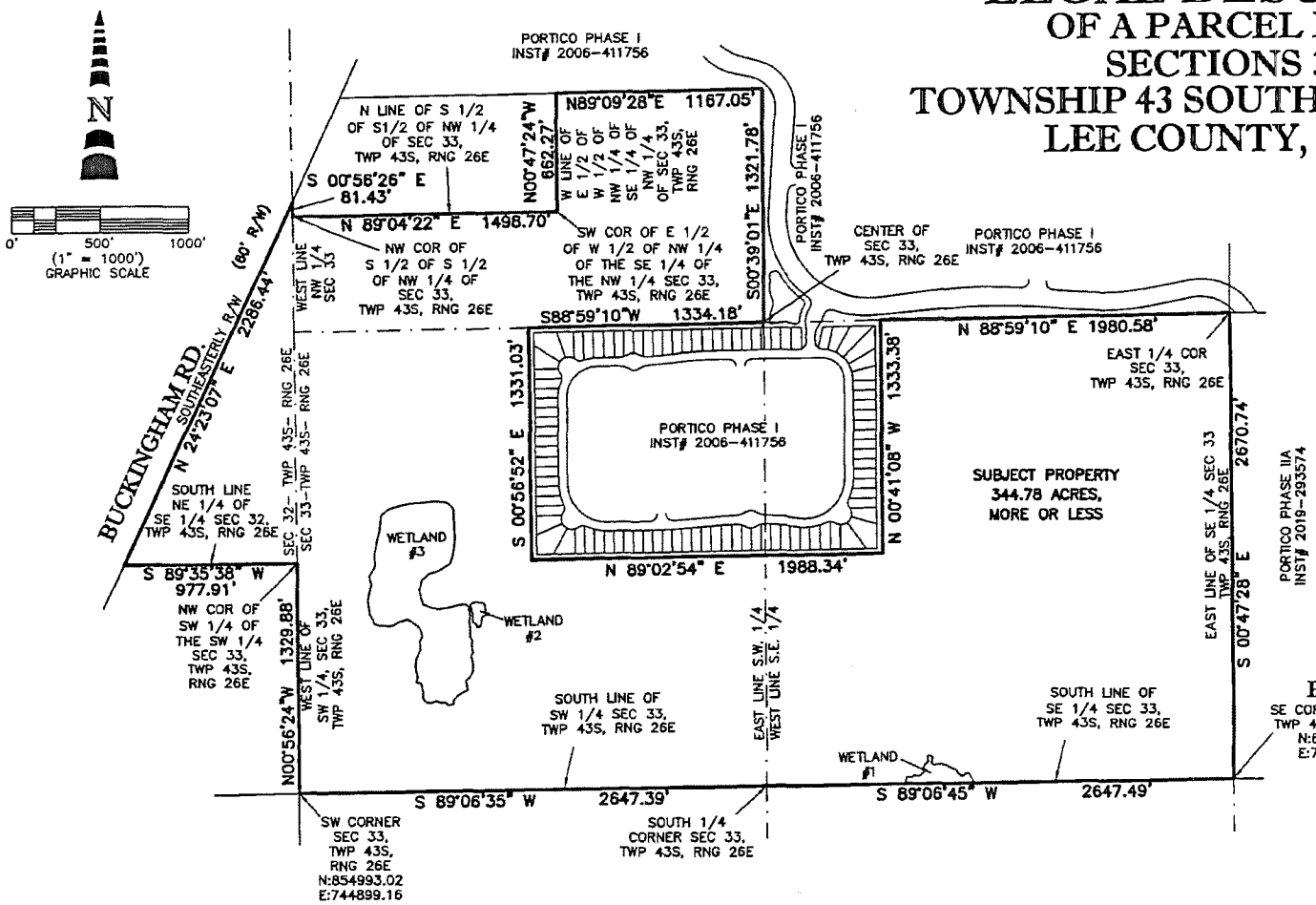
METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS · PLANNERS
LB# 7071

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

FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
14879OVERALL.dwg	SEE FILE	14879	1 OF 2

EXHIBIT DATE:	DRAWN BY:	SCALE:	CHECKED BY:	FILE NO. (S-T-R)
5/06/2020	BUD	1" = 1000'	DJO	33-43-26

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



NOTES:

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

LEGEND:

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

BUCKINGHAM 345 ACRES, OVER ALL

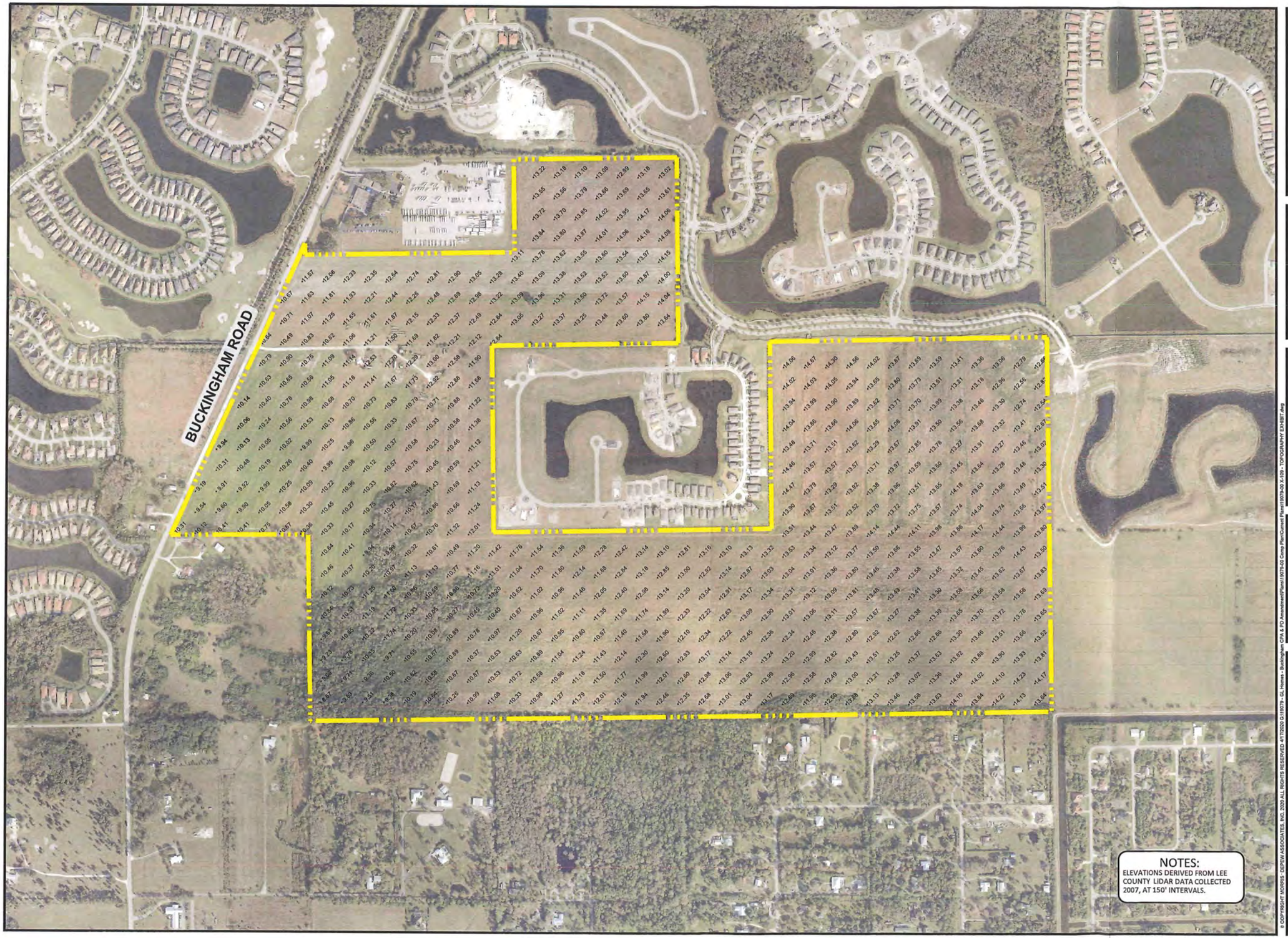
TITLE: SKETCH OF DESCRIPTION

METRON SURVEYING & MAPPING, LLC
LAND SURVEYORS·PLANNERS
LB# 7071

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

FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
14879OVERALL.dwg	SEE FILE	14879	2 OF 2

EXHIBIT DATE:	DRAWN BY:	SCALE:	CHECKED BY:	FILE NO. (S-T-R)
5/05/2020	BUD	1" = 1000'	DJO	33-43-26



NOTES:
ELEVATIONS DERIVED FROM LEE COUNTY LIDAR DATA COLLECTED 2007, AT 150' INTERVALS.

PROJECT:

GL HOMES

LOCATION:

ACCESS UNDETERMINED
FORT MYERS, FL

CLIENT:

GL HOMES

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB8891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	LEE COUNTY
DATE:	04/17/2020

SHEET TITLE:

TOPOGRAPHY EXHIBIT

SHEET NUMBER: X-109

N
300 0 150 300
SCALE 1"=300'

JOB/FILE NUMBER: 19079-00

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2020 ALL RIGHTS RESERVED 4/17/2020 G:\19079 - GL Homes - Buckingham CPA & PD Amendment\Plans\19079-00 Comp Plan\Current Plans\19079-00 X-109 - TOPOGRAPHY EXHIBIT.dwg

RECORD AND RETURN TO:
CAROL D. HOLLER, CLAS
FOLEY, HOSCLOSKY, SMITH, SCHUSTER & RUSSELL, P.A.
POST OFFICE BOX 1900
FORT LAUDERDALE, FLORIDA 33302

INSTR # 6486666
OR BK 04465 PG 2417 - 2419; (3pgs)
RECORDED 10/14/2004 12:23:50 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 27.00
DOC D $ 6,372.40
DEPUTY CLERK E Kotler

This instrument prepared by or under the supervision of (and after recording should be returned to):

Name: Ricardo L. Fraga, Esq.
Address: Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, Florida 33131

Parcel ID No. 33-43-26-00-00003.0000

(Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS DEED, made as of the 30th day of September, 2004, by **BUCKINGHAM DEVELOPMENT, L.L.C., a Florida limited liability company,** (**"Grantor"**), whose post office address is 8045 N.W. 155th Street, Miami Lakes, Florida 33016, to **LEE COUNTY HOMES ASSOCIATES I, LLLP, a Florida limited liability limited partnership** whose mailing address is 1401 University Drive, Suite 200, Coral Springs, Florida 33071, (**"Grantee"**). Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successor and assigns.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to wit:

East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 43 South, Range 26 East, all in Lee County, Florida.

Subject only to:

1. Agreements and reservations of record, without reimposing same.
2. Real Estate Taxes for the year 2004 and subsequent years.

TO HAVE AND TO HOLD unto Grantee and Grantee's, successors and assigns in fee simple forever.

AND Grantor does hereby specially warrant the title to the Property subject to the foregoing matters, and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor and no others.

[Signature on next page.]

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

Signed, sealed and delivered in the presence of:

BUCKINGHAM DEVELOPMENT, L.L.C., a Florida limited liability company

By: _____
Eddy Garcia, Manager

_____
(Signature of Witness)

_____
(Printed Name of Witness)

_____
(Signature of Witness)

JOSE' CATA'
(Printed Name of Witness)

STATE OF Florida)
) **SS:**
COUNTY OF Dade)

The foregoing instrument was acknowledged before me this 29 day of September, 2004, by **Eddy Garcia, as Manager of BUCKINGHAM DEVELOPMENT, L.L.C., a Florida limited liability company.** He is personally known to me or have produced Personally known, as identification.

NOTARY PUBLIC

My commission expires: June 16, 2005

_____
Notary Public, State of Fla At Large

_____
(Printed Name of Notary Public)

Commission No. _____

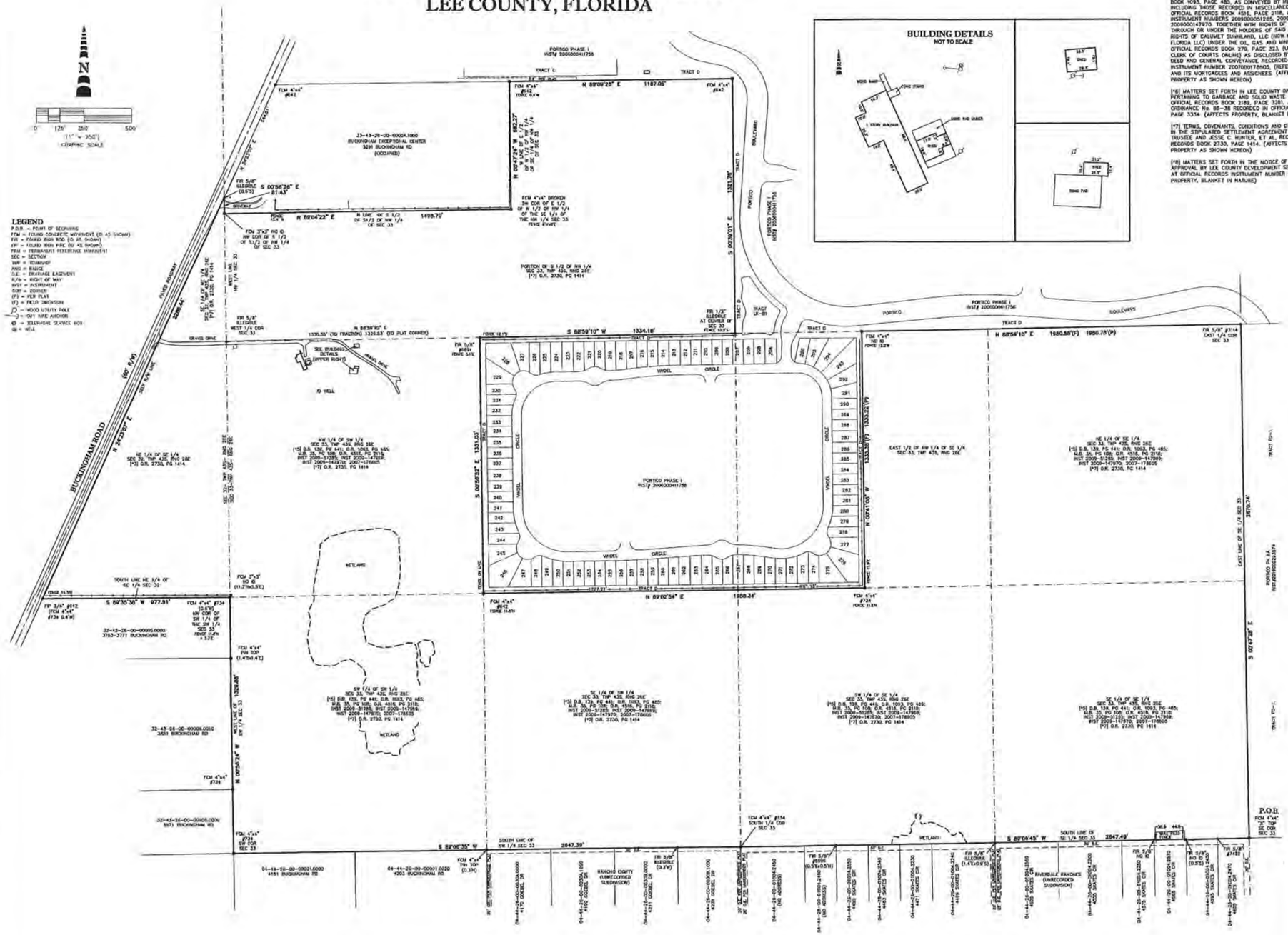
Maria D Garcia
My Commission DD033924
Expires June 16, 2005

[NOTARY SEAL]

::ODMA\PCDOCS\MIAMI\1588282\1

SURVEY PLAT

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



NOTE:

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

(*#) INDICATES EXCEPTION NUMBER OF SCHEDULE "B" SECTION II OF TITLE REPORT

(*5) OIL, GAS AND MINERAL RESERVATION CONTAINED IN THE DEED FROM CONSOLIDATED TRAVEL STORES COMPANY RECORDED IN DEED BOOK 139, PAGE 441 AS AFFECTED BY THE NOTICE PURSUANT TO SECTION 704.05 FLORIDA STATUTES RECORDED AS OFFICIAL RECORDS BOOK 1093, PAGE 485, AS CONVEYED BY MESHE INSTRUMENTS INCLUDING THOSE RECORDED IN MISCELLANEOUS BOOK 35, PAGE 108, OFFICIAL RECORDS BOOK 4516, PAGE 2118, AND OFFICIAL RECORDS INSTRUMENT NUMBERS 2009000051285, 2009000147969, 2009000147970. TOGETHER WITH RIGHTS OF ANY PARTIES CLAIMING, BY, THROUGH OR UNDER THE HOLDERS OF SAID MINERAL RIGHTS, INCLUDING RIGHTS OF CALUMET SUNRIANS, LLC (NOW KNOWN AS BRISTBURN FLORIDA LLC) UNDER THE OIL, GAS AND MINERAL LEASE RECORDED IN OFFICIAL RECORDS BOOK 279, PAGE 323. (UNABLE TO RECOVER FROM CLERK OF COURTS ONLINE) AS DISCLOSED BY AND ASSIGNED BY THE DEED AND GENERAL CONVEYANCE RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 2007009178605. (REFERS TO O.R. 270, PG 323) AND ITS MORTGAGEES AND ASSIGNEES. (AFFECTS PORTIONS OF THE PROPERTY AS SHOWN HEREON)

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

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LOCATION MAP
NOT TO SCALE

NOTES:

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

LEGAL DESCRIPTION:

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BEGIN AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, THENCE RUN S.89°06'45"W. ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2647.49 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE S.89°06'35"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 2647.39 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N.00°56'24"W. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1326.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33; THENCE S.89°35'58"W. ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 977.91 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, A 60' RIGHT-OF-WAY; THENCE N.24°23'07"E. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, FOR A DISTANCE OF 2285.44 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S.00°56'28"E. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 81.43 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N.89°04'22"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1498.70 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N.00°47'24"W. ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 662.27 FEET TO A POINT ON THE PLATTED BOUNDARY LINE OF PORTICO PHASE I, RECORDED AS INSTRUMENT #2006000411756, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°09'28"E. ALONG SAID LINE, FOR A DISTANCE OF 1187.05 FEET; THENCE S.00°39'01"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1321.78 FEET TO THE CENTER OF SAID SECTION 33; THENCE S.88°59'10"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1334.16 FEET; THENCE S.00°56'02"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1331.03 FEET; THENCE N.89°02'54"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1988.34 FEET; THENCE N.00°41'08"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1333.38 FEET; THENCE N.88°59'10"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1980.58 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33 AND A NORTHWEST CORNER OF PORTICO PHASE 1A, RECORDED AS INSTRUMENT #2018000203574, OF SAID PUBLIC RECORDS; THENCE S.00°47'28"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE WEST LINE OF SAID PORTICO PHASE 1A, FOR A DISTANCE OF 2670.74 FEET TO THE POINT OF BEGINNING.

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

FOR THE FIRM:

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

REVISED 4/22/20 ADD TITLE

DATE SIGNED: 5/8/2020

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

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GL HOMES, BUCKINGHAM ROAD

TITLE: BOUNDARY SURVEY

METRON
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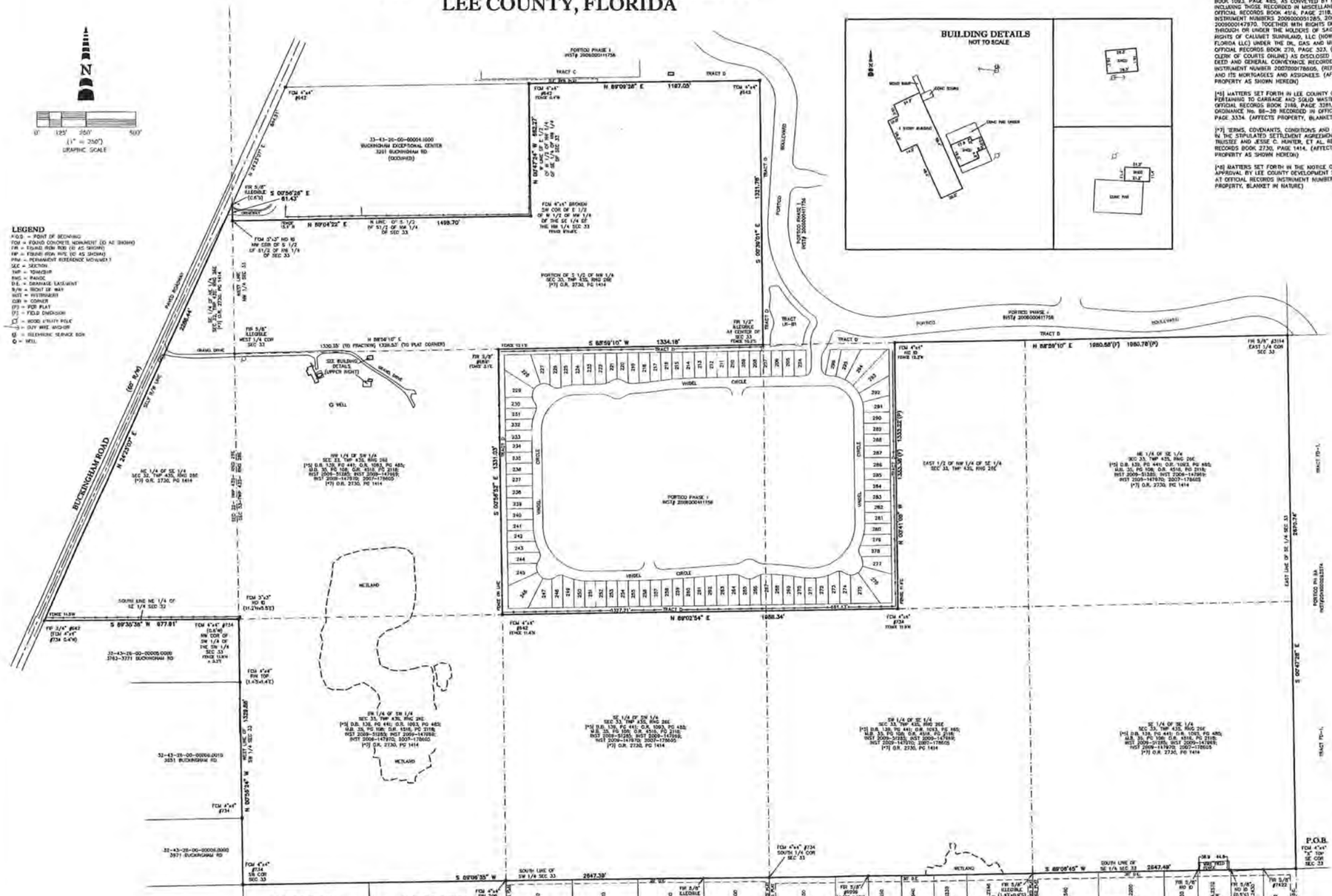
FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
14879SR 250SC.DWG	653/10,16-20,23-25	14879	1 OF 1

SURVEY DATE:	DRAWN BY:	SCALE:	CHECKED BY:	(S-T-R)
3/17/2020	BUD	1"= 250'	DJO	33-43-26

SURVEY PLAT

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



NOTE:

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

(*#) INDICATES EXCEPTION NUMBER OF SCHEDULE "B" SECTION II OF TITLE REPORT

(*5) OIL, GAS AND MINERAL RESERVATION CONTAINED IN THE DEED FROM CONSOLIDATED NAVEL STORES COMPANY RECORDED IN DEED BOOK 139, PAGE 441 AS AFFECTED BY THE NOTICE PURSUANT TO SECTION 704.05 FLORIDA STATUTES RECORDED AS OFFICIAL RECORDS BOOK 1093, PAGE 485, AS CONVEYED BY MINRC INSTRUMENTS INCLUDING THOSE RECORDED IN MISCELLANEOUS BOOK 35, PAGE 108, OFFICIAL RECORDS BOOK 4516, PAGE 2118, AND OFFICIAL RECORDS INSTRUMENT NUMBERS 2009000051285, 2009000147989, 2009000147970, TOGETHER WITH RIGHTS OF ANY PARTIES CLAIMING, BY, THROUGH OR UNDER THE HOLDERS OF SAID MINERAL RIGHTS, INCLUDING RIGHTS OF CALUMET SUBPLAND, LLC (NOW KNOWN AS BRETBURN FLORIDA LLC) UNDER THE OIL, GAS AND MINERAL LEASE RECORDED IN OFFICIAL RECORDS BOOK 270, PAGE 323. (UNABLE TO RECOVER FROM CLERK OF COURTS ONLINE) AS DISCLOSED BY AND ASSIGNED BY THE DEED AND GENERAL CONVEYANCE RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 2007000178605. (REFERS TO O.R. 270, PG 323) AND ITS MORTGAGEES AND ASSIGNEES. (AFFECTS PORTIONS OF THE PROPERTY AS SHOWN HEREON)

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LOCATION MAP
NOT TO SCALE

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

REVISED 4/22/20 ADD R/W

DATE SIGNED: 5/8/2020

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14879SR 250SC.DWG	653/10,16-20,23-25		14879		1 OF 1
SURVEY DATE:	DRAWN BY:	SCALE:	CHECKED BY:	(S-T-R)	
3/17/2020	BUD	1"= 250'	DJO	33-43-26	

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2914 Cleveland Avenue | Fort Myers, Florida 33901
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Lee County Homes Associates I, LLLP

Comprehensive Plan Map Amendment

Project Narrative

Exhibits-M16 and M19

The property subject to this application request is the existing Buckingham 345 Residential Planned Development, an approximately ±344 acre undeveloped residential community located on Buckingham Road in eastern Lee County in the Fort Myers Shores/Caloosahatchee Shores Planning Community. The property is currently designated Sub-Outlying Suburban and is zoned Residential Planned Development. The property has an irregular C-shape and nearly surrounds a portion of the Portico Subdivision, which borders the subject property to the north and east.

Figure 1. Project Aerial

The existing Buckingham 345 RPD was approved through a series of zoning actions via adoption of resolutions Z-00-029, Z-05-074 and Z-05-076.

Zoning Resolution Z-00-029

Resolution Z-00-029 was approved in December 2000 formally rezoning ±325 acres of the subject property from Agricultural (AG-2) to Residential Planned Development for a maximum of 640 single family dwelling units with supporting personal and private recreation facilities and a private club. At that time the subject property was within two future land use categories: Rural and Suburban, with the approved units divided among the future land use categories: a maximum of 120 units in the Rural FLUC and a maximum of 520 units in the Suburban FLUC.

Development restrictions were placed on the units proposed within the Suburban FLUC due to the limited availability of "Suburban 2020 Planning Community Acreage Availability" in Table 1(b) of the Lee Plan to accommodate the population that would be created.

Zoning Resolution Z-05-074

In 2005, the existing 325 acres was rezoned again to Residential Planned Development to incorporate an additional 20 acres, increase the maximum permitted density, and amend property development regulations related to the permitted dwelling units. The total maximum number of dwelling units increased to 690 by this resolution.

Zoning Resolution Z-05-076

This resolution extended the expiration date of the Master Concept Plan from Z-00-029 to permit a Development Order to be filed for site infrastructure construction. While this resolution has a later number, it was approved prior to Z-05-074. Ultimately, it was superseded by the approval of Z-05-074, which approved a new Master Concept Plan and associated development pattern.

Existing Future Land Use

Between the 2000 Zoning Resolution and 2005, Lee County conducted an Evaluation and Appraisal Report (EAR) and began the process of initiating amendments to implement the EAR. As a result, a publicly initiated map amendment and accompanying text amendment to Table 1(b) were adopted and the subject property is now within the Sub-Outlying Suburban FLUC. Additionally, the subject property is within the Fort Myers Shores Planning Community for purposes of Table 1(b) and the Caloosahatchee Shores Planning Community for purposes of long-term planning and community visioning. The current FLUM depicts the property as Sub-Outlying Suburban FLUC as demonstrated by Figure 2. Utilizing the current maximum density of the Sub-Outlying Suburban FLU at 2 units per acre, with the property's size of 344.776 acres, the maximum density of the subject property is 690 units as approved by Z-05-074.

The subject property is surrounded by properties with FLU categories that support a higher density to the west (6 du/ac), north (3 du/ac), east (3 du/ac) and southeast (6 du/ac) due to its location at the boundary of the Fort Myers Shores Planning Community and adjacent to the Buckingham and Lehigh Acres Planning Communities. Due to the subject property's location between high density communities, a Future Land Use Map Amendment and accompanying Text Amendment to Table 1(b) are requested to place the subject property within the Outlying Suburban FLU and increasing the density by a single unit per acre.

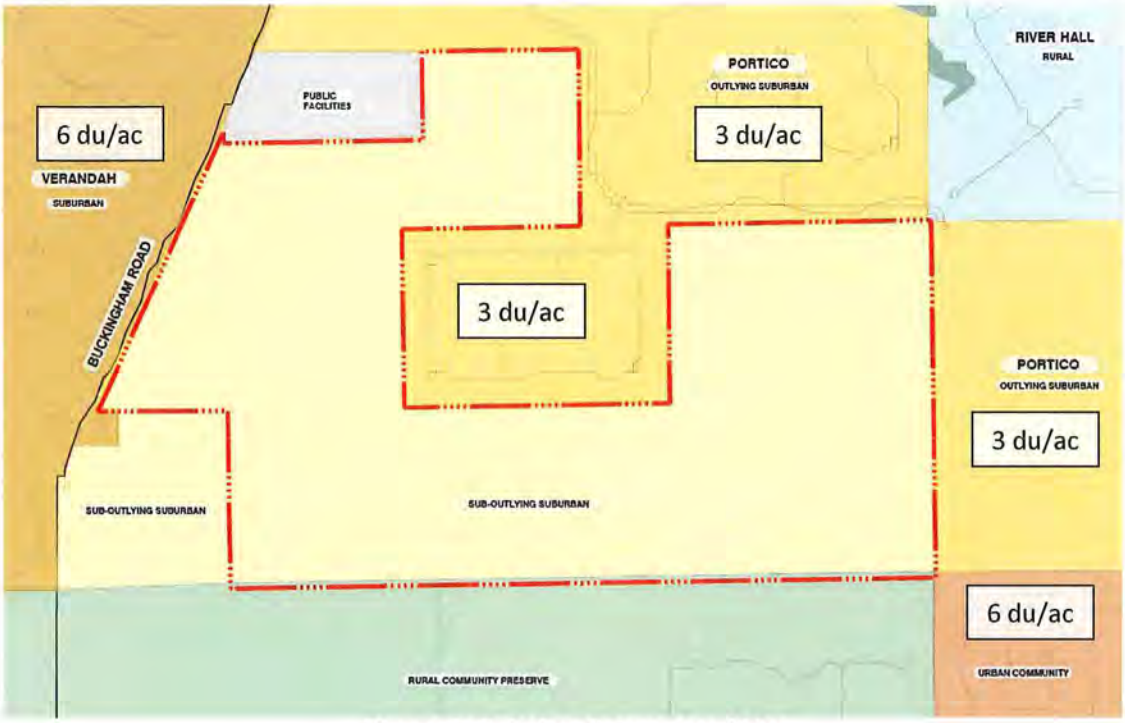

Figure 2. Existing Future Land Use

Project Request

The requested Comprehensive Plan Amendment would amend the Future Land Use Category for the ±344 subject property from Sub-Outlying Suburban to Outlying Suburban FLU category. A companion Text Amendment is also requested to accommodate the population from the proposed density increase of 1 dwelling unit per acre as compared to the existing FLU. A concurrent Residential Planned Development application was filed.

Proposed Future Land Uses

The intention of the Outlying Suburban future land use category, as outlined by Policy 1.1.11 of the Lee Plan, is for predominately residential areas on the periphery of more urban areas which are more rural in nature and contain low-density development. The subject property meets the intent of this category; it is located between two future urban areas, Veranda on the West and Lehigh acres to the southeast. The remaining north and east property boundaries are adjacent to existing residential communities already within the Outlying Suburban FLU. The project request would promote a transition from the existing urban densities consistent with the remaining existing residential communities at 3 dwelling units per acre.

Proposed Future Land Use			
Proposed FLU	Acreage	Dwelling Units/Acre	Dwelling Units permitted
Outlying Suburban	±344	3 du/ac	1,034
Total Acres	**±344**	**Total Dwelling Units**	**1,034**

Table 1. Proposed Future Land Use Data

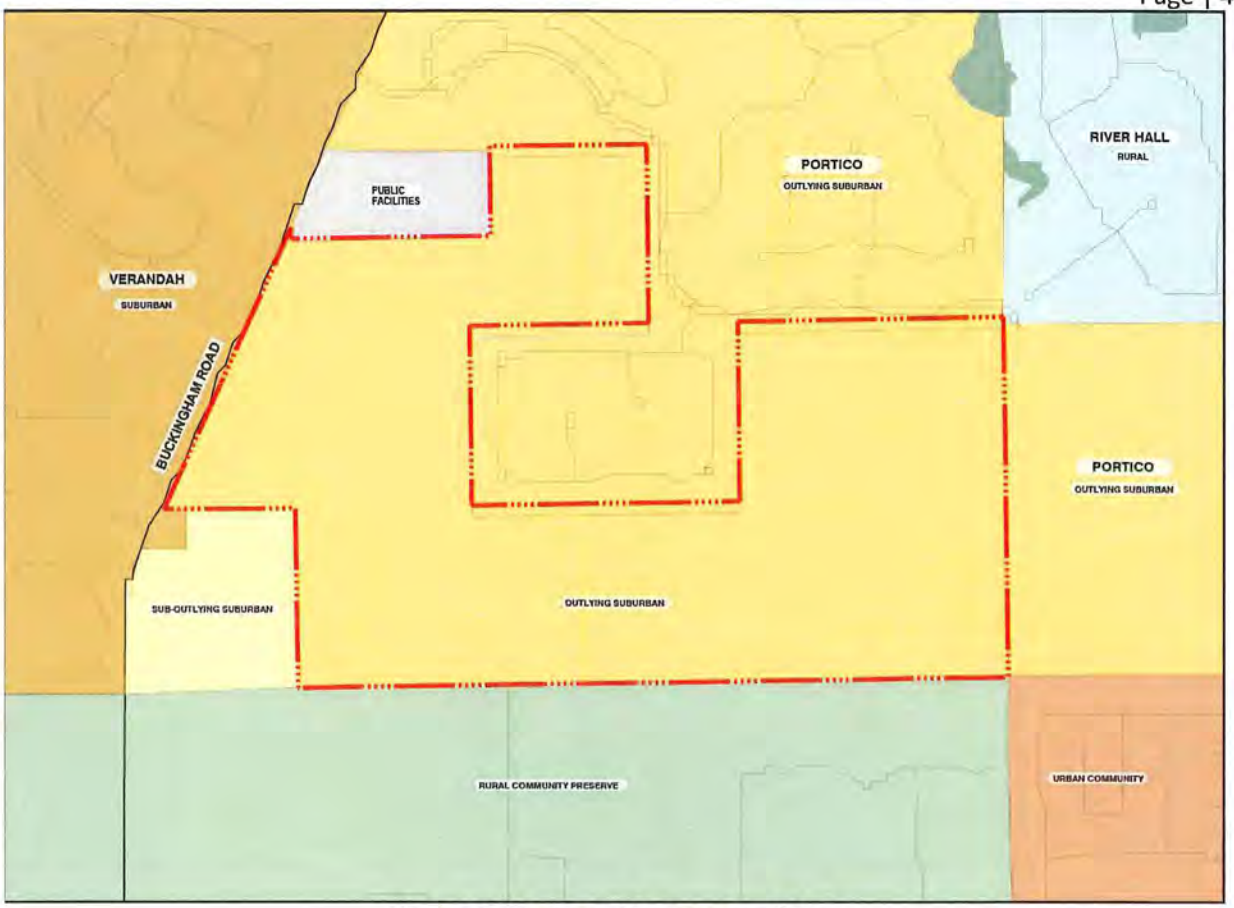

Figure 3. Proposed Future Land Use

The subject property is located within an area of the County that is primarily made up of residential uses. However, about a mile and half north at the intersection of Buckingham Road and SR 80, commercial uses have developed to serve the surrounding residential area. The commercial node includes the local library branch, and existing businesses to serve the community such as a gas station and convenience store, fast food restaurant and retail. Similar uses exist on the remaining corners of the Buckingham Road and SR 80 intersection. These commercial uses are a short drive away from the subject property.

Surrounding Land Uses

The proposed Outlying Suburban FLU category will permit the subject property to establish a transition from surrounding properties; providing a step down from the higher densities found in the Suburban FLU to the west and the existing Outlying Suburban FLU to the north and east. Given the existing future land uses in the immediate proximity to the subject property (Verandah, River Hall, Portico and Lehigh Acres) as well as the proximity to Buckingham Road, the proposed development will provide appropriate infill development and allow for a more efficient use of the land.

	Community	Future Land Use	Maximum Density
North	Portico RPD	Outlying Suburban	3 du/ac
Northeast	River Hall RPD	Rural & Outlying Suburban	1 to 3 du/ac
East	Portico RPD	Outlying Suburban	3 du/act
South	Buckingham Chase RPD	Sub-Outlying Suburban	2 du/ac
	Buckingham	Rural Community Preserve	1 du/ac
Southeast	Lehigh Acres	Urban Community	6 du/ac
West	Verandah MPD	Suburban	6 du/ac
	Oak View RPD	Suburban	6 du/ac

Table 2. Surrounding Densities

Like each of the other developments in the area, the Lee County Homes Associates I, LLLP community will be a master planned community with a well-developed internal transportation network and a diversity of home sites distributed across the property. The proposed planned community will incorporate manmade waterbodies and open spaces. The concurrent Residential Planned Development will demonstrate that the additional density allocated to the property by the proposed Comprehensive Plan Amendment will be clustered, consistent with the Land Development Code, and allowing efficient use of the land as well as available urban services.

Figure 4. Surrounding Land Uses

North

The subject property has an uneven northern boundary, starting at Buckingham Road and moving east approximately 1,500 feet before jogging north approximately 650 feet; an adjacent parcel of land is owned by Lee County School District.

The front quarter of the property adjacent to Buckingham Road is the Lee County Buckingham Exceptional Student Center, a special needs school from grade Pre-K to 12th grade. The remaining portion of the property is utilized as outdoor storage for the School District's bus fleet.

The remainder of the northern property boundary, while also uneven, is adjacent to the Portico Subdivision. A Future Land Use Amendment was approved last year to place the Portico Subdivision within the Outlying Suburban FLU. A companion Planned Development increased the maximum density to 1,600 dwelling units on approximately 589 acres per Resolution Z-19-006. At approximately 2.7 dwelling units per acre, the subject site's density is consistent with Portico's future land use of Outlying Suburban.

In the northeast corner of the subject property, the Portico property boundary is only wide enough for a 50 ft right of way and adjacent utilities and landscaping. Immediately to the north is the River Hall residential subdivision, approved for 2,695 dwelling units by Zoning Resolution Z-15-003. River Hall is approximately 1,978.5 acres with a density of 1.36 dwelling units per acre with multiple future land use categories, including Rural and Sub-Outlying Suburban. In addition, River Hall has a public elementary school and is also approved for commercial retail and office space.

East

The entire eastern property boundary of the subject property is immediately adjacent to the Portico community. As previously mentioned, Portico was approved by Resolution Z-19-006 for 1,600 dwelling units.

South

The southern boundary is uniform and adjacent to the Buckingham community within the Rural Community Preserve. In this area, the large rural lots consist of detached single-family homes with agricultural activities or the lots are vacant. Policy 20.1.3 requires any new lots within the Rural Community Preserve FLUC to be a minimum of 1 acre. It is the desire of the residents of the Buckingham Community to have commercial needs served outside the community and traffic to be controlled along Buckingham Road. All of these are provisions of the Buckingham Community Plan and are intended to protect the rural character of the community. The requested FLUM Amendment will not negatively impact this vision for the Buckingham Community. Rather the proposed amendment will enable the County to accommodate population growth within an area slated for existing residential development, thereby easing development pressure within the Buckingham Community.

At the southeast corner of the subject property is the Lehigh Acres Community. Lehigh Acres is an old platted subdivision with more than 500 acres of single-family lots and some areas of multi-family residential uses. The portion of Lehigh Acres abutting the corner of the subject property is classified as Urban Community Future Land Use, which allows up to 6 units per acres. However, this area is platted at a density of approximately 4 units per acre.

The requested maximum density of the subject property at 3 dwelling units per acre will provide a transition from the existing Suburban developments to the west (described in the chart below) across the subject property to the Urban Community of Lehigh Acres adjacent to the project site.

West

West of the subject property is Buckingham Road, an arterial roadway serving the communities of Buckingham and Lehigh Acres. Further west of Buckingham Road is the Verandah, a 1,455-acre Mixed Use Planned Development, approved for 1,700 dwelling units, 36 holes of golf with accessory and recreational uses and a maximum of 230,000 square feet of commercial uses. The residential density and commercial intensity are consistent with the community's Suburban Future Land Use Category and it is almost at build out. Similar to the Portico subdivision, the Verandah MPD was developed with a clustered development pattern that incorporates open spaces and water management areas. The proposed Future Land Use for the subject property will provide a density transition from the Verandah which is located within the Suburban Future Land Use to the low-density communities south and east.

Buckingham Chase RPD lies southwest of the subject property, situated between the Lee County Homes Associates I, LLLP property on the east and Buckingham Road on the west. The future land use is Sub- Outlying Suburban and is permitted a density of 2 units per acre. The development consists of 35 single family units on approximately 18.90 acres with an approved density of 1.85 units per acre.

The Oak View RPD is west of Buckingham Road and the subject property and south of Verandah MPD. The development consists of 60 single family and/or two family attached residential units on 16.21 acres. The approved density of the development is 3.7 units, which is consistent with the property's Suburban FLU that has a maximum density of 6 units per acre.

Surrounding Land Uses			
	FLU Designation	Use	Notes
North	Outlying Suburban, Rural	School and Residential Development	River Hall RPD, Portico Subdivision, School & Bus Storage
South	Sub-Outlying Suburban, Rural Community Preserve and Urban Community	Vacant, Agriculture and Residential Development	Buckingham Chase RPD (Southeast) Lehigh Acres Community
East	Outlying Suburban	Residential Development	Portico Subdivision
West	Suburban	Residential Development	Buckingham Road, Verandah RPD, & Oak View RPD

Table 3. Surrounding Land Uses

The proposed amendment promotes infill development and the efficient utilization of existing infrastructure by locating additional dwelling units within an already developed area that has urban services. The Lee County Homes Associates I, LLLP property is within short drive of existing clustered commercial nodes and Lee County Schools.

The infrastructure to support the additional 344 dwelling units is in place.

Urban Services & Accessibility

The subject property is located in an area of the County which has a full slate of urban services available to support the existing and proposed development.

Infrastructure

The subject property is located in an area of the County that has been designated for urban services. All urban services are located adjacent to the subject property and are available to serve the property. A copy of all received Letters of Availability from each service provided are attached to the application for reference.

Utilities

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

Public Safety

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

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

The subject property is located wholly within the service area for the Lee County Sheriff. The Central District Station located at 14750 Six Mile Cypress Parkway is responsible for providing service to the subject property. A Letter of Availability from the Lee County Sherriff has been received and is included in the application materials to demonstrate the ability to serve the requested additional units. The applicant will continue to follow up with Lee County EMS and the Fort Myers Shores Fire District to obtain a Letter of Availability.

Schools

The subject property is within the Lee County School District East Zone, E2. A request for a Letter of Availability to the Lee County School District was submitted. A Letter of Availability is expected. Upon receipt of said letter this narrative shall be adjusted as is necessary and a revised narrative will be submitted. Based on the 2019 Concurrency Report, the proposed development will

generate 306 school-age children. The East Zone is currently experiencing a deficit in seating for middle and high schools with and without the project. However, there is capacity within the entire school district to accommodate the additional children from the proposed development. Additionally, it is important to note Lee County Schools has also acquired a school site in Gatewayfor a future high school, which is expected to be constructed and open August 2021 A new middle school is programmed to open by 2022. Both new schools will eliminate the deficits within the East Zone and will open well within the time horizon of the Lee Plan.

Solid Waste

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

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Lee County Homes Associates I, LLLP

Comprehensive Plan Amendment

Lee Plan Consistency
Exhibits M11, M18, and M19

The property subject to this application request is the existing Buckingham 345 Residential Planned Development, an approximately ±344 acres community located on Buckingham Road in eastern Lee County in the Fort Myers Shores Planning Community. The property is currently designated Sub-Outlying Suburban, and zoned Residential Planned Development.

Figure 1. Location of Subject Property

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

Lee County Home Associates I, LLLP is seeking a Comprehensive Plan Map Amendment to change approximately 344 acres subject to Z-05-074 from Sub-Outlying Suburban to the Outlying Suburban future land use category. This amendment will allow an increase of 1 dwelling unit per acre for a total of 1,034 single family units; a 344 dwelling unit increase over the existing RPD previously approved for 690 dwelling units. A concurrent Planned Development Application was filed to permit the additional dwelling units.

The proposed Outlying Suburban FLU category will permit the planned development to act as a transition from the higher densities found in the adjacent, existing Verandah and Oak View planned developments for residential to the west and the existing Portico and River Hall residential communities to the north and east. Given the existing land uses in the immediate proximity to the subject property (Verandah, River Hall, Portico and Lehigh Acres) as well as the proximity to Buckingham Road, the proposed development will provide appropriate infill development and a more efficient use of the land and existing urban services.

Future Land Use

The ±344 acre subject property is currently within the Sub-Outlying Suburban Future Land Use Category, the Fort Myers Shores Planning Community for population accommodation, and Caloosahatchee Shores Planning Community for long term planning and community visioning. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category as well as additional planning requirements for development within the Planning Communities.

The requested Comprehensive Plan Amendment would reallocate the existing acreage within the Sub-Outlying Suburban FLU to Outlying Suburban category. Given the existing land uses in the immediate proximity to the existing developments(Verandah, Oak View, Buckingham Chase River Hall, Portico, and Lehigh Acres) as well as the proximity to Buckingham Road, the additional units permitted per acre by the requested amendment will be consistent with the surrounding communities and provide an infill location for the additional units to promote more efficient use of the land and connection to existing infrastructure. A concurrent Planned Development Amendment will be submitted to accompany this FLU Amendment to provide additional details regarding the development of the requested units.

Outlying Suburban

The Outlying Suburban Future Land Use is described by Policy 1.1.6:

> *"...characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land use is not permitted. The standard density range is from one dwelling unit per acre (1du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed."*

The subject property is surrounded by a mix of predominately residential uses. Infrastructure is present in the area to support development at 3 dwelling units per area. An assortment of

primarily single-family residential types are represented in the area at varying densities. South of the property is the Buckingham community, with a rural character and low density. Many of the single-family homes to the south are on large lots with densities of less than 1 unit per acre. This area has a future land use category of Rural Community Preserve, which allows a density of up to 1 unit per acre. West of the subject property is Verandah and Oak View, located in the Suburban future land use category with an allowed density is up to 6 units per acre. Verandah is a mixed use planned development permitting a variety of housing types and Oak View allows single family and two-family residential dwellings.

Some of the surrounding planned developments do have commercial uses and approximately one and half miles north there is an existing commercial node at intersection of Buckingham Road and SR 80. The commercial node includes the local library branch, and existing businesses to serve the community such as a gas station and convenience store, fast food restaurant and retail. Similar uses exist on the remaining corners of the Buckingham Road and SR 80 intersection. These commercial uses are a short drive away from the proposed planned development and will provide needed services to the community. With the addition of more roof tops in the immediate area perhaps in the future the mass transit could be extended into the area to allow additional access to existing commercial uses. This area exhibits many of the qualities described by Policy 1.1.6(description of Outlying Suburban category) including low density and some requisite infrastructure in place.

Transportation

Buckingham Road is the only north/south arterial roadway intersecting with SR 80 east of Interstate 75. The entry to the Lee County Homes Property is just under approximately 1.3 miles south of the intersection of SR 80/Palm Beach Boulevard and Buckingham Road. This intersection supports commercial uses and public facilities at the periphery of urban development. As a roadway within the Strategic Intermodal System, SR 80 is considered a priority roadway for mobility of goods, services, and residents. Therefore, development along this roadway is expected to occur in support of a statewide economic vision as well as local municipal long-range planning efforts. Additionally, interconnecting roadways are expected to support the further distribution of goods, services, and residents.

Development

Several of the existing surrounding communities are within areas defined by the Lee Plan as "Future Urban Areas and Future Suburban Areas." Immediately to the southeast corner of the subject property is the platted community of Lehigh Acres. Within the Urban Community Future Land Use and having an allowed density of 6 dwelling units per acre, Lehigh Acres has been defined as a "Future Urban Area" by the Lee Plan. This portion of Lehigh Acres has a developed density of approximately 4 units per. To the west are existing community of Verandah and planned community of Oak View within the Suburban FLU which is defined as a "Future Suburban Area" by the Lee Plan. Overall the density in the area transitions between

higher densities in the west and southeast (Suburban and Urban Community FLU) to the same density to the north (Outlying Suburban) and lower densities to the east and south (Rural and Rural Community Preserve) of the subject property. The proposed development of the subject property with the additional requested density will be consistent with the Outlying Suburban

Future Land Use Category, the surrounding future land use categories and will provide infill to accommodate population growth between existing urban areas that have adequate public infrastructure in Lee County.

Public Infrastructure for all Urban Services is available to service the existing communities, as well as the subject property and the additional proposed density. A separate Public Facilities Analysis has been completed and demonstrates urban services will also be available to service the requested additional units.

Growth Management

Goal 2 of the Lee Plan establishes land use policy to support projects that propose an economically feasible plan for development. Specifically, the objectives and policies supporting this goal encourages contiguous and compact growth patterns in locations where adequate public facilities exist.

The proposed planned development will have a compact design that clusters the residential development areas to promote central amenities, open space and a meandering street network thereby reducing the impact of the overall development.

Additionally, more compact designs reduce the linear length of utilities and pavements that must be installed to serve the same number of homes and reduce future maintenance costs.
The residential properties surrounding the subject property to the north, east and west have a similar clustered pattern. The only exceptions are the large residential lots immediately south of the site within the Buckingham community. The proposed compact and clustered design that will be established as part of the concurrent RPD will allow a development pattern consistent with the surrounding area and promote a rural feel, common along Buckingham Road.

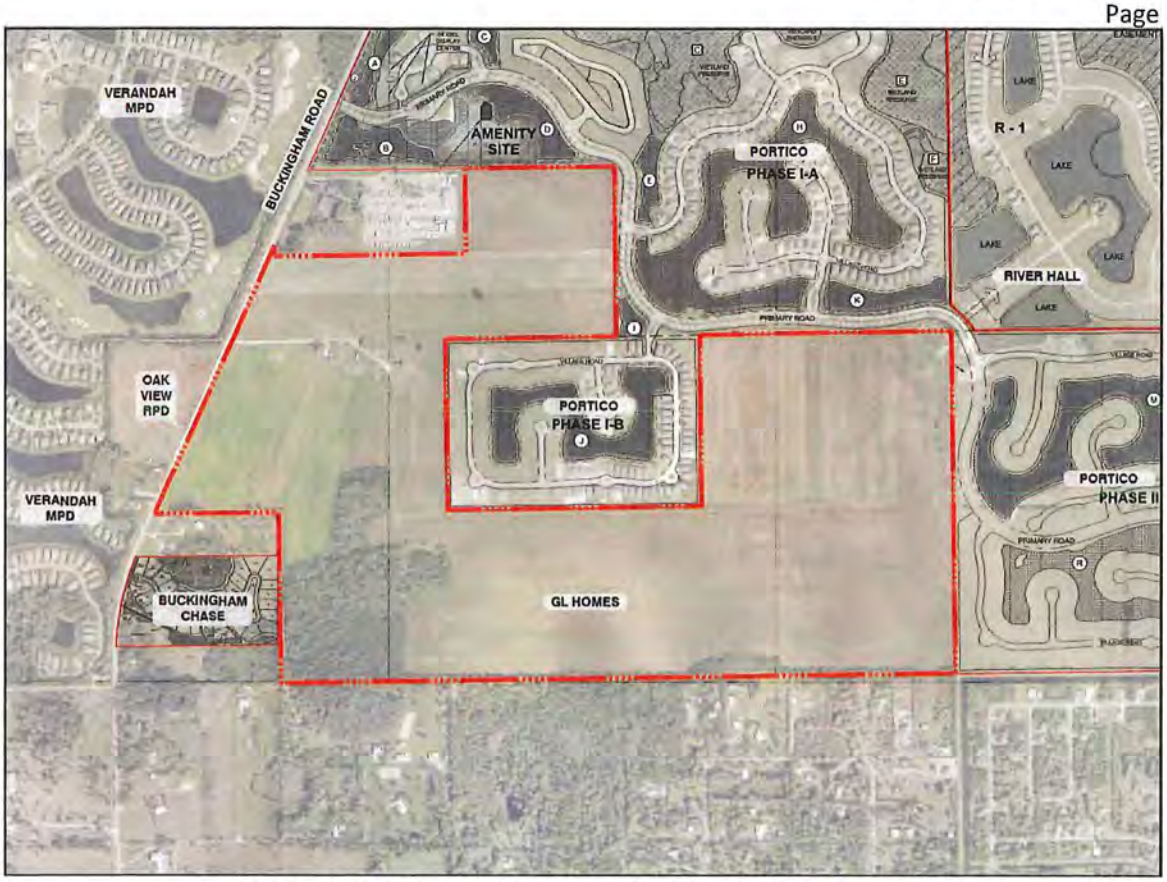

Figure 2. Existing and Planned Residential Developments

The subject property will have access to all required urban services. A separate Public Facilities analysis has been prepared and submitted supporting the requested amendment. The analysis demonstrates adequate capacity to serve the additional 344 dwelling units within the 2030-time horizon of the Lee Plan consistent with Objective 2.2 and Policy 2.2.1, which seek to ensure the requested development will be located in an area with adequate public infrastructure.

General Development Standards

Goal 4 of the Lee Plan establishes that land development regulations will be developed that balance service availability and protection of natural resources. Water, sewer and environmental standards are specifically outlined in the standards supporting Objective 4.1.

Water

The subject property is within the service area for Lee County Utilities as demonstrated on Lee Plan Map 6. Consistent with this standard and Policies 53.1.2 and 95.1.3, there is adequate capacity at the Olga Water Treatment Facility to service the existing residential units as well as the proposed 344 dwelling units. A Letter of Availability from Lee County Utilities is included in the supporting materials to the application.

Sewer
The subject property is within an area of the County in which an interlocal agreement has been implemented with the City of Fort Myers for wastewater treatment. According to the Lee County 2019 Concurrency Report there is adequate capacity to service the approved 690 dwelling units as well as the proposed 344 dwelling units consistent with this standard and Policies 56.1.2 and 95.1.3. The applicant has obtained a Letter of Availability from Lee County Utilities and is included in the supporting materials to the application.

Environmental Factors
The site has been cleared and maintained. Only limited areas of indigenous habitat remain. The previously approved Buckingham 345 RPD had an Environmental Resources Permit, 36-05939-P which expired; however, the planned development demonstrates no changes are proposed to the previously preserved areas. Therefore, a waiver was requested from Lee County Planning Staff for the required environmental assessment.

Residential Land Uses

Goal 5 provides for sufficient land to be provided in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County. The subject property is located within a "Future Suburban Area" which are areas of the county that are expected to grow within the 2030 time horizon of the Lee Plan. The policy statements of Objective 5.1 and its supporting Policies establish the required consistency with the various elements of the Lee Plan and evaluation criteria for residential developments most appropriately implemented at the time of zoning.

The forthcoming Planned Development Amendment will demonstrate consistency with these criteria. The submittal of the amendment application will ensure the proposed development is consistent with Policy 5.1.1. The subject property is not in a location of flood, storm or hurricane hazards, airport noise or unstable geologic conditions. Therefore, the requested additional 344 dwelling units will not be endangered consistent with Policy 5.1.2. The requested density is appropriately considered low-density; however, it is within approximately one mile of existing commercial development, schools and existing mass transit consistent with policy 5.1.3. The proposed planned development will ensure appropriate open space, buffering, landscaping and amenities are provided consistent with 5.1.6 and 5.1.7.

Finally, as previously discussed, the subject property is in an area surrounded by existing residential development. The requested increase in density is consistent with the adjacent Portico residential subdivision and provides for additional infill development in an area where public facilities are available. Therefore, the additional units will not be destructive to the character and integrity of the residential environment consistent with policy 5.1.5.

Caloosahatchee Shores Community Plan

The subject property is identified on Lee Plan Map 16 as being within the Fort Myers Shores Planning Community. However, Goal 21 and Lee Plan Map 1 page 2 of 8 has this area of the County being known as Caloosahatchee Shores. Consistent with this map, the following analysis demonstrates consistency of the requested amendment with the Caloosahatchee Shores Community Plan.

The stated goal of the Caloosahatchee Shores Community Plan is "to protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identify for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses and providing incentives for redevelopment, mixed use development and pedestrian safe environments." This goal is supported by Objective 21.1 and 2.1.3 which establish residential uses need to maintain the existing rural character of Caloosahatchee Shores. The requested amendment will support this goal by enabling additional dwelling units to support population growth in a location that is already identified for development. No additional impacts will occur to lands identified as low density or contributing to the rural identity. Additionally, while the stated goal is to maintain "a more rural identity for the neighborhoods east of I-75" many of these neighborhoods are within Future Land Use categories that are identified by the Lee Plan as Suburban and have densities above 1 unit per acre.

The planned development will demonstrate through landscaping buffering, clustering of homes, the allocation of open space and preservation of wetland areas that the rural character of the surrounding area is maintained. It is expected that the perspective of a rural community will be maintained for the traveling public along Buckingham Road consistent with Objective 21.1 and 21.3 and their supporting policies through the proposed design promoted by the concurrent planned development.

Policy 21.6.3 requires a public meeting to be held with the Caloosahatchee Shores Community to provide a general overview of the project. Due to the concurrent Residential Planned Development, the applicant on July 6, 2020, hosted one community meeting in which the requested Comprehensive Plan Amendment and Planned Development Amendment were presented to the community. The applicant will provide a summary of the meeting outcome in a subsequent submittal.

Buckingham Community Plan

The subject property's location adjacent to the Buckingham Community and along Buckingham Road necessitates a discussion of the Buckingham Community Plan, Goal 20 of the Lee Plan. Policy 20.1.6 requires at the time of rezoning process appropriate buffers be proposed when a property abuts the Rural Community Preserve land use. The width and plant make up of buffers will be determined at the time of planned development zoning; however, the proposed Wetland Future Land Use category is located adjacent to the southern property boundary providing a physical separation between the Buckingham Rural Community Preserve and the proposed development as well as a visual buffer of native habitat. Policy 20.1.8 requires a public meeting to be held within the Buckingham Community to provide a general overview of the project, when a property proposed for rezoning takes direct access to Buckingham Road. Due to the concurrent Planned Development, the applicant on July 7, 2020, hosted one community meeting in which the requested Comprehensive Plan Amendment and Planned Development Amendment were

presented to the community. The applicant will provide a summary of the meeting outcome in a subsequent submittal.

Transportation

A detailed transportation analysis has been prepared by Ted Treesh of TR Transportation Consultants, Inc and is attached in the supporting materials to this application request. The same methodology used to complete the Portico Comprehensive Plan Amendment traffic study was employed to evaluate the impacts of the proposed future land use change. The increase in density of 1 dwelling unit per acre, as discussed previously, permits 344 additional dwelling units. The traffic analysis is based on the 344 dwelling unit increase. The short term analysis of impacts on the transportation impacts concluded

> *"that no changes are required to the Adopted Work Programs of either FDOT or Lee County due to the change in Future Land Use categories on the subject site. Improvements are identified as being necessary in 2025 due to the Background Traffic Conditions, which include residential dwelling units that are currently approved in both the Portico project as well as the Buckingham 345 project."*

Further analysis of the long term impacts resulted in recommendations of widening several roadway segments, however these recommendations are based on the background traffic conditions not on the additional traffic from the proposed comprehensive plan amendment. Improvements of the roadway segments are required regardless of the additional 344 dwelling units.

> "No changes are needed to the 2040 Long Range Transportation Plan since the proposed Comprehensive Plan Amendment does not cause the need for any additional roadway capacity."

In addition to the conclusions reached by Ted Treesh of TR Transportation Consultants, Inc, the Lee Plan establishes in Policy 39.2.2 "Future Suburban areas will have an emphasis on movement by motor vehicle" through a series of criteria. The requested Outlying Suburban FLU is identified as a "future Suburban Area" as are the Suburban and Sub-Outlying Suburban FLU categories surrounding the subject property. Consistent with Policy 39.2.2, the subject property utilizes Buckingham Road for vehicular connectivity. The desired pedestrian and vehicular interconnectivity will be constructed to support the proposed 1,034 dwelling units. While the planned development is a little over a mile from an existing transit stop and route, the future build out of this subdivision, with the requested infill units, as well as the other permitted surrounding subdivisions, will assist with increasing the area's density to a level that will support mass transit options.

Resource Protection

The Lee Plan has established Goal 107 and its supporting objectives and policies to ensure the protection of wetland and upland habitats as well as species diversity. The Planned Development master plan will demonstrate that the previous preserved areas shown on the Buckingham 345 master plan and approved as part of Environmental Resources Permit 36-05939-P remain preserved. The requested additional units will not negatively impact or alter the existing

approved preservation areas and open space will be provided consistent with Lee County's policies to protect natural resources.

Population

On March 3, 2005, a Planned Development was approved for Buckingham 345 permitting residential development. Resolution Z-05-074 approved 690 dwelling units. At 2.35 persons per unit the approved planned development accommodates a population of approximately 1,622 people. The proposed amendment would allow up to 1,034 residential units, a net increase of 344 units from the existing Planned Development. The additional 344 residential units results in a theoretical increase of 811 people. While this is a reasonable estimate for planning purposes it is not precise since future trends in persons per household and occupancy rates are unknown.

According to the U.S. Census in 2010, Lee County had a population of 618,754. The Florida Office of Economic and Demographic Research (OEDR) projects a countywide population of 892,108 in 2030 and 999,851 in 2040. In the context of the existing and projected population for the subject property, the population increase of 811 people is the minimum. The proposed population increase is an estimated 1% increase beyond the OEDR projected population for Lee County. This is well within accepted error ranges and represents no real additional population increase for the Lee Plan's Future Land Use Map. The most recent growth management legislation suggests that establishment of minimum development intensity is appropriate methodology for local government planning efforts. The proposed amendment is consistent with that directive.

Also, to be considered is Future Land Use Policy 1.7.6 which establishes the Planning Communities Map and Acreage Allocation Table (Table 1(b)). This mechanism directs itself toward Lee County's ability to issue development orders and serves to ensure that actual development approvals do not exceed that amount needed for the population forecasted through the planning timeframe. To be consistent with both the local government's adopted plan and the State's directive regarding the need to establish minimum development capacity, an amendment to Table 1(b) is proposed.

Planning Communities and Acreage Allocation

Policy 1.7.6 provides for the proposed distribution, extent, and location of generalized land uses for the year 2030. The proposed Comprehensive Plan Amendment would revise Table 1(b) to recognize the future land use map amendment. The approved planned development, existing infrastructure, and proposed comprehensive plan amendment provides for a suburban level of density which is more consistent with the type of development existing and proposed in this area of the Fort Myers Shores Planning Community. Consistent with the vision for the Caloosahatchee Shores Planning Community, the proposal seeks to promote infill. It is noted that Lee County is unable to issue final development orders or extensions which would allow acreage in Table 1(b) to be exceeded.

Due to the inter-relationship between the residential acreage included in Table 1(b) and the forthcoming Planned Development Amendment, the applicant intends to provide a strikethrough/underline version of Table 1(b) at the time of submittal of the response to the first insufficiency. This will ensure the acreage proposed accurately reflects the area proposed

for residential development through the zoning process.

Additional Requirements for Specific Future Land Use Map Amendment

Urban Sprawl

The basis for evaluation of whether a comprehensive plan amendment discourages the proliferation of urban sprawl was significantly revised by the 2011 Florida Legislature. Under the Community Planning Act, Rule 9J-5 of the Florida Administrative Code was repealed and with it the detailed urban sprawl methodology. In its place the Legislature adopted the following key provisions.

> *163.3177(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process.*
>
> *1673.3177(6)(a)4 The element shall accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.*

Note that the law has shifted from providing maximum land use allocations to an emphasis on ensuring minimum land use allocations.

The urban sprawl test is carried out through the following provisions. The proposed Comprehensive Plan amendment achieves all of the following factors and therefore it must be concluded it discourages the proliferation of urban sprawl.

> *163.3177(6)(a)9.b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:*
>
> *(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*
>
> *(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
>
> *(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

(IV) Promotes conservation of water and energy.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

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

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in FS. 163.3164.

The proposed Comprehensive Plan Amendment discourages urban sprawl in accordance with Sections I, II, VI, AND VII above referenced Florida Statute. The proposed density increase will not impact natural resources or ecosystems because the proposed planned development will maintain the previously approved wetland areas and provide the require open space. Also, public utilities are already present adjacent to the property and will be extended to the project boundaries to reach the proposed single family lots. The project is centralized in an area of Lee County that is accessible to urban services and public transit as demonstrated in the Public Facilities Narrative and the attached Service Availability Letters from local service providers. The subject property is located within an area that is central to other residential communities, schools, and commercial uses which is consistent and creates a balance of residential and commercial land uses that continues to prevent urban sprawl.

Adjacent Local Governments

The Lee County Home Associates I, LLLP Comprehensive Plan Amendments are distant from and will have no effect on other local governments.

Relevant Regional Policy Plan Goals and Policies

When the Florida Legislature enacted the Community Planning Act of 2011 (Chapter 2011-139, Laws of Florida) the consistency requirement between local comprehensive plans and the state comprehensive plan was eliminated.

The following goals and strategies from the Southwest Florida Strategic Regional Policy Plan are relevant to the amendment.

Goal 1: Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.

The increase in residential density will provide additional options for housing types in this area of Lee County and thereby further this goal.

Strategy: Maintain the physical infrastructure to meet growth demands.

Central water and wastewater services are already provided to the subject property. The required improvements to these systems already provide the capacity necessary for the proposed amendment. The Amendment is also supportive of the following strategies and goal:

Strategy: Maintain and improve the natural, historic, cultural and tourist-related resources as primary regional economic assets.

Strategy: Ensure sustainable volumes of natural resources for economic productivity.

Goal 2: The diversity and extent of the Region's protected natural systems will increase consistently beyond that existing in 2001.

The concurrent residential planned development is preserving contiguous uplands and wetlands consistent with the strategies and goal above.

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Lee County Homes

Comprehensive Plan Map Amendment

Public Facilities Impacts Narrative

Exhibit-M14

This analysis considers the proposed Comprehensive Plan Text Amendment in the context of the projected impact on public facilities related to the companion Comprehensive Plan Map Amendment. The two companion amendments are interrelated as the anticipated impacts to public facilities of the text changes to Table 1(b) of the Lee Plan are interrelated to the change in the proposed future land use designation of the subject property on Map 1 (Future Land Use Map). Map 16 (Lee County Planning Communities) is also considered within the context of the analysis for the Comprehensive Plan Text Amendment. Map 16 will not be amended; however, it is directly impacted by any changes made to Table 1(b).

The analysis is based on the final development scenario for the ±345 acres owned by Lee County Homes Associates I, LLLP. The proposed Comprehensive Plan Map Amendment to the Outlying Suburban FLU Category is for property located within The Fort Myers Shores Planning Community. A concurrent Planned Development Amendment will be submitted to provide details regarding the future development of the property. The existing approved Buckingham 345 Residential Planned Development per Resolution Number Z-05-074 allows for 690 dwelling units, the maximum allowed by the existing Sub-Outlying Suburban FLU. The requested Future Land Use Map Amendment will increase the maximum density of the subject property by 345 dwelling units for a total of 1,035 dwelling units. The following analysis establishes that the additional proposed dwelling units will not adversely impact public services.

Potable Water

The subject property is within the Lee County Utilities service area limits and will be serviced by the Olga Water Treatment Facility. According to the 2019 Concurrency Report, Lee County Utilities has an average capacity of 5,900,000 GPD. The 2019 Concurrency Reports indicates that 158,611 Equivalent Residential Connection (ERC) were served by the plant in 2016. The number of ERCs projected in 2023 is 177,652 units. The anticipated ERUs that will be served in 2040 is 223,893 units.

<u>Existing Buckingham 345 Maximum Residential</u>
690 ERC X 250 GPD = 172,500 GPD

<u>Proposed Lee County Homes Additional Maximum Residential</u>
345 ERC X 250 GPD = 86,250 GPD

Total: 258,750 GPD

The impact analysis for potable water used the standards of the Florida Administrative Code 64E-6 and the Lee Plan Policy 95.1.3 consistent with the Lee County Utilities Design Manual. According to the 2019 Concurrency Report, Lee County Utilities will have more than adequate capacity to service the currently approved maximum dwelling units and the additional proposed 345 dwelling units. The additional 345 units is well within the projected growth of 177,652 ERCs to be served by 2023 and 223,893 ERCs to be served by 2040. Therefore, Lee County Utilities has adequate capacity to service the proposed development.

Sanitary Sewer

The subject property is within the service area limits for the Lee County Utilities. According to the Lee County 2019 Concurrency Report, "Lee County Utilities WWTP capacity is evaluated using the interlocal agreement that effectively makes the LCU and FM central systems one combined central system. In addition, the Concurrency Report notes there is capacity within the Fort Myers/Lee County Utilities WWTP Systems for 147,967 Equivalent Residential Connections (ERC) in 2023 and 185,093 ERC in 2040. The system currently serves 132,680 ERCs. The additional 345 units are well within the projected growth of 15,287 additional ERCs by 2022 and 52,413 additional ERCs by 2040. Therefore, the additional requested units can be served by the existing capacity.

<u>Existing Buckingham 345 Maximum Residential</u>
690 ERC X 200 GPD = 138,000 GPD

<u>Proposed Lee County Homes Maximum Residential</u>
345 ERC X 200 GPD = 69,000 GPD

Total: 207,000 GPD

The impact analysis for sanitary sewer utilizes Florida Administrative Code Chapter 64E-6 and the Level of Service Standards outlined in the Lee County Concurrency Report and the Lee County Utilities Design Standards Manual. The proposed Amendment shows an increase in demand for Sanitary Sewer by 69,000 GPD for the proposed 345 units. The additional units are well within the projected growth of 15,287 ERCs which can be served in 2022 and 52,413 ERCs which can be served by 2040. Therefore, the capacity is available to service the additional units proposed.

Solid Waste - Lee County Resource Recovery Facility and Lee-Hendry Regional Landfill

LOS Standard= 7 pound/day/capita
Current Facility Capacity= 5.7 tons/day

<u>Existing Buckingham 345 Maximum Residential</u>
690 Dwelling Units X 2.35 persons per unit = 1,622 persons
1,622 people X 7lbs/day = 11,350.5 lbs.

Proposed Lee County Homes Maximum Residential
345 Dwelling Units X 2.35 persons per unit = 811 persons
811 people X 7lbs/day = 5,675.3 lbs.

Total: 17,025.8 lbs.

According to the 2019 Lee County Concurrency Report, all unincorporated areas of Lee County are consistent with the Level of Service standard set forth in the Lee Plan for solid waste.

"At the total available system capacity of 1,134,667 tons per year, the Lee County IWMS would be capable of providing a 7.0 lbs./capita/day level of service to a full-time combined Lee and Hendry County population of 753,489."

The increase in density based on the proposed plan amendment will result in the generation of an additional 5,675.3 pounds per day, which can be accommodated by the current capacity of the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Surface Water/Drainage Basins – South Florida Water Management District
According to the Lee Plan Map 18, the subject property is within the Olga Creek Watershed area. According to the Lee Plan Policy 95.1.3 the LOS Standard for storm water management facilities is a surface water management system designed to SFWMD standards. The proposed development will obtain an Environmental Resource Permit from the South Florida Water Management District ensuring consistency with these requirements.

Regional Parks:
The 2019 Lee County Concurrency report states there are 3,029 acres of regional parks operated by Lee County, roughly 43% of the existing regional park acreage when considering all jurisdictions. No new facilities are planned within the fiscal year. "There are no new regional parks planned in the next fiscal year or in the CIP. As a result, there is no new regional park acreage to be added to the inventory for next year."

Regional Park Level of Service
"The inventory indicates a total of 7,051 acres of existing regional parks operated by local, state and federal governments. The capacity needed to meet The Lee Plan non-regulatory level of service standard of 6 acres per 1,000 total seasonal county population is equal to:

842,000 [seasonal county population] * (6 acres/1,000) = 5,052 acres.

The existing inventory meets the regional park level of service standard in the county for the year 2018 and will continue to do so at least through the next five years of the CIP..."

The additional 345 residential dwelling units will not negatively impact the Regional Parks Level of Service. The 2019 Concurrency report indicates that the existing parks "meets the LOS standard in the county for the year 2018 and will continue to do so at least through the next five years of the CIP." It should be noted that the Office of Economic and Demographic Research identifies the Lee County medium population as 892,108 in 2030, the current time horizon of the Lee Plan. The Lee Plan non-regulatory level of service standard for this population is 5,352.6 acres of Regional Parks. Lee County currently has 7,051 acres of Regional Parks. There is adequate acreage within the currently developed Regional Parks within the County to meet the need of the proposed 345 dwelling units.

Community Parks:

Community Park Level of Service

"The capacity needed to meet The Lee Plan non-regulatory level of service standard of 0.8 acres per 1,000 total permanent county population, unincorporated areas only, is equal to:

355,737 [permanent county population/unincorporated areas only] * (0.8 acres/1,000) = 285 acres.

The existing inventory meets the community park level of service standard in the county for the year 2018 and will continue to do so at least through the next five years of the CIP..."

The additional 345 residential dwelling units will not negatively impact the Community Parks Level of Service. It should be noted that the Office of Economic and Demographic Research identifies the Lee County medium population as 892,108 in 2030, the current time horizon of the Lee Plan. The Lee Plan non-regulatory level of service standard for this population is 713.7 acres of Community Parks. Lee County currently has 743 acres of Community Parks. There is adequate acreage within the currently developed Regional Parks within the County to meet the need of the proposed 345 dwelling units.

Public School:

The proposed development site is within the East Zone, sub-zone E-2. The LOS Standard for Elementary, Middle, and High School is based upon Permanent FISH capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes. The calculations below are based on analysis from the 2019 Concurrency Report. These calculations will be revised if warranted upon receipt of the Lee County School District's letter of availability.

Existing and Proposed Students:

Existing Buckingham 345 Maximum Residential:
690 dwelling units x 0.295 students/household = 204

Proposed Lee County Homes Maximum Residential:
345 dwelling units x 0.295 students/household = 102

Total: 306 students

Lee District School Board- East Zone, E-2
Elementary Schools (Gateway, Harns Marsh, Manatee, River Hall, Sunshine, Tortuga Preserve, Treeline)
Actual Enrollment 2019 = 6,909 FISH Capacity = 6,823
Seats Available= 86

Middle Schools (Harns Marsh, Oak Hammock, Varsity Lakes)
Actual Enrollment 2019 = 4,179 FISH Capacity = 3,770
Seats Available = 409

High Schools (Lehigh Senior, Riverdale)
Actual Enrollment 2019 = 4,587 FISH Capacity = 4,129
Seats Available = 458

The additional 345 residential single family dwelling units will increase the number of students in the East Zone by 102. The total number of students for the proposed Residential Planned Development will be 306. Based on the 2019 Concurrency Report the projected 2019 to 2020 totals for the entire East Zone demonstrate a deficiency at the middle school and high school level. The middle school level deficit will be 439 students. To address the immediate deficit, additional portable seats will be added at Harns Marsh, Oak Hammock and Lehigh middle schools. A new 1,200 seat middle school is programmed to open in the 2020-21 school year.

The high school deficit is 524 seats. An addition built at Lehigh High school will provide an additional 496 seats. Lee County Schools has acquired a school site in Gateway within the East Zone for a future high school, which is expected to open August 2021 and provide 1,520 seats. All projected deficits in the East Zone will be addressed within the 2030 time horizon of the Lee Plan.

School Impact Fees, which are assessed at the time of building permit issuance will be available as a source to fund the any deficit in student seats attributed to the Residential Planned Development. The timing of the Impact Fee payment ensures the resources necessary for the number of homes to be built are

available. Any of the 1,035 proposed dwelling units that are constructed, will be assessed impact fees consistent with LDC Section 2-400 through 2-415.

A request for a letter of available capacity to serve the proposed residential planned development was requested from the Lee County School District. The letter is expected to contain similar information to the analysis above, which was extracted from the 2019 Concurrency Report. Upon receipt of the letter any necessary revisions to the analysis above will be completed and an updated Public Facilities will be submitted.

BUCKINGHAM 345
LEE COUNTY PROTECTED SPECIES SURVEY

May 2020

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Project No. 20LCH3210

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1.0 INTRODUCTION

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

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

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

2.0 LAND USES AND VEGETATION ASSOCIATIONS

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

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

Table 1. Existing Land Use and Cover Summary

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

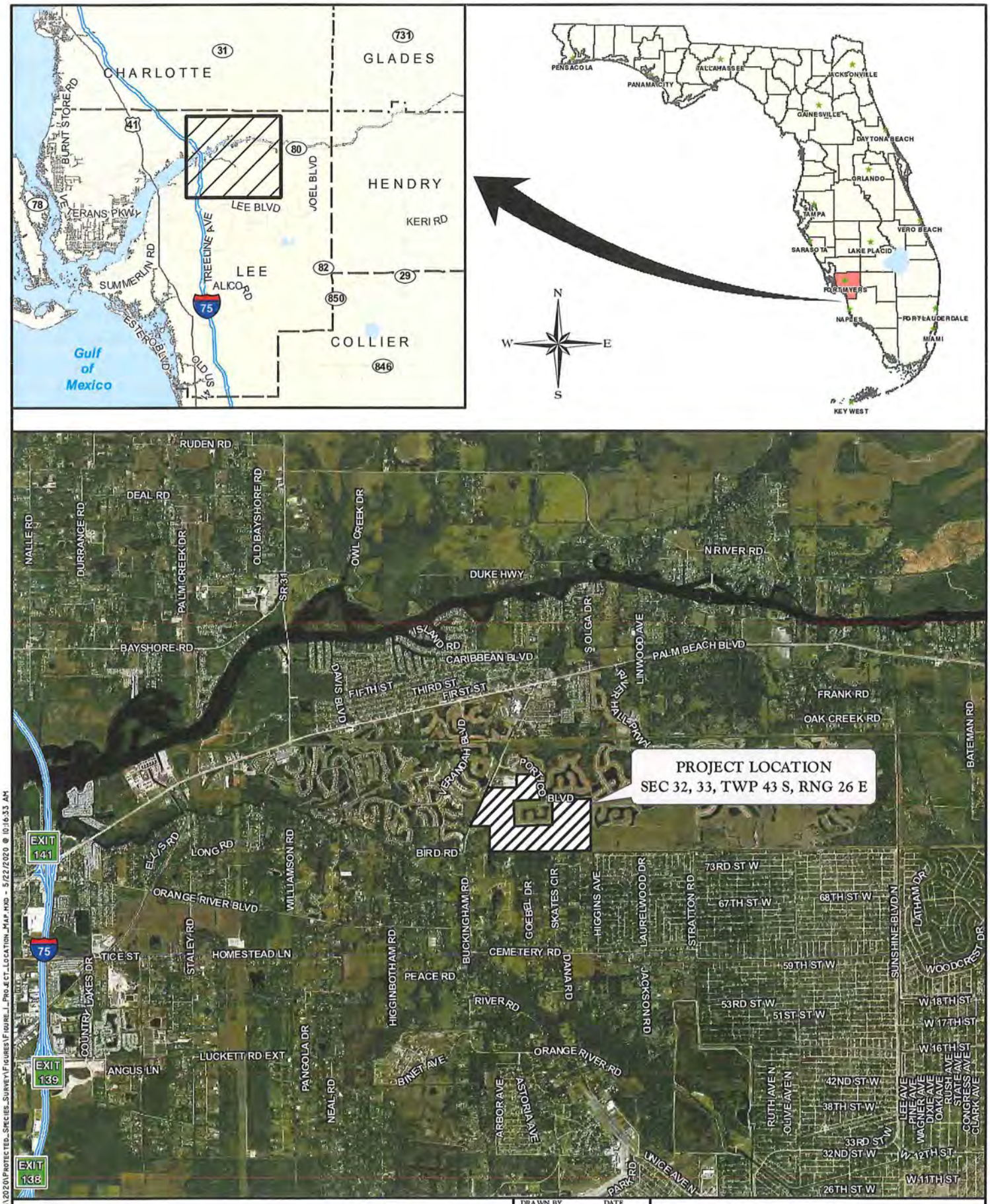


FIGURE 1. PROJECT LOCATION MAP
BUCKINGHAM 345

DRAWN BY	DATE
T.S.	2/4/20
REVIEWED BY	DATE
C.C.	2/4/20
REVISED	DATE
D.B.	5/21/20

PASSARELLA & ASSOCIATES INC.

J:\2020\20-043\01\GIS\2020\PROTECTED_SPECIES_SURVEY\FIGURES\FIGURE1_PROJECT_LOCATION_MAP.MXD - 5/22/2020 @ 10:16:33 AM

Table 1. (Continued)

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

Field Crops, Hay (FLUCFCS Code 2153)
This land use type consists of hay fields. The canopy and sub-canopy of this land use type are open. The ground cover contains primarily bahiagrass (*Paspalum notatum*), with some broomgrass (*Andropogon virginicus*), torpedograss (*Panicum repens*), bermudagrass (*Cynodon dactylon*), spermacoce (*Spermacoce verticillata*), and common ragweed (*Ambrosia artemisiifolia*), scattered water pennywort (*Hydrocotyle umbellata*), fingergrass (*Eustachys petraea*), musky mint (*Hyptis alata*), and tickseed (*Coreopsis* spp.).

Rural Open Lands (FLUCFCS Code 260)
This land use type consists of agricultural support structures, farm equipment and supplies. The canopy and sub-canopy vegetation may include scattered slash pine (*Pinus elliottii*), live oak (*Quercus virginicus*), cabbage palm (*Sabal palmetto*), and Brazilian pepper. The ground cover is mostly bahiagrass with some scattered common ragweed and broomgrass.

Brazilian Pepper (FLUCFCS Code 422)
The canopy of this vegetative community contains widely scattered cabbage palm, live oak, and laurel oak (*Quercus laurifolia*). The sub-canopy is dominated by Brazilian pepper, with some scattered cabbage palm. The ground cover is mostly open but may contain some scattered swamp fern (*Telmatoblechnum serrulatum*) and muscadine grape (*Vitis rotundifolia*).

Brazilian Pepper, Hydric (FLUCFCS Code 4221)
The canopy of this vegetative community contains widely scattered cabbage palm, live oak, and laurel oak. The sub-canopy is dominated by Brazilian pepper, with some scattered cabbage palm. The ground cover is mostly open but may contain some scattered swamp fern.

Mixed Hardwood Conifer, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)
The canopy of this upland habitat consists of a combination of species including slash pine, laurel oak, live oak, cabbage palm, and java plum (*Syzygium cumini*). The sub-canopy contains laurel oak, myrsine (*Myrsine cubana*), java plum, and Brazilian pepper. The ground cover includes some saw palmetto (*Serenoa repens*), caesarweed (*Urena lobata*), and greenbrier (*Smilax* spp.).

Mixed Hardwood Conifer, Disturbed (76-100% Exotics) (FLUCFCS Code 4349 E4)
The vegetative composition of this habitat is similar to FLUCFCS Code 4349 E2 except it contains 76-100 percent coverage by exotic species.

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

Willow, Disturbed (25-49% Exotics) (FLUCFCS Code 6189 E2)
The canopy of this vegetative community is open. The sub-canopy vegetation is dominated by Carolina willow with Brazilian pepper and Peruvian primrose willow. Typical ground cover vegetation includes red ludwigia (*Ludwigia repens*), cattail (*Typha latifolia*), climbing hempvine (*Mikania scandens*), and swamp fern.

Cypress, Disturbed (25-49% Exotics) (FLUCFCS Code 6219 E2)
The canopy of this vegetative community is dominated by bald cypress (*Taxodium distichum*) with scattered cabbage palm and red maple (*Acer rubrum*). The sub-canopy contains cabbage palm, Brazilian pepper red maple, myrsine, bald cypress and scattered java plum. The ground cover includes swamp fern, leather fern (*Acrostichum danaeifolium*), sawgrass (*Cladium jamaicense*), aquatic soda apple, and greenbrier.

Cypress, Disturbed (50-75% Exotics) (FLUCFCS Code 6219 E3)
The vegetative composition of this habitat is similar to FLUCFCS Code 6219 E2 except it contains 50-75 percent coverage by exotic species.

Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics) (FLUCFCS Code 6249 E2)
The canopy of this vegetative community contains mixed cypress, pine, cabbage palm, and laurel oak. The sub-canopy contains cabbage palm, bald cypress, laurel oak, java plum, and Brazilian pepper. The ground cover contains swamp fern, greenbrier, and aquatic soda apple.

Disturbed Land (FLUCFCS Code 740)
The canopy and sub-canopy of this land use type are open. The ground cover vegetation includes bahiagrass, smutgrass *(Sporobolus indicus)*, dog fennel *(Eupatorium capilifolium)* caesarweed, common ragweed, muscadine grape, and peppervine *(Nekemias arborea)*.

Disturbed Land, Hydric (FLUCFCS Code 7401)
The canopy of this land use type is open. The sub-canopy consists of Brazilian pepper and Peruvian primrose willow. The ground cover vegetation includes torpedograss.

Unpaved Road (FLUCFCS Code 8146)
This land use type consists of a well-traveled and maintained gravel road.

3.0 METHODOLOGY AND DISCUSSION

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

Table 2. Potential Lee County Protected Species by Habitat Type

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

Table 2. (Continued)

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

*Habitat surveyed for the species noted, although not required per the LDC
N/A – Not Applicable

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

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

Table 3. Summary of Habitat Coverage

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

Table 3. (Continued)

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

[1]Average visibility to one side of transect.
*Habitat surveyed as a precautionary measure, although not required per the LDC.

4.0 SURVEY RESULTS

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

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

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

5.0 ABUNDANCE OF PROTECTED SPECIES OBSERVED

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

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

Table 4. Lee County Protected Species Abundance Calculations

Protected Species Density:

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

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

Limpkin

FLUCFCS Code 2153

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

FLUCFCS Code 260

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

Table 5. Lee County Protected Species Survey Summary

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

Table 5. (Continued)

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

6.0 MANAGEMENT PLAN

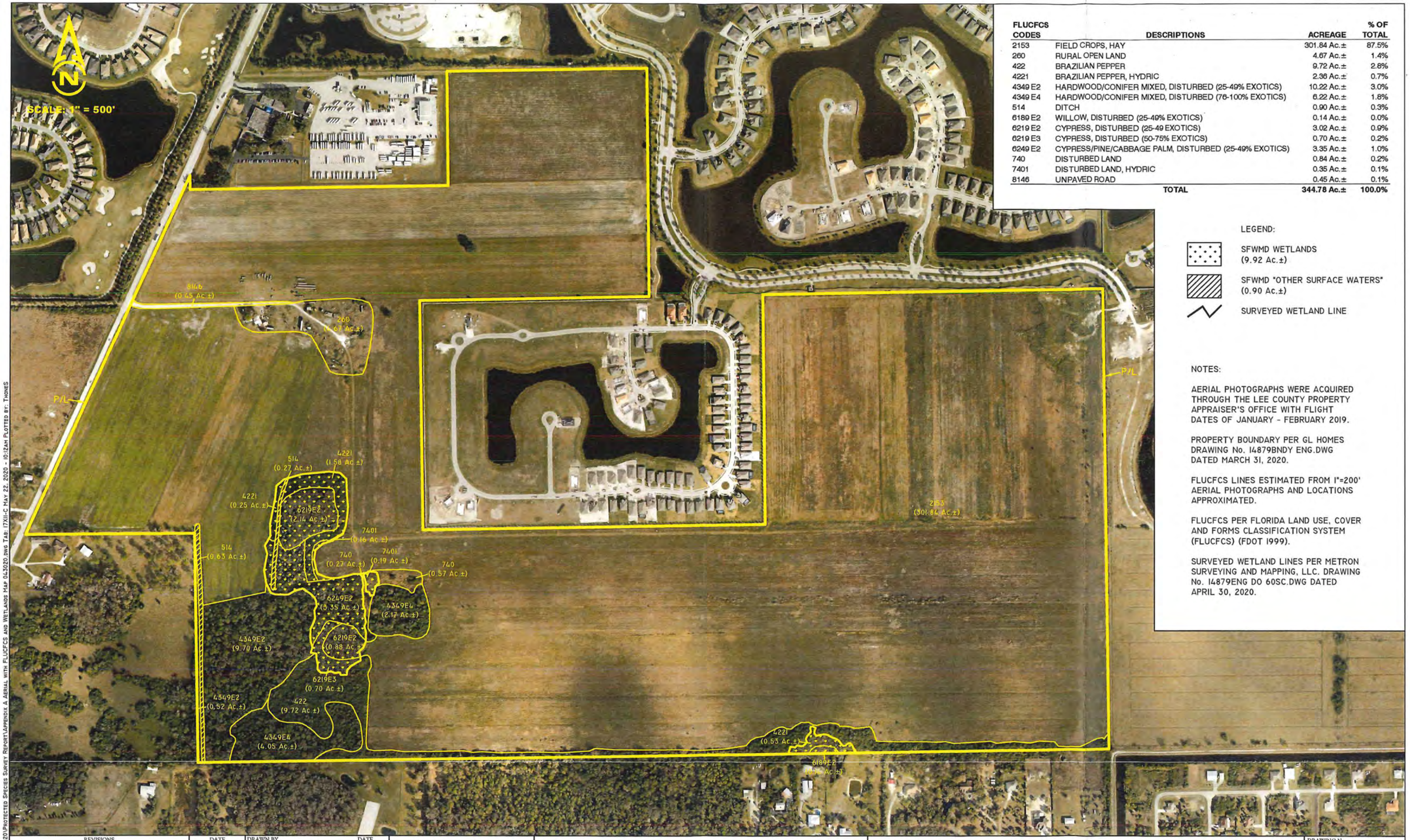
A protected species management plan per LDC 10-474 will be prepared and submitted to the Division of Environmental Sciences prior to Development Order approval. The protected species management plan will outline protection measures for the protected species documented on the Project site.

7.0 REFERENCES

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

APPENDIX A

AERIAL WITH FLUCFCS AND WETLANDS MAP



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
2153	FIELD CROPS, HAY	301.84 Ac.±	87.5%
260	RURAL OPEN LAND	4.67 Ac.±	1.4%
422	BRAZILIAN PEPPER	9.72 Ac.±	2.8%
4221	BRAZILIAN PEPPER, HYDRIC	2.36 Ac.±	0.7%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	10.22 Ac.±	3.0%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	6.22 Ac.±	1.8%
514	DITCH	0.90 Ac.±	0.3%
6189 E2	WILLOW, DISTURBED (25-49% EXOTICS)	0.14 Ac.±	0.0%
6219 E2	CYPRESS, DISTURBED (25-49 EXOTICS)	3.02 Ac.±	0.9%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	0.70 Ac.±	0.2%
6249 E2	CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	3.35 Ac.±	1.0%
740	DISTURBED LAND	0.84 Ac.±	0.2%
7401	DISTURBED LAND, HYDRIC	0.35 Ac.±	0.1%
8146	UNPAVED ROAD	0.45 Ac.±	0.1%
	TOTAL	344.78 Ac.±	100.0%

LEGEND:

SFWMD WETLANDS (9.92 Ac.±)

SFWMD "OTHER SURFACE WATERS" (0.90 Ac.±)

SURVEYED WETLAND LINE

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2019.

PROPERTY BOUNDARY PER GL HOMES DRAWING No. 14879BNDY ENG.DWG DATED MARCH 31, 2020.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED WETLAND LINES PER METRON SURVEYING AND MAPPING, LLC. DRAWING No. 14879ENG DO 60SC.DWG DATED APRIL 30, 2020.

J:\2020\20LCH3210\20201 PROTECTED SPECIES SURVEY REPORT\APPENDIX A AERIAL WITH FLUCFCS AND WETLANDS MAP 043020.DWG TAB: 17X11-C MAY 22, 2020 - 10:12AM PLOTTED BY: THOMES

REVISIONS	DATE
Updated boundary	03/31/20
Revised per surveyed wetland Lines	04/30/20

DRAWN BY	R.F.	DATE	01/31/20
DESIGNED BY	C.C.	DATE	01/31/20
REVIEWED BY	C.C.	DATE	01/31/20

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Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

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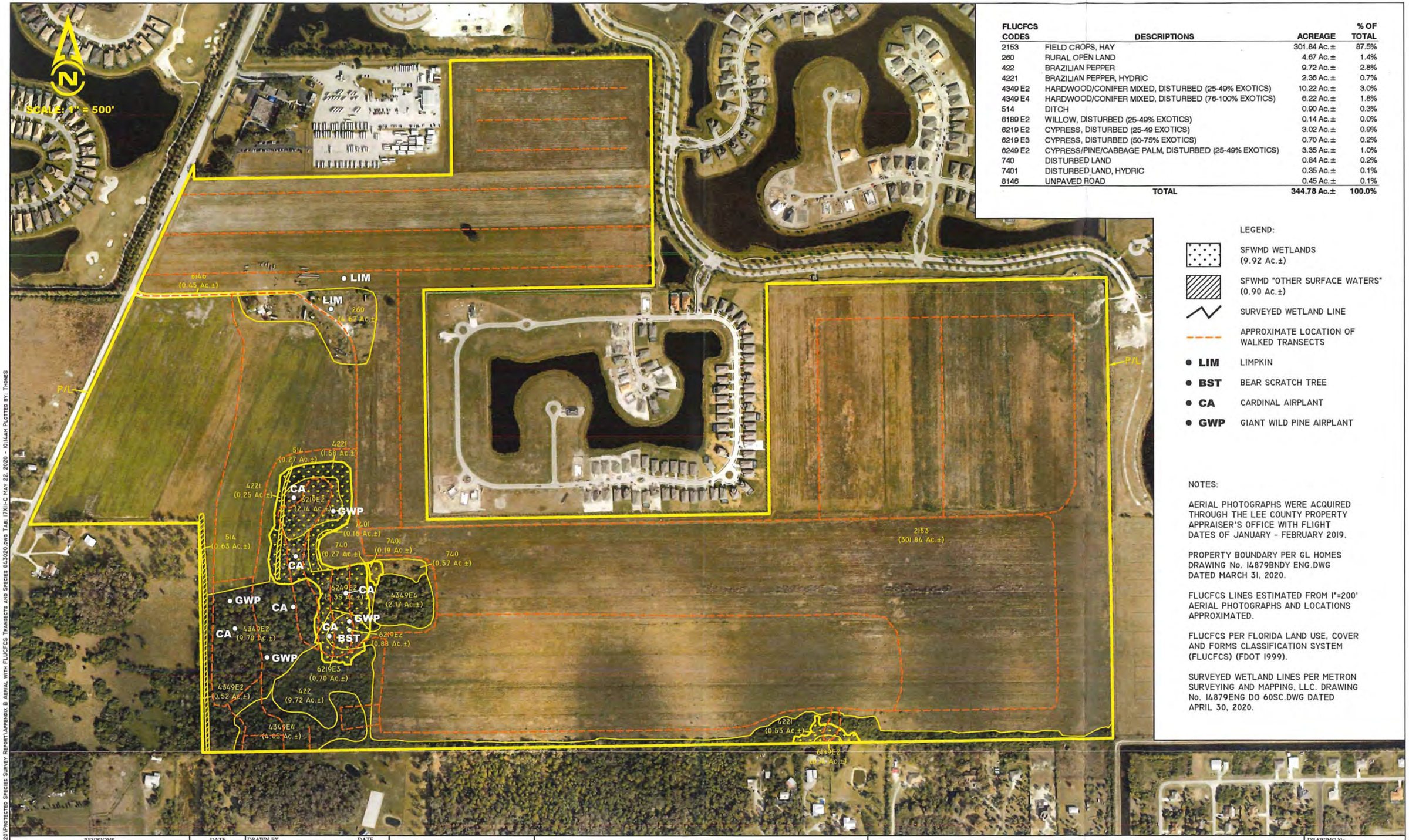
AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No. 20LCH3210

SHEET No. APPENDIX A

APPENDIX B

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATIONS



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8146	UNPAVED ROAD	0.45 Ac.±	0.1%
	TOTAL	**344.78 Ac.±**	**100.0%**

LEGEND:

- SFWMD WETLANDS (9.92 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (0.90 Ac.±)
- SURVEYED WETLAND LINE
- APPROXIMATE LOCATION OF WALKED TRANSECTS
- **LIM** LIMPKIN
- **BST** BEAR SCRATCH TREE
- **CA** CARDINAL AIRPLANT
- **GWP** GIANT WILD PINE AIRPLANT

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2019.

PROPERTY BOUNDARY PER GL HOMES DRAWING No. 14879BNDY ENG.DWG DATED MARCH 31, 2020.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED WETLAND LINES PER METRON SURVEYING AND MAPPING, LLC. DRAWING No. 14879ENG DO 60SC.DWG DATED APRIL 30, 2020.

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REVISIONS	DATE
Updated boundary	03/31/20
Revised per surveyed wetland Lines	04/30/20

DRAWN BY R.F./T.S.	DATE 2/10/20	
DESIGNED BY C.C.	DATE 2/10/20	
L.E. C.C.	DATE 2/10/20	

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PASSARELLA & ASSOCIATES INC

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AERIAL WITH FLUCFCS AND WETLANDS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATIONS MAP

DRAWING No. 20LCH3210

SHEET No. APPENDIX B

PART 8
ENVIRONMENTAL REQUIREMENTS

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

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

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

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

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

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

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

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

Not applicable

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

A soils map is attached as Sheet 2.

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

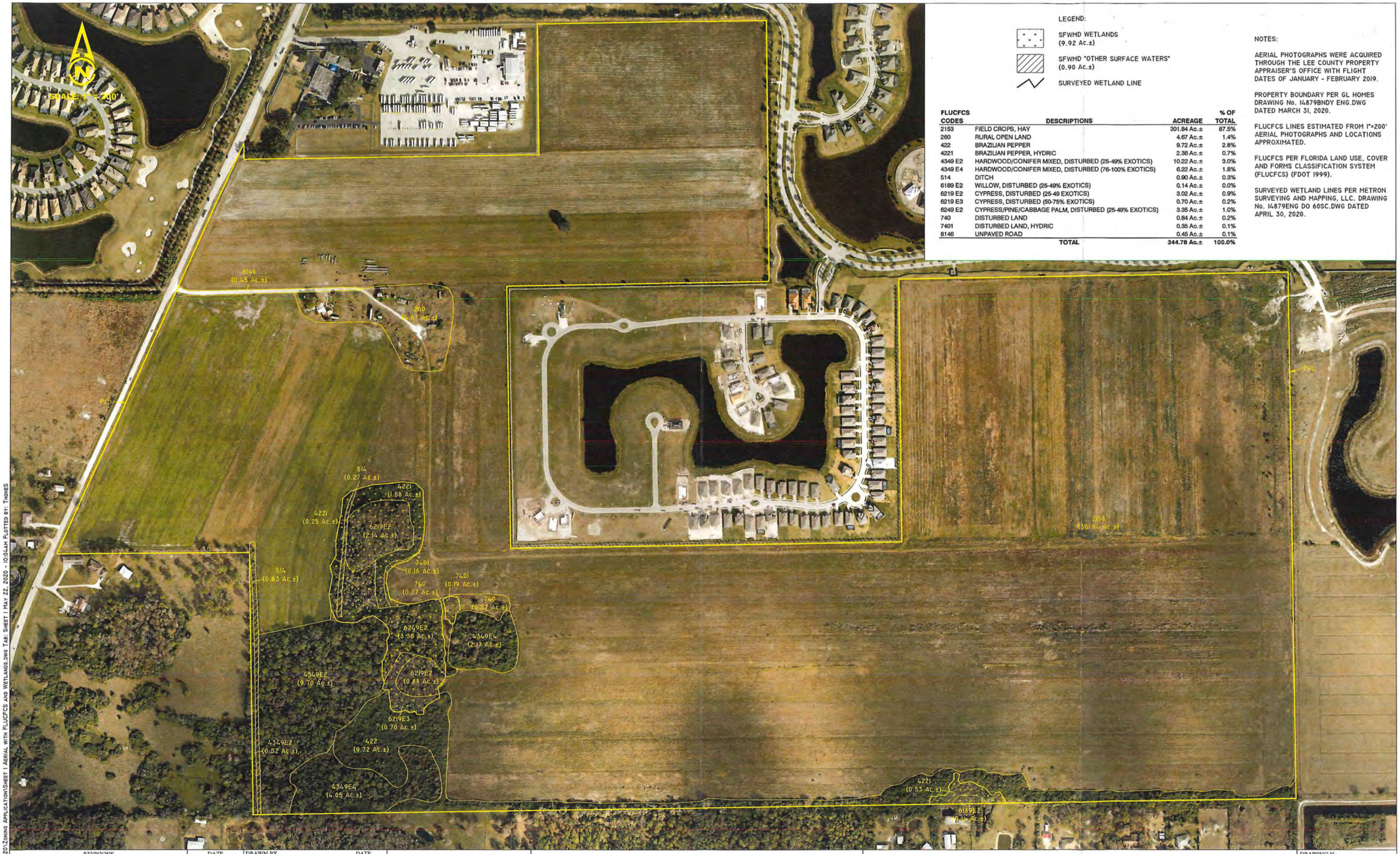
A FLUCFCS and Wetlands Map is attached as Sheet 1. There are approximately 9.93 acres of jurisdictional SFWMD wetlands on the property and 0.90± acre of "other surface waters."

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

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

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

Not applicable.



LEGEND:

- SFWMD WETLANDS (9.92 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (0.90 Ac.±)
- SURVEYED WETLAND LINE

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7401	DISTURBED LAND, HYDRIC	0.35 Ac.±	0.1%
8146	UNPAVED ROAD	0.45 Ac.±	0.1%
	TOTAL	344.78 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2019.

PROPERTY BOUNDARY PER GL HOMES DRAWING No. 14879BNDY ENG.DWG DATED MARCH 31, 2020.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED WETLAND LINES PER METRON SURVEYING AND MAPPING, LLC. DRAWING No. 14879ENG DO 60SC.DWG DATED APRIL 30, 2020.

REVISIONS	DATE
Updated Boundary	03/31/20
Revised per Survey Wetland Lines	04/30/20

DRAWN BY	R.F.	DATE 01/31/20
DESIGNED BY	C.C.	DATE 01/31/20
REVIEWED BY	C.C.	DATE 01/31/20

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AERIAL WITH FLUCFCS AND WETLANDS

DRAWING No. 20LCH3210

SHEET No. SHEET 1

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LEGEND

BUCKINGHAM 345

0 500 1,000

Feet

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

NOTES:

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

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

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

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SOILS MAP

DRAWING No. 20LCH3210

SHEET No. SHEET 2

PROJECT:

LEE COUNTY HOMES

LOCATION:

ACCESS UNDETERMINED
FORT MYERS, FL

CLIENT:

LEE COUNTY HOMES
ASSOCIATES I, LLLP

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6032 / FL CERT NO. LB8891 / LC26000330

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Toll free: 866-337-7341

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	LEE COUNTY
DATE:	02/12/2020

SHEET TITLE:

AERIAL EXHIBIT - M9

SHEET NUMBER: X-101

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SCALE 1"=300'

JOB/FILE NUMBER: 19079-00

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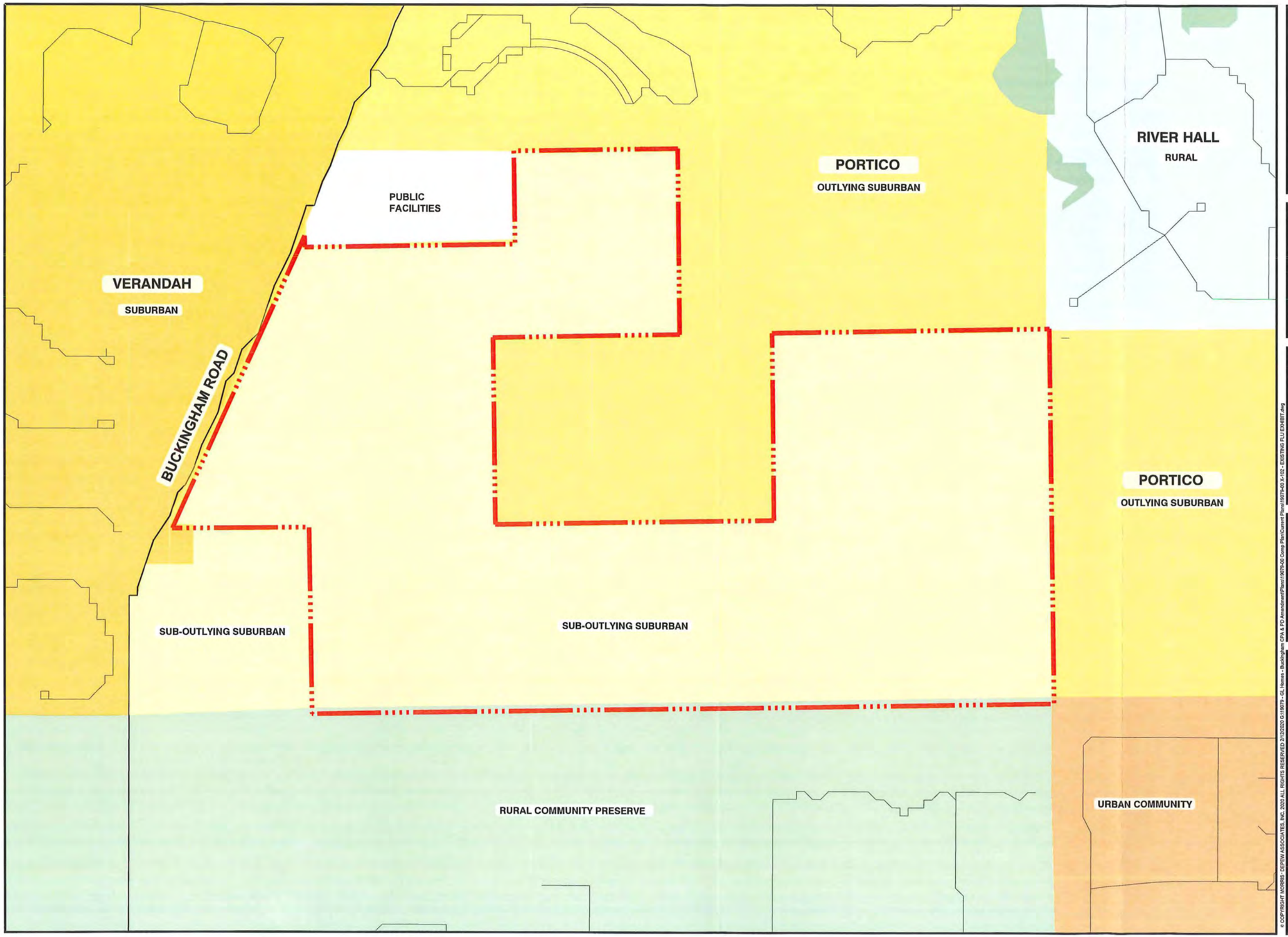

PROJECT:

LEE COUNTY HOMES

LOCATION:

ACCESS UNDETERMINED
FORT MYERS, FL

CLIENT:

LEE COUNTY HOME ASSOCIATES I, LLLP

CONSULTANT:

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Destin
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Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	LEE COUNTY
DATE:	02/12/2020

SHEET TITLE:

EXISTING FLU EXHIBIT - M4

SHEET NUMBER: X-102

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JOB/FILE NUMBER: 19079-00

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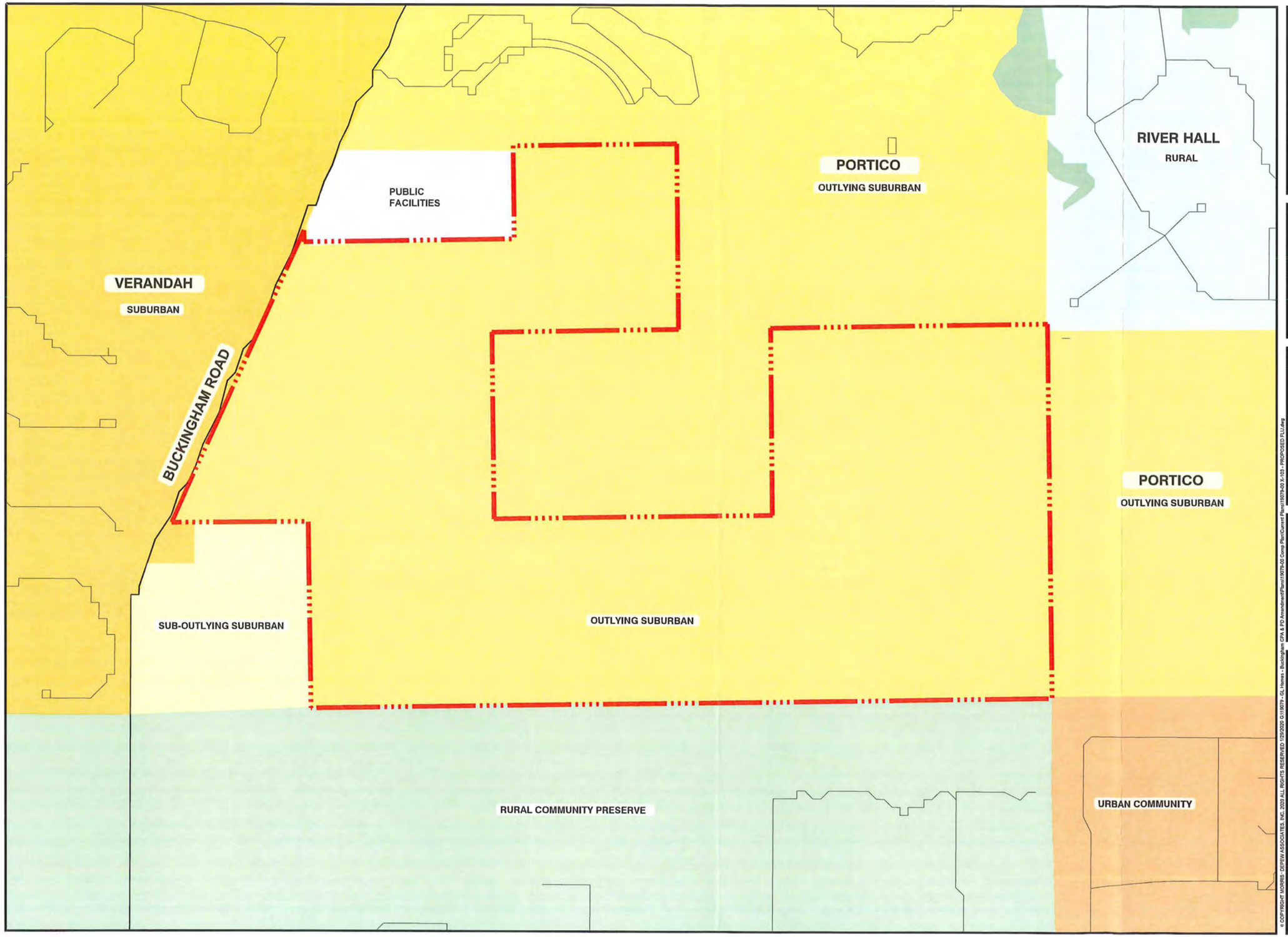

PROJECT:

LEE COUNTY HOMES ASSOCIATES I, LLLP

LOCATION:

ACCESS UNDETERMINED
FORT MYERS, FL

CLIENT:

GL HOMES

CONSULTANT:

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PREPARED BY:

REVISIONS	DATE
REVISE PROJECT TITLE	07/16/2020

PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	LEE COUNTY
DATE:	01/29/2020

SHEET TITLE:

PROPOSED FLU - M4

SHEET NUMBER: X-103

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SCALE 1"=300'

JOB/FILE NUMBER: 19079-00

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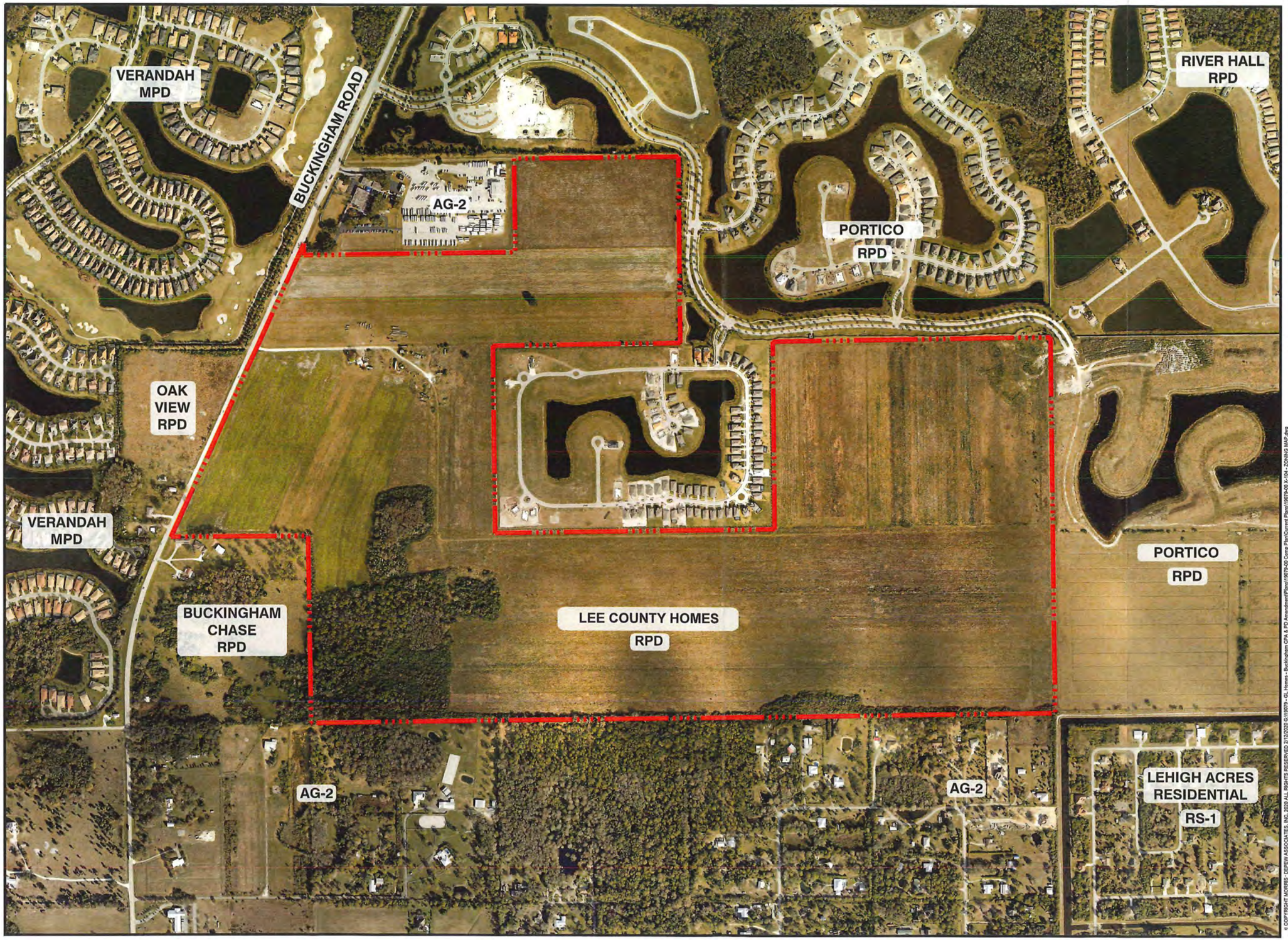

PROJECT:

LEE COUNTY HOMES

LOCATION:

ACCESS UNDETERMINED
FORT MYERS, FL

CLIENT:

LEE COUNTY HOMES ASSOCIATES I, LLLP

CONSULTANT:

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	LEE COUNTY
DATE:	02/12/2020

SHEET TITLE:

ZONING MAP
EXHIBIT - M6

SHEET NUMBER: X-104

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SCALE 1"=300'

JOB/FILE NUMBER: 19079-00

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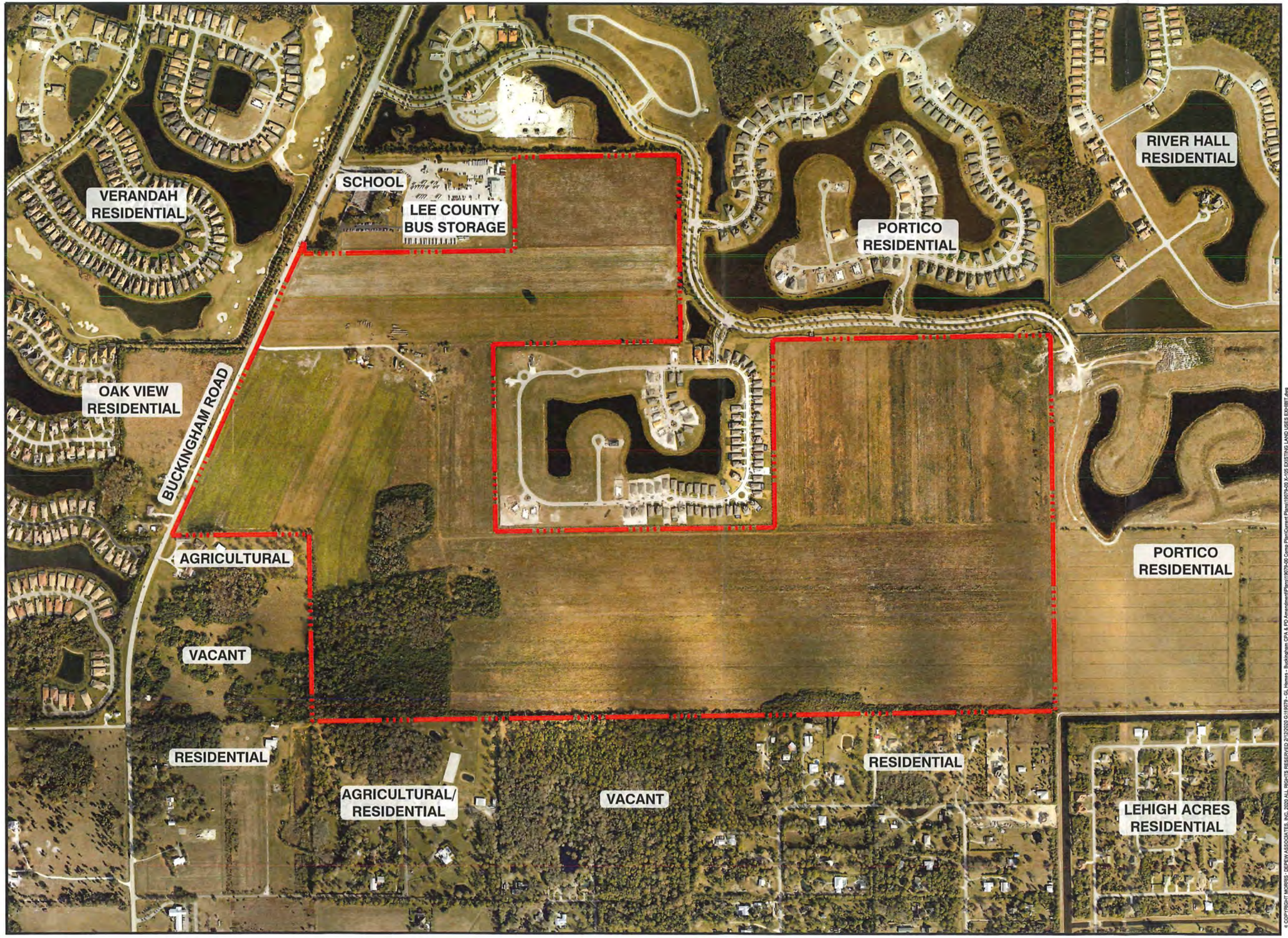

PROJECT:

LEE COUNTY HOMES

LOCATION:

ACCESS UNDETERMINED
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CLIENT:

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FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	LEE COUNTY
DATE:	02/12/2020

SHEET TITLE:

EXISTING LAND USES EXHIBIT - M5

SHEET NUMBER: X-105

300 0 150 300
SCALE 1"=300'

JOB/FILE NUMBER: 19079-00

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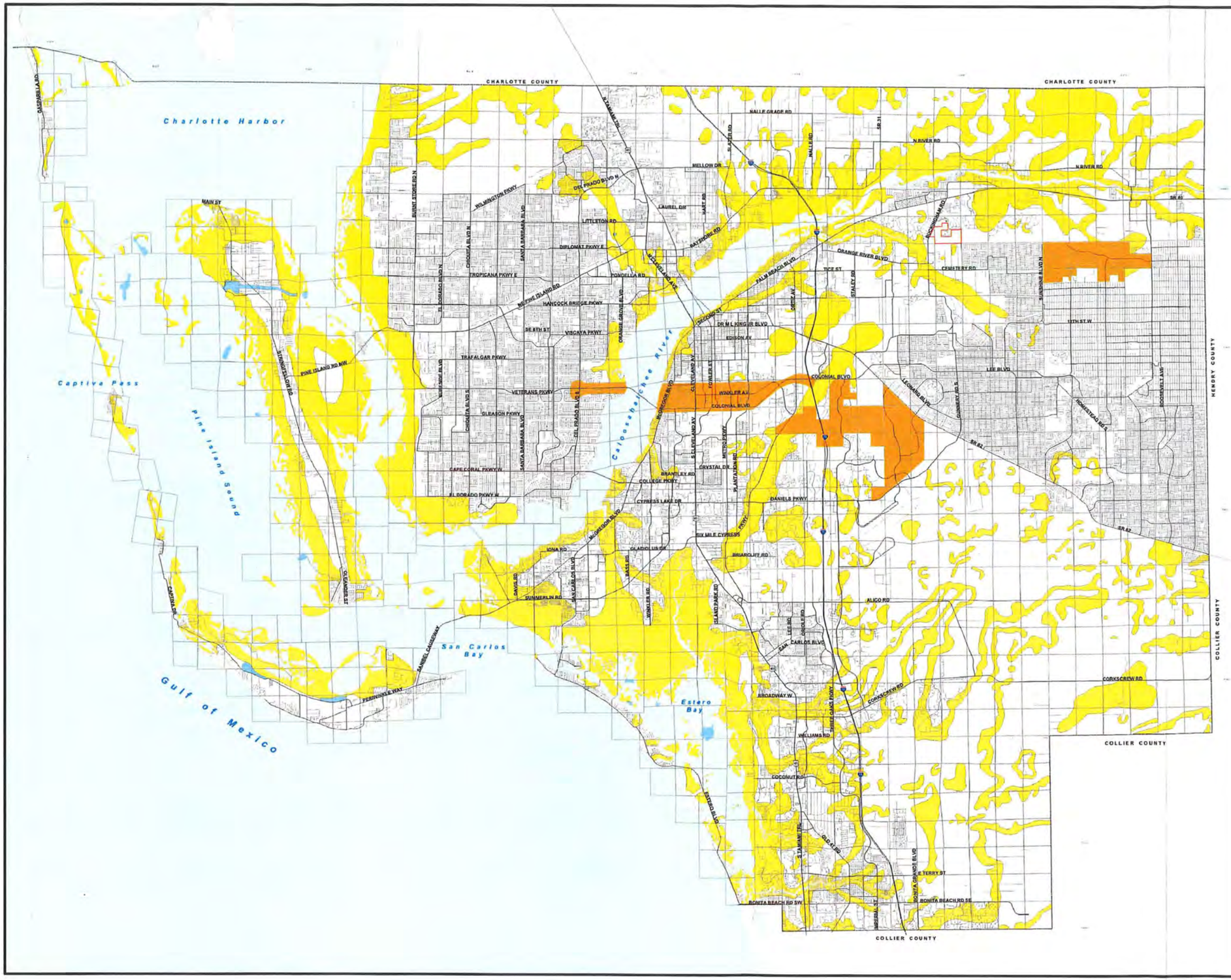
Lee County Archaeological Sensitivity Map



Legend

- Sensitivity Level 1
- Sensitivity Level 2
- Previously Surveyed

Lee County
Southwest Florida

N
W E
S

0.950.475 0 0.95 1.9 2.85 3.8
Miles

Map Generated: December 2014

Adopted December 21, 1988
Land Development Code Chapter 22-106

SHEET NUMBER: X-106

PROJECT:

LEE COUNTY HOMES

LOCATION:

ACCESS UNDETERMINED

CLIENT:

LEE COUNTY HOMES ASSOCIATE I, LLLP

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6539 / FL CERT NO. LB6691 /LC26000330

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2914 Cleveland Avenue
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Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	LEE COUNTY
DATE:	02/12/2020

SHEET TITLE:

ARCHAEOLOGICAL SENSITIVITY MAP - M13

SHEET NUMBER: X-107

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 19079-00

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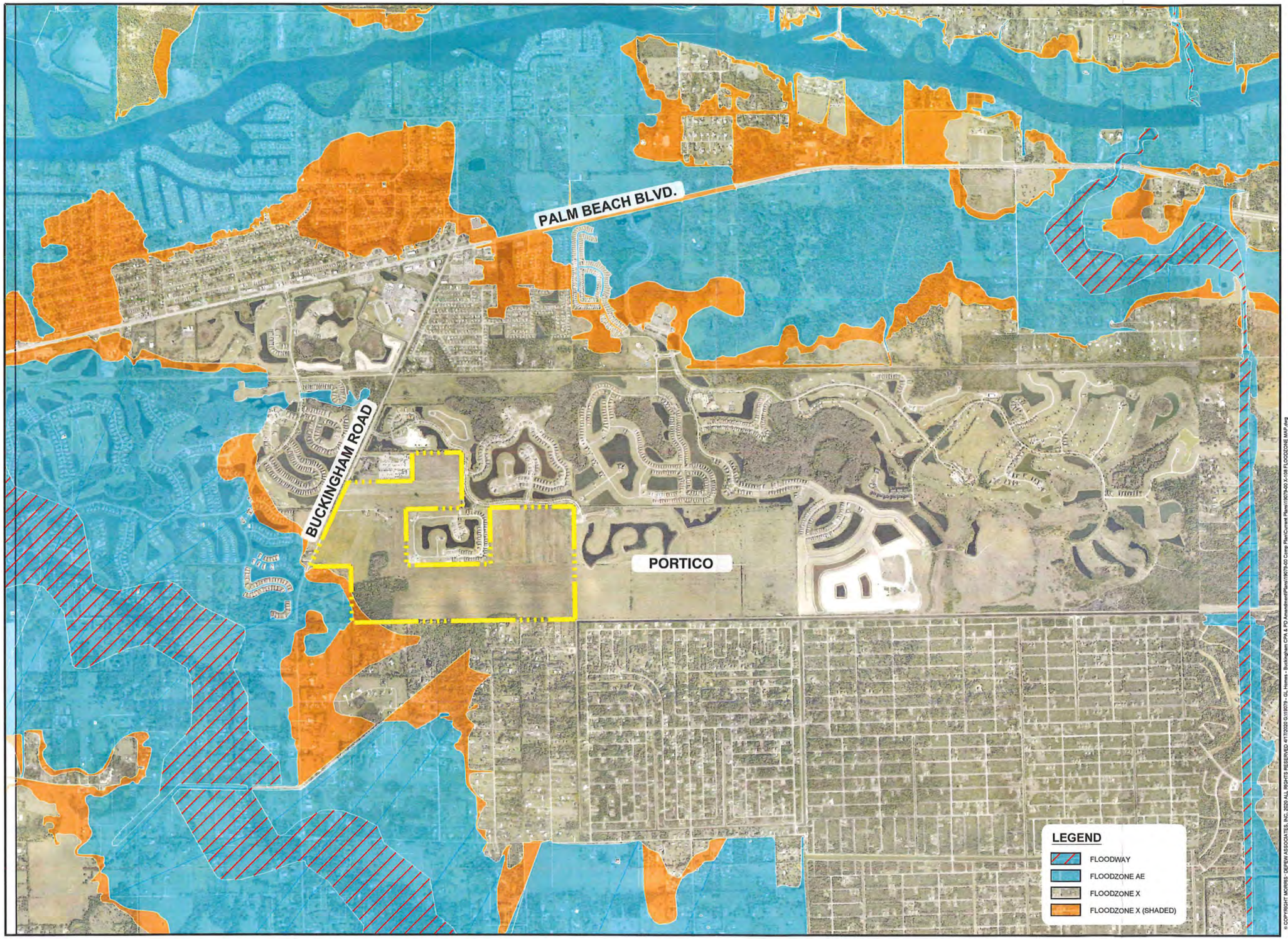

PROJECT:

GL HOMES

LOCATION:

ACCESS UNDETERMINED
FORT MYERS, FL

CLIENT:

GL HOMES

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	LEE COUNTY
DATE:	04/17/2020

SHEET TITLE:

FLOODZONE MAP

SHEET NUMBER: X-108

0 ###
SCALE 1"=###

JOB/FILE NUMBER: 19079-00

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Exhibit M17

MORRIS DEPEW
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LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

January 6, 2020

Mr. Dominic Gemelli
Long Range Planner, Planning Department
Lee County Public School District
2855 Colonial Blvd.
Fort Myers, FL 33966

Re: Request for Letter of Availability
±345 Acre Parcel for Residential Development
GL Homes (f.k.a Buckingham 345)

Dear Mr. Gemelli,

Please accept this letter as a Letter of Availability request to Lee County Public Schools for an existing ±345 acre residential subdivision, known as Buckingham 345. The subject property is currently approved as a Residential Planned Development by Zoning Resolution Numbers Z-05-074 & Z-00-029 for the development of 690 single family dwelling units.

The applicant is applying for a Comprehensive Plan Amendment and Planned Development to permit and additional 305 units for a total of 995 single family units. Please see the attached aerial exhibit and the STRAP Numbers for the subject property, which are 32-43-26-00-00003.0000 and 33-43-26-00-00004.0000 for reference.

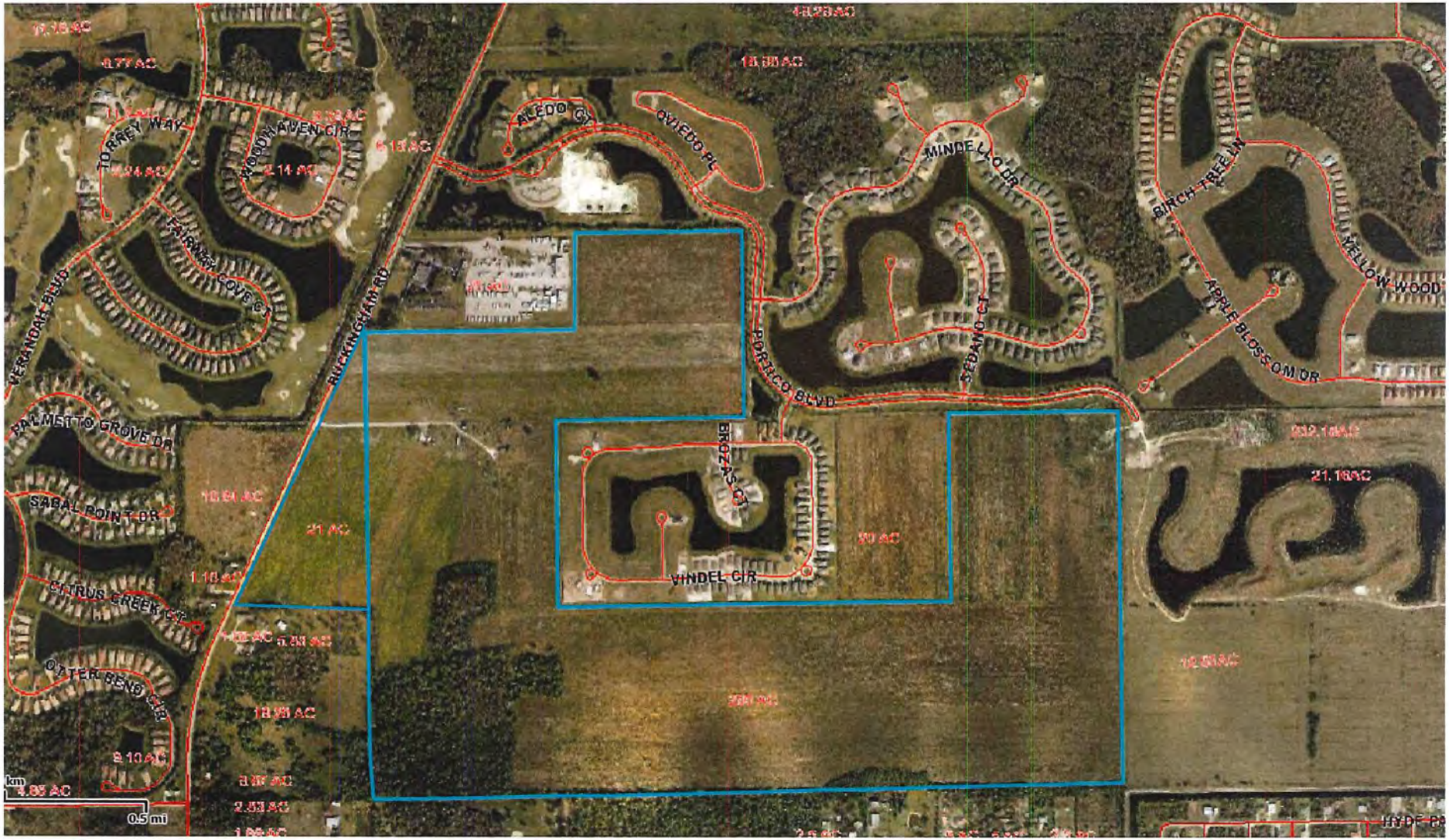
We respectfully request Lee County School District provide a letter explaining the service availability of Lee County Schools to the property. If you have any questions, please feel free to contact me via email or phone. Thank you in advance for your assistance in this matter.

Sincerely,
MORRIS-DEPEW ASSOCIATES, INC.

Heather M. Urwiller, AICP, CFM
Principal Planner

Enclosure: Property Aerial Exhibit

GL Homes Aerial Exhibit



Subject Property

From: Richard Akin
To: Paula Terry; Heather Urwiller; Tina Ekblad
Subject: RE: DRAFT Comp Plan Application
Date: Thursday, April 2, 2020 4:32:40 PM
Attachments: image004.png
image006.png
image013.png
image014.png
image018.png
image019.png
image022.png
image023.png
image026.png
image027.png

I have asked numerous times and gotten no response. I will keep trying.

Richard Akin
Attorney
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
Fort Myers, FL 33901
Direct Dial: 239.344.1182
Direct Fax: 239.344.1554
Richard.Akin@henlaw.com
www.henlaw.com
Blogs: www.swflbusinessandipblog.com • www.legalscoopswflre.com

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From: Paula Terry [mailto:PTerry@M-DA.com]
Sent: Thursday, April 2, 2020 4:06 PM
To: Richard Akin <Richard.Akin@henlaw.com>; Heather Urwiller <HUrwiller@M-DA.com>; Tina Ekblad <tekblad@m-da.com>
Subject: RE: DRAFT Comp Plan Application

Hi Richard.
Was wondering if there was an update on the below letter of availability request from the schools.
Thank you
Paula

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Paula Terry
Executive Assistant

2914 Cleveland Ave
Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free

Download My vCard

From: Richard Akin <Richard.Akin@henlaw.com>
Sent: Friday, March 20, 2020 10:22 AM
To: Paula Terry <PTerry@M-DA.com>; Heather Urwiller <HUrwiller@M-DA.com>; Tina Ekblad <tekblad@m-da.com>
Subject: RE: DRAFT Comp Plan Application

I have continued to follow up with the people who are making this decision. I do not have anything yet.

Richard Akin
Attorney
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
Fort Myers, FL 33901
Direct Dial: 239.344.1182
Direct Fax: 239.344.1554
Richard.Akin@henlaw.com
www.henlaw.com
Blogs: www.swflbusinessandipblog.com • www.legalscoopswflre.com

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From: Paula Terry [mailto:PTerry@M-DA.com]
Sent: Friday, March 20, 2020 10:03 AM
To: Heather Urwiller <HUrwiller@M-DA.com>; Richard Akin <Richard.Akin@henlaw.com>; Tina Ekblad <tekblad@m-da.com>
Cc: DominicTG@LeeSchools.net
Subject: RE: DRAFT Comp Plan Application

Hello Richard and Dominic
We were wondering if there is a status on the below request for a letter of availability.
Could you please advise update?
Thank you Paula Terry

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Executive Assistant

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(239) 337-3993 telephone
(866) 337-7341 toll free

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From: Heather Urwiller <HUrwiller@M-DA.com>
Sent: Wednesday, March 18, 2020 9:12 AM
To: Richard Akin <Richard.Akin@henlaw.com>; Tina Ekblad <tekblad@m-da.com>
Cc: Paula Terry <PTerry@M-DA.com>

Subject: RE: DRAFT Comp Plan Application

Dear Richard,

Have you heard from the school district on the GL Homes project. We still have not received a letter of availability. Please let me know if you have any updates. Thank You, Heather

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Heather M. Urwiller
Principal Planner
2914 Cleveland Ave
Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free
Download My vCard

From: Heather Urwiller
Sent: Thursday, February 27, 2020 9:30 AM
To: Richard Akin <Richard.Akin@henlaw.com>
Subject: RE: DRAFT Comp Plan Application

Dear Richard,

Good Morning. Thank you for the update. Have you hear back from the School District since last your February 20th update?

Thanks,

Heather

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Heather M. Urwiller
Principal Planner
2914 Cleveland Ave
Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free
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From: Richard Akin <Richard.Akin@henlaw.com>
Sent: Thursday, February 20, 2020 3:08 PM
To: Tina Ekblad <tekblad@m-da.com>; Kevin Ratterree <kevin.ratterree@glhomes.com>; Richard Arkin <richard.arkin@glhomes.com>
Cc: Russell Schropp <Russell.Schropp@henlaw.com>; Heather Urwiller <HUrwiller@M-DA.com>
Subject: RE: DRAFT Comp Plan Application

Tina, Kevin, and Richard,

As an update on the school issue, Russ and I had another call with the attorney handling it for the School Board last week. I think we made progress and hopefully we will have both the letter of availability and a final decision on the school site issue soon.

Richard

Richard Akin
Attorney
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
Fort Myers, FL 33901
Direct Dial: 239.344.1182
Direct Fax: 239.344.1554
Richard.Akin@henlaw.com
www.henlaw.com
Blogs: www.swflbusinessandipblog.com • www.legalscoopswflre.com

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From: Tina Ekblad [mailto:tekblad@m-da.com]
Sent: Thursday, February 20, 2020 3:04 PM
To: Kevin Ratterree <kevin.ratterree@glhomes.com>; Richard Arkin <richard.arkin@glhomes.com>
Cc: Russell Schropp <Russell.Schropp@henlaw.com>; Richard Akin <Richard.Akin@henlaw.com>; Heather Urwiller <HUrwiller@M-DA.com>
Subject: DRAFT Comp Plan Application

Good Afternoon Kevin and Richard

At the download link below, pleased find a draft copy of the Map Amendment application for the Buckingham 345 property. We are still missing the LOA from the School District. So, the Public Facilities narrative has some numbers that have not been filled in. However I know that pressure is being applied to the school district to get that resolved. We can technically submit without it and provide an update later.

Draft FLUM Amendment

Please review and let us know of any revisions or comments that you may have. We will be sending along the Text Amendment application in short order as well but many of the documents are "repeats."

To submit we will need Ted's TIS as well as two fee checks made out to the Lee County Board of County Commissioners as outlined below.

Text Amendment: 2,500.00
Map Amendment: 2,689.76

Thanks
Tina

Tina M. Ekblad

MORRIS DEPEW

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MPA, AICP, LEED® AP
Partner - Planning Director
Leadership Florida Connect Class V

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Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free

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From: Heather Urwiller
To: Richard Akin
Subject: RE: GL Homes Letter of Availability-School District
Date: Thursday, February 13, 2020 1:57:00 PM
Attachments: image013.png
image014.png
image003.png
image005.png

Dear Richard,

Good Afternoon,
I am just reaching out as a follow-up to my email earlier in the week on the letter of availability for School district capacity. Do you have an update? I really appreciate all your help. Thank You.

With Respect,

MORRIS DEPEW

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Principal Planner

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Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free

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From: Richard Akin <Richard.Akin@henlaw.com>
Sent: Tuesday, February 11, 2020 7:59 AM
To: Heather Urwiller <HUrwiller@M-DA.com>
Cc: Tina Ekblad <tekblad@m-da.com>; Russell Schropp <Russell.Schropp@henlaw.com>
Subject: RE: GL Homes Letter of Availability-School District

I will call Brian (the School Board attorney) today and see if I can explain that the two things are not related.

Richard Akin
Attorney
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1715 Monroe Street
Fort Myers, FL 33901
Direct Dial: 239.344.1182
Direct Fax: 239.344.1554
Richard.Akin@henlaw.com
www.henlaw.com
Blogs: www.swflbusinessandipblog.com • www.legalscoopswflre.com

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From: Heather Urwiller [mailto:HUrwiller@M-DA.com]
Sent: Monday, February 10, 2020 4:36 PM
To: Richard Akin <Richard.Akin@henlaw.com>
Cc: Tina Ekblad <tekblad@m-da.com>; Russell Schropp <Russell.Schropp@henlaw.com>
Subject: GL Homes Letter of Availability-School District

Dear Richard,

Good Afternoon. I hope you are well.

I am preparing the application materials for the GL Homes comprehensive plan map amendment and I have run into a bit of a challenge. One of the requirements of the application is for a letter of determination from the various service providers that there is adequate existing or proposed support facility(ise) to serve the proposed project. We have heard back from all the service providers except the Lee County School District.

I have made several requests of Dominic Gemelli, Director – Planning Growth and Capacity with the School District. He told me last week that he had forwarded our request to the School District's Attorney. I am not sure why but I assume it is related to the negotiations regarding the school site. I was hoping that we could chat when you have a minute. I think I am going to need some help to secure the necessary letter from the school district. If you could let me know your availability I would appreciate any help or advice you can offer. I am copying Russell and Tina on this email too in case they have any other recommendations. Thank You.

Regards,
Heather

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(866) 337-7341 toll free

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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.

December 26, 2019

Florida Master Site File

Heather M. Urwiller
Morris Depew
2914 Cleveland Avenue
Fort Myers, FL 33901
Phone: 239.337.3993
Email: HUrwiller@M-DA.com

In response to your inquiry of December 24, 2019, the Florida Master Site File lists no previously recorded cultural or historical resources in the following section of Lee County:

Property directly south of 3291 Buckingham Road, Fort Myers, as depicted in the aerial imagery provided by the client.

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

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

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

Sincerely,

Joseph A. Bomberger
Archaeological Data Analyst
Florida Master Site File
Joseph.Bomberger@DOS.MyFlorida.com

GL Homes Aerial Exhibit

Subject Property

VERANDAH DEVELOPMENT LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

BUCKINGHAM 16 LLC
6810 INTERNATIONAL CENTER BLVD
FORT MYERS FL 33912

SANTIN MARION L + RUBY W
3720 BUCKINGHAM RD
FORT MYERS FL 33905

STAHL STEPHEN A JR + NANCY J
3791 BUCKINGHAM RD
FORT MYERS FL 33905

LEE COUNTY DIST SCHOOL BOARD
2855 COLONIAL BLVD
FORT MYERS FL 33966

EHLERT GREGG D & KIM H
13606 CITRUS CREEK CT
FORT MYERS FL 33905

HATJIOANNOU JASON T &
1930 VILLA CT
JOHNSON CITY TN 37615

MAHONEY MICHAEL J +
13566 CITRUS CREEK CT
FORT MYERS FL 33905

CITRUS CREEK AT VERANDAH
12951 METRO PKWY STE 8
FORT MYERS FL 33966

VERANDAH DEVELOPMENT LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

Page Break

KH VERANDAH LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

SAPP HILTON
3750 BUCKINGHAM RD
FORT MYERS FL 33905

HENLEY RICKY + MARYLEE
PO BOX 50593
FORT MYERS FL 33994

INGRAM CEZANNE +
4755 WOODLAWN RD
MAURICE LA 70555

WASHAM STEVARL M + DEBORAH
13616 CITRUS CREEK CT
FORT MYERS FL 33905

SMITH KENNETH R + KATHRYN M
442 GILES CT
BARTLETT IL 60103

KINGHORN GREGORY + ARLETTE K
13576 CITRUS CREEK CT
FORT MYERS FL 33905

VERANDAH WEST CDD
WRATHELL HART HUNT & ASSOCIATE
6131 LYONS RD STE 100
COCONUT CREEK FL 33073

CITRUS CREEK AT VERANDAH
12951 METRO PKWY STE 8
FORT MYERS FL 33966

VERANDAH EAST CDD
WRATHELL HART HUNT & ASSOCIATE
6131 LYONS RD STE 100
COCONUT CREEK FL 33073

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VERANDAH EAST CDD
WRATHELL HART HUNT & ASSOCIATE
6131 LYONS RD STE 100
COCONUT CREEK FL 33073

BACHMANN ADAM IV &
12731 FAIRWAY COVE CT
FORT MYERS FL 33905

GALLAGHER ANDREW J & MARY L
12723 FAIRWAY COVE CT
FORT MYERS FL 33905

ESPELAND JAMES A + JULIE C
815 MARSHALL AVE
HENNING MN 56551

KH VERANDAH LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

YOUNG WILLIAM A +
14100 MINDELLO DR
FORT MYERS FL 33905

CERRATO SAMUEL JR +
14112 MINDELLO DR
FORT MYERS FL 33905

ADMIRE JAMES RYAN &
14442 MINDELLO DR
FORT MYERS FL 33905

DITTSCHAR FRANK & ALEXANDRA
14537 MINDELLO DR
FORT MYERS FL 33905

MCCORMICK SEAN
14525 MINDELLO DR
FORT MYERS FL 33905

Page Break

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RESOURCE CONSERVATION
9990 COCONUT RD STE 200
BONITA SPRINGS FL 34135

PEREZ ALBERTO +
12727 FAIRWAY COVE CT
FORT MYERS FL 33905

BOWDY BRUCE K & MARGARET E L/E
12719 FAIRWAY COVE CT
FORT MYERS FL 33905

STECK DALE C + ANNETTE M
12709 FAIRWAY COVE CT
FORT MYERS FL 33905

LEE COUNTY DIST SCHOOL BOARD
2855 COLONIAL BLVD
FORT MYERS FL 33966

MAYS CHRISTOPHER D
14106 MINDELLO DR
FORT MYERS FL 33905

BURBRIDGE MATTHEW J
14118 MINDELLO DR
FORT MYERS FL 33905

MCMANUS CYNTHIA & GARY
14544 MINDELLO DR
FORT MYERS FL 33905

WONG CAMILO JOEL & SAILY
14531 MINDELLO DR
FORT MYERS FL 33905

NELSON DAVID &
14519 MINDELLO DR
FORT MYERS FL 33905

Page Break

PageBreak

FITE GIA MARIE
14513 MINDELLO DR
FORT MYERS FL 33905

ISAACSON-DUPONT ELIZABETH &
14501 MINDELLO DR
FORT MYERS FL 33905

FLOWERS RANORD J & ANNETTE
14489 MINDELLO DR
FORT MYERS FL 33905

CROOKS DAVID C
14477 MINDELLO DR
FORT MYERS FL 33905

WESTERGREN RICHARD A
14461 MINDELLO DR
FORT MYERS FL 33905

VINCENT MIKE & MARIE
14449 MINDELLO DR
FORT MYERS FL 33905

BUTLER JAMES FRANCIS JR &
14445 MINDELLO DR
FORT MYERS FL 33905

WILLIAMS DAVID & WENDY
14441 MINDELLO DR
FORT MYERS FL 33905

OLIVER SEAN
14431 MINDELLO DR
FORT MYERS FL 33905

MARANAN GIL V & PEGGY A
14421 MINDELLO DR
FORT MYERS FL 33905

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PageBreak

FELIZ MIRIAM M
14507 MINDELLO DR
FORT MYERS FL 33905

KACZOR LAWRENCE T & KELLY A
14495 MINDELLO DR
FORT MYERS FL 33905

CARVER THOMAS HAROLD
14483 MINDELLO DR
FORT MYERS FL 33905

BARRETO MELISSA
14471 MINDELLO DR
FORT MYERS FL 33905

SAINT LOUIS JEAN C & NADIA
14455 MINDELLO DR
FORT MYERS FL 33905

SPRATT DENNIS LEE &
14447 MINDELLO DR
FORT MYERS FL 33905

MCPHERSON ROBERT W &
14443 MINDELLO DR
FORT MYERS FL 33905

HIRSCH JEFFREY
14435 MINDELLO DR
FORT MYERS FL 33905

SUCO PASTOR L &
14427 MINDELLO DR
FORT MYERS FL 33905

SHERIDAN TODD ALLEN &
14415 MINDELLO DR
FORT MYERS FL 33905

Page Break

PageBreak

REED DAMEION D & TYHISIA
14409 MINDELLO DR
FORT MYERS FL 33905

MCKAY JOSEPH S & ELYSE R
14165 MINDELLO DR
FORT MYERS FL 33905

FORD JOHN & TARA
14153 MINDELLO DR
FORT MYERS FL 33905

BATEMAN LISA MARIE
14141 MINDELLO DR
FORT MYERS FL 33905

DOLAN TIMOTHY
14113 MINDELLO DR
FORT MYERS FL 33905

HERNANDEZ JEANETTE
14006 VINDEL CIR
FORT MYERS FL 33905

MACK TANNER G
14018 VINDEL CIR
FORT MYERS FL 33905

CLEMENTI PATRICIA ANN
14030 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

SELPH TREVOR D
14054 VINDEL CIR
FORT MYERS FL 33905

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GILES ROBERT L & LATANYA R
14171 MINDELLO DR
FORT MYERS FL 33905

GERENA ALFREDO & DEBORAH A
14159 MINDELLO DR
FORT MYERS FL 33905

THOMAS-WATKINS DONNA MARIE
14147 MINDELLO DR
FORT MYERS FL 33905

TINDLE JAMES EDWARD &
14129 MINDELLO DR
FORT MYERS FL 33905

HOLMES NATHANIEL ADAM &
14000 VINDEL CIR
FORT MYERS FL 33905

SANT ELENA KRISTINE
14012 VINDEL CIR
FORT MYERS FL 33905

JENSEN STEPHEN &
14024 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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WCI COMMUNITIES LLC
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MOSELY KHANDYCE JACINTA
14134 VINDEL CIR
FORT MYERS FL 33905

ROEMER PATRICK & JULIA
14144 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
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BLIND JOHN & LINDA
14072 VINDEL CIR
FORT MYERS FL 33905

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WCI COMMUNITIES LLC
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10481 6 MILE CYPRESS PKWY
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BRAAT GUSTAV JR &
14138 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
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WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
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STRAHIJA RUTH ANITA &
14216 VINDEL CIR
FORT MYERS FL 33905

HETLAND JEFFREY DANIAL &
14228 VINDEL CIR
FORT MYERS FL 33905

VICK RICHARD PHILLIPS II +
14240 VINDEL CIR
FORT MYERS FL 33905

KAVANAGH JASON DAVID &
14252 VINDEL CIR
FORT MYERS FL 33905

SPATARO ANNA PAULETTE &
14264 VINDEL CIR
FORT MYERS FL 33905

GALLARDO ANTHONY +
14276 VINDEL CIR
FORT MYERS FL 33905

ROEDER RYAN & LINDSAY
14288 VINDEL CIR
FORT MYERS FL 33905

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TORRES CABRERA PEDRO I
14186 VINDEL CIR
FORT MYERS FL 33905

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NICOLAS MARIE & RAYMOND
14210 VINDEL CIR
FORT MYERS FL 33905

DALEY TERRANCE
14222 VINDEL CIR
FORT MYERS FL 33905

GARCIA BRIAN +
14234 VINDEL CIR
FORT MYERS FL 33905

KEENEY WILLIAM ROBERT
14246 VINDEL CIR
FORT MYERS FL 33905

VALDES PATRICIA G +
14258 VINDEL CIR
FORT MYERS FL 33905

COOK MARY & JOHN
14270 VINDEL CIR
FORT MYERS FL 33905

WILLIAMS GRANT & BRIANNA
14282 VINDEL CIR
FORT MYERS FL 33905

MARSHALL TAMEKA LASHONDA
14300 VINDEL CIR
FORT MYERS FL 33905

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ACOSTA YVONNE
14306 VINDEL CIR
FORT MYERS FL 33905

RIEKEN BRIAN & DANIELLE
14318 VINDEL CIR
FORT MYERS FL 33905

TANNER DEBORAH
14330 VINDEL CIR
FORT MYERS FL 33905

LOPEZ RUBEN DARIO & LYDIA
14342 VINDEL CIR
FORT MYERS FL 33905

SOMERS DOUGLAS JAMES &
14354 VINDEL CIR
FORT MYERS FL 33905

MEGLIO MARIA & JOHN JR
14366 VINDEL CIR
FORT MYERS FL 33905

PIERRE LOUIS JOSEPH L &
14378 VINDEL CIR
FORT MYERS FL 33905

STEARNS KEVIN JAMES +
14390 VINDEL CIR
FORT MYERS FL 33905

SCHUEFER RALF UDO &
91187 ROETTENBACH
METZGERSGASSE 10C 91187
GERMANY

RONDEAU CHRISTOPHER J &
14412 VINDEL CIR
FORT MYERS FL 33905

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HERNANDEZ LORNA G BAEZ
14312 VINDEL CIR
FORT MYERS FL 33905

PERALTA JOSE DAVID
14324 VINDEL CIR
FORT MYERS FL 33905

LAGUARDIA JOAN
14336 VINDEL CIR
FORT MYERS FL 33905

PHILPOT MOSES ALEXANDER III &
14348 VINDEL CIR
FORT MYERS FL 33905

ROY KEVIN & BERNNADETTE
14360 VINDEL CIR
FORT MYERS FL 33905

SUN FENG & HUANG BAORONG
14372 VINDEL CIR
FORT MYERS FL 33905

EMERY LINDA
14384 VINDEL CIR
FORT MYERS FL 33905

MEYER NANCY & JAMES
14396 VINDEL CIR
FORT MYERS FL 33905

MANSELL CRYSTAL J & JEFFREY
14408 VINDEL CIR
FORT MYERS FL 33905

DEVINE RAYMOND J
14418 VINDEL CIR
FORT MYERS FL 33905

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HOULE FRANCIS & NICOLE
14424 VINDEL CIR
FORT MYERS FL 33905

PARLATORE BRUNO & DEBORAH
14436 VINDEL CIR
FORT MYERS FL 33905

ALEXANDER BROOKE A +
14448 VINDEL CIR
FORT MYERS FL 33905

HELLER MARK J JR &
14460 VINDEL CIR
FORT MYERS FL 33905

WOODRING DONALD NORMAN &
14472 VINDEL CIR
FORT MYERS FL 33905

WESNER NICHOLAS R & KAYLA J
14484 VINDEL CIR
FORT MYERS FL 33905

SHULTS RYAN A & AMIE M
14496 VINDEL CIR
FORT MYERS FL 33905

SAWDON WENDY & PHILIP J
14508 VINDEL CIR
FORT MYERS FL 33905

KRESSEL ANITA & THOMAS
14520 VINDEL CIR
FORT MYERS FL 33905

RIES ALBERT J & JANICE M TR
14532 VINDEL CIR
FORT MYERS FL 33905

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MORRISSEY JARRAD C +
14430 VINDEL CIR
FORT MYERS FL 33905

ROBINSON RICHARD ANDREW +
14442 VINDEL CIR
FORT MYERS FL 33905

PIETRI ANGEL OCTAVIO &
14454 VINDEL CIR
FORT MYERS FL 33905

BARAKAT NOUR & NORAH
14466 VINDEL CIR
FORT MYERS FL 33905

HAGLUND ERICK GLENN &
14478 VINDEL CIR
FORT MYERS FL 33905

KARGBO FODAY SULAIMAN &
14490 VINDEL CIR
FORT MYERS FL 33905

LOLLAR RANDAL HASKELL +
14502 VINDEL CIR
FORT MYERS FL 33905

LEANO PAMELA
14514 VINDEL CIR
FORT MYERS FL 33905

YEAGER BART W & ANDREA S
14526 VINDEL CIR
FORT MYERS FL 33905

COPE-FERRELL TOCHA &
14538 VINDEL CIR
FORT MYERS FL 33905

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RESTIVO ANTHONY
14544 VINDEL CIR
FORT MYERS FL 33905

RODRIGUEZ JUAN CARLOS +
14025 VINDEL CIR
FORT MYERS FL 33905

BEZIO JAMES T
3364 BROZAS CT
FORT MYERS FL 33905

LOHNER CHRISTINE & STEVEN
3369 BROZAS CT
FORT MYERS FL 33905

COX JEREMY RYAN &
3357 BROZAS CT
FORT MYERS FL 33905

PRICE CHARLIE & APRIL
14041 VINDEL CIR
FORT MYERS FL 33905

ST CYR CHARLES M &
14053 VINDEL CIR
FORT MYERS FL 33905

HALM PATRICK & SANDRA
14065 VINDEL CIR
FORT MYERS FL 33905

LUKICH MARK & DEANNA
14077 VINDEL CIR
FORT MYERS FL 33905

GARRETT ROBERT & SUZANNE
14089 VINDEL CIR
FORT MYERS FL 33905

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SPINOSA STEPHEN & BEVERLY
14019 VINDEL CIR
FORT MYERS FL 33905

CRUZ EFRAIN & LINDY L
3352 BROZAS CT
FORT MYERS FL 33905

FITTS GUY H & DANIELLE E
3372 BROZAS CT
FORT MYERS FL 33905

DECLEMENTE BRETT &
3363 BROZAS CT
FORT MYERS FL 33905

EDLIN LANDON +
3351 BROZAS CT
FORT MYERS FL 33905

VAN HOOK PENELOPE A
14047 VINDEL CIR
FORT MYERS FL 33905

SILVA LUIS & SANCHEZ RAQUEL
14059 VINDEL CIR
FORT MYERS FL 33905

LE TRAN
2910 BRIDLE CT
LAKE GENEVA WI 53147

VO PHONG THU & LOI PHAN
3613 12TH ST S
ARLINGTON VA 22204

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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WIERSMA HEIDI T & WILLIAM D
14101 VINDEL CIR
FORT MYERS FL 33905

DEPASQUALE GREGORY L TR
14113 VINDEL CIR
FORT MYERS FL 33905

WESTBROOK IVAN COREY
14155 VINDEL CIR
FORT MYERS FL 33905

ANDERSEN KENNETH JOEL &
14175 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

BEAUBRUN PIERRE SEIDE
14197 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

MANION LORA LESLIE &
3866 SHADY POINTE ROW
GREENWOOD IN 46143

SANTIAGO EDWIN
14283 VINDEL CIR
FORT MYERS FL 33905

NAZIR MALISSA & KHALID
8990 PASEO DE VALENCIA ST
FORT MYERS FL 33908

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LAWLOR JOHN & KATHERINE
14107 VINDEL CIR
FORT MYERS FL 33905

PREJNA RICHARD G &
14119 VINDEL CIR
FORT MYERS FL 33905

POLACZEK JOHN BARBUSCIA &
7130 BAKER RD
FRANKENMUTH MI 48734

KNIGHT CASEY
14179 VINDEL CIR
FORT MYERS FL 33905

CARROLL DAVID J & JULIE A
6620 SCENIC WOODS DR
VALLEY CITY OH 44280

SCHINGH SYLVIE & MICHAEL
14203 VINDEL CIR
FORT MYERS FL 33905

KOISA ERIKA & JEFFREY
14215 VINDEL CIR
FORT MYERS FL 33905

CRANE MARY G
14271 VINDEL CIR
FORT MYERS FL 33905

SMITH RODNEY &
14289 VINDEL CIR
FORT MYERS FL 33905

GIRON RANDOLFO
14301 VINDEL CIR
FORT MYERS FL 33905

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KINNEY BRIAN ROBERT &
3437 LANA CT
FORT MYERS FL 33905

MCGLASSON ROBERT WAYNE &
3425 LANA CT
FORT MYERS FL 33905

BASS LATONYA M
3400 LANA CT
FORT MYERS FL 33905

SCALORA JOSEPH +
3430 LANA CT
FORT MYERS FL 33905

MONTENEGRO MARK & CHRISTINA
14319 VINDEL CIR
FORT MYERS FL 33905

POTHEMONT AINSWORTH A
14331 VINDEL CIR
FORT MYERS FL 33905

REID BYRON C +
14343 VINDEL CIR
FORT MYERS FL 33905

DUMITRESCU STEFAN & ASHLEY
14355 VINDEL CIR
FORT MYERS FL 33905

HUFF CHRISTOPHER & JESSICA
14367 VINDEL CIR
FORT MYERS FL 33905

COLBERT JAMES F & MARIAN
14379 VINDEL CIR
FORT MYERS FL 33905

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KAPFHAMMER RONALD M +
3431 LANA CT
FORT MYERS FL 33905

BOOGAARD EMERSON JEFFREY &
3401 LANA CT
FORT MYERS FL 33905

CRANFILL SCOTT A &
3424 LANA CT
FORT MYERS FL 33905

SECCOMBE ROBERT F &
3436 LANA CT
FORT MYERS FL 33905

GALLATIN CASEY & KARA
14325 VINDEL CIR
FORT MYERS FL 33905

RUSSELL TODD & LISA
14337 VINDEL CIR
FORT MYERS FL 33905

KALMAN JEFFREY & SALLY
14349 VINDEL CIR
FORT MYERS FL 33905

FRANCOIS GABRIELA
14361 VINDEL CIR
FORT MYERS FL 33905

CRUZ DAVID DARRELL
14373 VINDEL CIR
FORT MYERS FL 33905

LEWIS GWENDOLYN T
14385 VINDEL CIR
FORT MYERS FL 33905

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ARREOLA ROBERTO
14391 VINDEL CIR
FORT MYERS FL 33905

LYNCH CALAN & CALLEE
14403 VINDEL CIR
FORT MYERS FL 33905

HENDRZAK RICHARD S &
14453 VINDEL CIR
FORT MYERS FL 33905

GOMEZ IVAN & VASQUEZ ANA C
14465 VINDEL CIR
FORT MYERS FL 33905

TERAN OSCAR ARTURO NOVOA
14477 VINDEL CIR
FORT MYERS FL 33905

TENEYCK WALTER
14489 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON FL 34202

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PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON FL 34202

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HOLMES AIMEE E TR
14623 KELMSLEY DR
OREGON CITY OR 97045

ANTOINE WILFRID & YVROSE
14441 VINDEL CIR
FORT MYERS FL 33905

KOHER JEAN E & ROBERT L
14459 VINDEL CIR
FORT MYERS FL 33905

MEDORS LISA A & JEFFREY W
14471 VINDEL CIR
FORT MYERS FL 33905

NORTHROP DEVIN L & DEANNE M
14483 VINDEL CIR
FORT MYERS FL 33905

CAMADECO MICHAEL A &
14495 VINDEL CIR
FORT MYERS FL 33905

PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON FL 34202

PORTICO CDD
RIZZETTA & COMPANY INC
12750 CITRUS PARK LN STE 115
TAMPA FL 33625

PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON FL 34202

PORTICO CDD
RIZZETTA & COMPANY INC
12750 CITRUS PARK LN STE 115
TAMPA FL 33625

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PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON FL 34202

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TAMPA FL 33625

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12750 CITRUS PARK LN STE 115
TAMPA FL 33625

WCI COMMUNITIES LLC
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WCI COMMUNITIES LLC
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WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

FORNASIER GIANCARLO +
1821 SHIRELY RD
PORT PERRY ON L1L 9B3
CANADA

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

RIVER HALL CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

FLYNN JOHN F &
15004 GREAT LAUREL CT
ALVA FL 33920

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

CASCADES AT RIVER HALL
GRS MANAGEMENT ASSOCIATES INC
3900 WOODLAKE BLVD STE 309
LAKE WORTH FL 33463

RIVER HALL CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431

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WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

PORTICO CDD
RIZZETTA & COMPANY INC
12750 CITRUS PARK LN STE 115
TAMPA FL 33625

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
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FORT MYERS FL 33966

SHARKEY THOMAS JAMES III
13098 WESTHEIMER RD APT 1451
HOUSTON TX 77077

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GAF FINANCIAL LLC
750 ISLAND WAY #303
CLEARWATER BEACH FL 33767

COOK GATLE M
6029 TABOR AVE
FORT MYERS FL 33905

LEHARTE SOPHIA L
6147 HIGGINS AVE
FORT MYERS FL 33905

BARICKMAN ROBERT L
2409 MANSFIELD AVE S
LEHIGH ACRES FL 33973

CUTLER CARLIE
4203 BUCKINGHAM RD
FORT MYERS FL 33905

ASSELIN EDWARD D III + BEVERLY
4471 SKATES CIR
FORT MYERS FL 33905

DEMERS GLEN E + MARIE L
4575 SKATES CIR
FORT MYERS FL 33905

MASTRIANA KELLY S
4595 SKATES CIR
FORT MYERS FL 33905

FOUR DIAMOND LLC +
6249 PRESIDENTIAL CT STE B
FORT MYERS FL 33919

HANSEN EDWARD K III + JENNIFER
4455 SKATES CIR
FORT MYERS FL 33905

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BARBARAN ALDO MARTIN ARAUZO
LANDSHUTER ALLE 75
MUNICH 80637
GERMANY

NURIDDIN RAPHEAL S + ALTHELIA
4466 BIG BLUFF CT
DOUGLASVILLE GA 30135

MNKT REALTY INVESTMENT INC
6147 HIGGINS AVE
FORT MYERS FL 33905

HARDING ROBERT G +
4261 BUCKINGHAM RD
FORT MYERS FL 33905

SOJDAK HILARY
4555 SKATES CIR
FORT MYERS FL 33905

MAURER KYLE JAMES &
4499 SKATES CIR
FORT MYERS FL 33905

MAY JAMES R + SUSAN
4463 SKATES CIR
FORT MYERS FL 33905

FOUR DIAMOND LLC +
6249 PRESIDENTIAL CT STE B
FORT MYERS FL 33919

HOWARD MITCHELL M III
4609 SKATES CIR
FORT MYERS FL 33905

WALKER TATUM A +
4525 SKATES CIR
FORT MYERS FL 33905

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DENSHAM SHANNON
4585 SKATES CIR
FORT MYERS FL 33905

RB&B FAMILY TRUST +
1471 GRACE AVE
FORT MYERS FL 33901

FOUR DIAMOND LLC +
JEFFREY C LEDWARD PA
6249 PRESIDENTIAL CT STE B
FORT MYERS FL 33919

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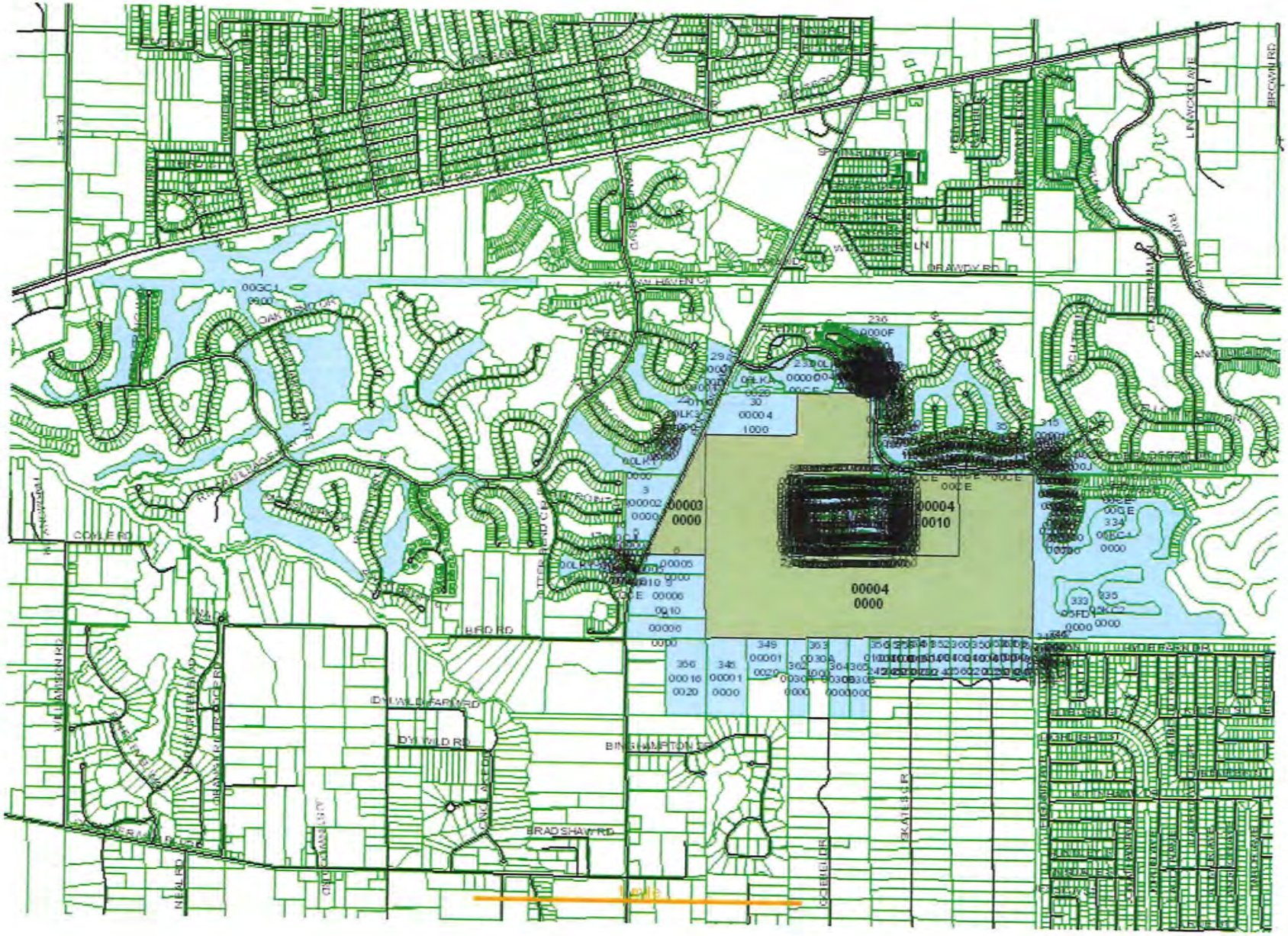
UNKNOWN HEIRS OF
4170 GOEBEL DR
FORT MYERS FL 33905

CZIRR JOANNE
439 ARAGON AVE
CORAL GABLES FL 33134

RIOS RISCARDO
4175 BUCKINGHAM RD
FORT MYERS FL 33905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Lee County Homes Associates I, LLLP Residential Planned Development

Buckingham Community Information Meeting

7/7/2020 Meeting Summary

The Community Information Meeting held in the Buckingham Community Planning Area for the Lee County Homes Associates I, LLLP Residential Planned Development was advertised to begin at 5:00PM on July 7, 2020. The meeting was hosted by Tina Ekblad, MPA,AICP, LEED AP, Morris-Depew Associates; Heather Urwiller, AICP, CFM Morris Depew Associates; Bill Morris P.E., Morris Depew Associates; Kevin Ratterree, Lee County Homes Associates I, LLLP, project developer; and John Asher, Lee County Homes Associates I, LLLP, project developer at Buckingham Baptist Church, 4461 Buckingham Road. Fort Myers, FL 33905.

Three residents were in attendance: Ken Andersen and Mr. & Mrs. Frank Coleman, who reside in the Portico Subdivision. A brief description of the project request was provided by Tina Ekblad.

The questions asked included the following:

- Where is the main access point?
- What is the type of housing being developed?
- What is the potential lot sizes?
- Is a wall and/or buffering being provided between this project and the Portico subdivision?
- What is the total number of proposed units?
- When will construction start?
- What is the price point of the proposed homes?
- How will the project impact traffic on Buckingham Road?
- When will traffic improvements occur along Buckingham Road?

All questions were answered, and the meeting concluded at 5:45PM.

Enclosures:
Advertisment Affidavit
Meeting Sign In Sheet

0004247616 / FNP-0000005058

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn:
MORRIS DEPEW ASSOC
2914 CLEVELAND AVE
FORT MYERS, FL 33901

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Nicholas Ranstrom, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice of Meetings

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

06/23/2020

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 23th of June 2020, by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

8-25-23
My commission expires

SHELLY HORA
Notary Public
State of Wisconsin

# of Affidavits 1

This is not an invoice

Notice of Public Meeting: A public meeting will be held by Morris-Depew Associates on Tuesday July 7, 2020, from 5PM to 7PM at Buckingham Baptist Church, 4461 Buckingham Road Fort Myers, FL 33905. An information session will be conducted regarding the applications for a Comprehensive Plan Amendment (CPA2020-00001/ CPA2020-00002) and rezoning (DCI2020-00010) for the proposed residential subdivision located approximately 1.3 miles south of the intersection of Palm Beach Boulevard and Buckingham Road. Please contact Tina M. Ekblad, Planning Director at Morris Depew Associates for additional information, tekblad@m-da.com or 239-337-3993.
AD#4247616 6/23/2020

PUBLIC INFORMATION SESSION SIGN-IN SHEET

Project:	Lee County Homes RPD/Comprehensive Plan Amendment	**Meeting Date:**	7-7-2020
Place/Room:	Buckingham Baptist Church, 4461 Buckingham Road		

Name:	Phone:	E-Mail:
Ken Andersen	612-644-0982	Ken55372@yahoo.com
Frank Coleman	269-357-1432	Coleman111247@gmail.com

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Lee County Homes Associates I, LLLP Comprehensive Plan Amendments and Residential Planned Development

Caloosahatchee Shores Community Information Meeting

7/6/2020 Meeting Summary

The Community Information Meeting held in the Caloosahatchee Shore Community Planning Area for the Lee County Homes Associates I, LLLP Comprehensive Plan Amendments and Residential Planned Development were advertised to begin at 6:00PM on July 6, 2020. The meeting was hosted by Tina Ekblad, MPA, AICP, LEED AP, Morris-Depew Associates; Heather Urwiller, AICP, CFM, Morris-Depew Associates; Kevin Ratterree, Lee County Homes Associates I, LLLP, project developer; and John Asher, Lee County Homes Associates, I, LLLP, project developer at Calvary Christian Center, 11431 Palm Beach Blvd. Fort Myers, FL 33905.

Two residents were in attendance: Ed Kimball and Gary Stillwell. Heather Urwiller provided a short presentation on the proposed project to the attendees. The Buckingham 345 RPD approval was discussed in the context of the approved 690 units. The approved but expired ERP was discussed in the context of stormwater management on and around the project site.
Mr. Stillwell had several questions about the project including:

- Traffic conditions and existing LOS deficiencies in the immediate area.
    - Tina Ekblad reviewed the existing LOS deficiencies and explained the points Mr. Stillwell was unclear about within the traffic study. The topics of Impacts Fees, Proportionate Fair Share and Growth Increment Funding were discussed.
- The access point for the project was discussed along with the additional emergency access point. Both are being retained in the existing locations of the current approval.
- Drainage and how stormwater from the project will be addressed was discussed.
    - Tina Ekblad and John Asher explained the proposed drainage system including how the site would drain in relation to the various watersheds in the area. Mr. Stillwell expressed concern with the volume of water entering the various rivers in the area. He provided his understanding of the drainage flow in the area and history of flooding.
- Mr. Stillwell expressed concerns with the proposed density. His understanding of density in the area are a result of the constructed density in the immediate area rather than the density allowed within the different future land uses in the area. Tina Ekblad attempted to clarify the difference between the density permitted by a future land use and the density actually constructed. She explained that most of the existing planned developments were constructed at less than the allowed density. The future land use and zoning of the immediate planned developments were discussed for context to try to further clarify the difference between allowed and constructed density. Kevin Ratterree and John Asher provided Mr. Stillwell several examples of how approved density can

change as a project is built out. Kevin Ratterree explained that often times a projects number of units are revised based on sales. Depending on which particular lot/sizes (models) are selling fastest. If larger lots are selling faster than smaller lots, the development plan could change by decreasing the number of smaller lots and increasing the number of larger lots, thus reducing the overall density of the Subdivision at the time of construction. Mr. Stillwell did not agree that the proposed density is transitional as the planned developments in the area are developed at less than the allowed densities.

Mr. Kimball expressed general concerns about traffic. He shared that the fire department in the area has response time issues due to traffic. He was in generally agreement with the request to change the future land use and amend the zoning.

All questions were answered, and the meeting concluded at 7:00PM.

Enclosures:
Advertisment Affidavit
Meeting Sign In Sheet

0004247633 / FNP-0000005058

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn:
MORRIS DEPEW ASSOC
2914 CLEVELAND AVE
FORT MYERS, FL 33901

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Nicholas Renstrom, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice of Meetings

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

06/22/2020

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 22nd of June 2020, by legal clerk who is personally known to me.

Affiant

Shelly Hora
Notary State of Wisconsin, County of Brown

8-25-23
My commission expires

SHELLY HORA
Notary Public
State of Wisconsin

# of Affidavits 1

This is not an invoice

Notice of Public Meeting: A public meeting will be held by Morris-Depew Associates on Monday July 6, 2020, from 6PM to 8PM at Calvary Christian Center, 11431 Palm Beach Blvd. Fort Myers, FL 33905. An information session will be conducted regarding the applications for a Comprehensive Plan Amendment (CPA2020-00001/ CPA2020-00002) and rezoning (DCI2020-00010) for the proposed residential subdivision located approximately 1.3 miles south of the intersection of Palm Beach Boulevard and Buckingham Road. Please contact Tina M. Ekblad, Planning Director at Morris Depew Associates for additional information, tekblad@m da.com or 239-337-3993.
AD#4247633 6/22/2020

PUBLIC INFORMATION SESSION SIGN-IN SHEET

Project:	Lee County Homes RPD/Comprehensive Plan Amendment	**Meeting Date:**	7-6-2020
Place/Room:	Calvary Christian Center (Assembly of God), 11431 Palm Beach Blvd. Fort Myers, FL 33905		

Name:	Phone:	E-Mail:
Corey Stikeville	239-728-5015	[illegible]@embarqmail.com
Ed Kimbell	239-694-7822	Kimelk2252@gmail

Caloosahatchee Shores Plan Review Committee

Meeting of 7/6/2020- 6pm

Committee Members:

Ed Kimball – Chairman

Gary Stillwell

Applicant: Buckingham "345" DCI12020-00010, CPA2020-00001, &CPA2020-00002

Kevin Ratterree-Lee County Homes, an affiliate of GL Homes

John Asher-GL Homes

Tina EkBlad, MPA, AICP, LEED AP, Partner-Planning Director, Morris Depew Associates Inc.

Heather Urwiller, AICP, CFM, Principal Planner, Morris Depew Associates Inc.

Comments: The committee reviewed the Property Plan and found it in conformance with the intent of the Community Plan.

Ed Kimball
Chair- Caloosahatchee Shores Planning Comm.

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

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

Project Description: Amend Table 1B to allow a change in FLUC for 345 acres in the Fort Myers Shores Planning Community from Sub-Outlying Suburban to Outlying Suburban and Wetlands.

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

***Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.**

APPLICANT – PLEASE NOTE:
A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

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

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

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

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

2. **Name of Contact:** Morris-Depew Associates, Inc
   Address: 2914 Cleveland Avenue
   City, State, Zip: Fort Myers, Florida, 33901
   Phone Number: (239)-337-3993 E-mail: hurwiller@m-da.com

3. **Property Information:** Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. The proposed change is specific to amending the population allocation in Table 1(b) within the Sub-Outlying Suburban and Outlying Suburban future land use categories in the Fort Myers Shores Planning Community. This request is being made to support a concurrent Map Amendment for property located on Buckingham Road (see attached list of properties).

4a. **Does the proposed change affect any of the following areas?**

If located in one of the following areas, provide an analysis of the change to the affected area.

- ☐ Acquisition Area [Map 1 Page 4]
- ☐ Agricultural Overlay [Map 30]
- ☐ Airport Mitigation Lands [Map 3]
- ☐ Airport Noise Zone [Map 1 Page 5]
- ☐ Burnt Store Marina Village [Map 1 Page 2]
- ☐ Environmental Enhancement and Preservation Communities [Map 17]
- ☐ Mixed Use Overlay [Map 1 Page 6]
- ☐ Planning Communities Map [Map 1 Page 2]
- ☐ Urban Infill and Redevelopment [Map 15]
- ☐ Urban Reserve Area [Map 1 Page 4]
- ☐ Water Dependent Overlay [Map 1 Page 2]
- ☐ Private Recreational Facilities [Goal 16]

4b. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

☐ N/A	☐ Bayshore [Goal 18]	☐ Boca Grande [Goal 19]	☐ Buckingham [Goal 20]
☒ Caloosahatchee Shores [Goal 21]	☐ Olga [Goal 22]	☐ Captiva [Goal 23]	☐ Greater Pine Island [Goal 24]
☐ Lehigh Acres [Goal 25]	☐ North Captiva [Goal 26]	☐ NE Lee County [Goal 27]	☐ Alva [Goal 28]
☐ North Olga [Goal 29]	☐ North Fort Myers [Goal 30]	☐ Page Park [Goal 31]	☐ San Carlos Island [Goal 32]
☐ Southeast Lee County [Goal 33]	☐ Tice [Goal 34]		

Public Facilities Impacts

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

1. **Traffic Circulation Analysis**: Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon).

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

Environmental Impacts

Provide an overall analysis of potential environmental impacts (positive and negative).

Historic Resources Impacts

Provide an overall analysis of potential historic impacts (positive and negative).

Internal Consistency with the Lee Plan

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

SUBMITTAL REQUIREMENTS

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

MINIMUM SUBMITTAL ITEMS

☐	Completed application (Exhibit – T1)
☐	Filing Fee (Exhibit – T2)
☐	Pre-Application Meeting (Exhibit – T3)
☐	Proposed text changes (in strike through and underline format) (Exhibit – T4)
☐	Analysis of impacts from proposed changes (Exhibit – T5)
☐	Lee Plan Analysis (Exhibit – T6)
☐	Environmental Impacts Analysis (Exhibit – T7)
☐	Historic Resources Impacts Analysis (Exhibit – T8)
☐	State Policy Plan Analysis (Exhibit – T9)
☐	Strategic Regional Policy Plan Analysis (Exhibit – T10)

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Lee County Homes
Comprehensive Plan Text Amendment
Project Narrative
Exhibit-T5

The proposed Comprehensive Plan Text Amendment is a companion amendment to a concurrent Comprehensive Plan Map Amendment. The Comprehensive Plan Map Amendment is being requested for property located on Buckingham Road in eastern Lee County in the Fort Myers Shores/Caloosahatchee Shores Planning Community. The subject property consists of two parcels totaling ±345 acres, known as the Buckingham 345 Residential Planned Development. The property is currently designated Sub-Outlying Suburban and is zoned Residential Planned Development. The Comprehensive Plan Map Amendment request is to amend the future land use designation of the subject property on the future land use map from Sub-Outlying Suburban to Outlying Suburban and Wetlands.

Figure 1. Project Aerial

This change would allow an increase of 1 dwelling unit per acre. The Sub Outlying Suburban future land use category allows a maximum of 2 dwelling units per acres while the Outlying Suburban future land use category allows a maximum of 3 units per acre. Further details on the specifics of the Map Amendment can be found in Exhibits-M18 and M19 of the companion Comprehensive Plan Map Amendment.

As a result of the change of future land use designation on the future land use map, Table 1(b) of the Lee Plan must be revised. The population of the future land use map is accommodated via Lee Plan Table 1(b) Year 2030 and Map 16 Planning Communities. To more accurately accommodate the population, Map 16 Planning Communities establishes 22 planning communities across the County. In support of Map 16, Table 1(b) provides the acreage allocations for each planning community based on land use to accommodate the population through the year 2030 of Lee County. Lee County's population is projected to grow to 999,851 by 2040. The Lee Plan supports directing growth into areas where infrastructure and services are in place or planned to be in placed to support new residents.

The subject property is located within the Fort Myers Shores Planning Community, which is currently allocated 1,250 acres of residential development within the following Future Land Use Categories: Intensive Development, Central Urban, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, and Outer Island to accommodate the projected growth within the planning community. An amendment to the Future Land Use Map necessitates an amendment to Table 1(b) to ensure the increase density/population can be appropriately accommodated.

Project Request

The requested Text Amendment is to Table 1(b) to accommodate the additional population to occur within the Fort Myers Shores Planning Community with the subject property FLU is amended to Outlying Suburban. The Map amendment will generate an additional 345 dwelling units. Currently Table 1(b) does not have adequate residential acreage within the Outlying Suburban FLU category in the Fort Myers Shores Planning Community to accommodate the proposed population increase. The additional 345 dwelling units results in a population increase of approximately 811 residents. The population increase is less than 1% of Lee County's projected population based on the Florida Office of Economic Demographic Research and within the margin of error of these forecasts.

A discussion of how the population will be accommodated is included as part of the Lee Plan Analysis to this application (referred to as Exhibits-T6, T9 and T10). Exhibit T4 attached to the text amendment application, shows the proposed changes in strikethrough/underline format to Table 1(b) to balance the proposed population growth in the Fort Myers Shores Planning Community. It is important to keep in mind, to calculate the acreage necessary within the Fort Myers Shores Planning Community to accommodate the proposed units, an analysis of the residential acreage where development of the actual residential units will be developed is undertaken. The concurrent Residential Planned Development Application to this amendment

request enables a detailed site design process to occur; which has established that 187.4 acres of the 345 acre property will be utilized for development of the actual residential units. Areas within the property reserved for wetlands (which will be moved to the Wetland FLU), lakes, open space, amenities, and roads are not included.

Proposed Future Land Uses

The subject property consists of uplands and ±17.5 acres of wetlands and the companion Map Amendment will increase the maximum density of the subject property beyond current Buckingham 345 RPD approval and Sub-Outlying Suburban FLU which allow a total of 690 dwelling units or 2 dwelling units per acre. Transferring the property to the Outlying Suburban FLU permits and additional 345 dwelling units to be permitted within the subject property for a total maximum density of 1,35 dwelling units.

Proposed Future Land Use			
Proposed FLU	Acreage	Dwelling Units/Acre	Dwelling Units permitted
Outlying Suburban	±327.5	3 du/ac	984
Wetlands	±17.5	3 du/ac*	51
Total Acres	**±345**	**Total Dwelling Units**	**1,035**

*Consistent with Table 1(a), note 8(b) of the Lee Plan

Table 1. Proposed Future Land Use Data

A detailed discussion of the existing and proposed future land uses can be found in the Lee Plan Analysis (Exhibits-M18 and M19) included in the companion Comprehensive Plan Map Amendment. The Wetland FLU allows development at very low density of 1 unit per 20 acres, however Table 1(a), Note #8 does allow higher densities when wetland areas are preserved on the subject site. Pursuant to this provision, the Map Amendment and concurrent Residential Planned Development application demonstrate that wetland areas will be maintained on site. The wetland areas will be included in the Wetlands FLU.

Table 1(a), Note #8 of the Lee Plan states:

"Higher densities may be allowed under the following circumstances where wetlands are preserve on the subject site: Dwelling units may be relocated to developable contiguous uplands designated... Suburban, Sub-Outlying Suburban Outlying Suburban, from preserved freshwater wetlands at the same underlying density as permitted for those uplands. Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling units per 20 acres."

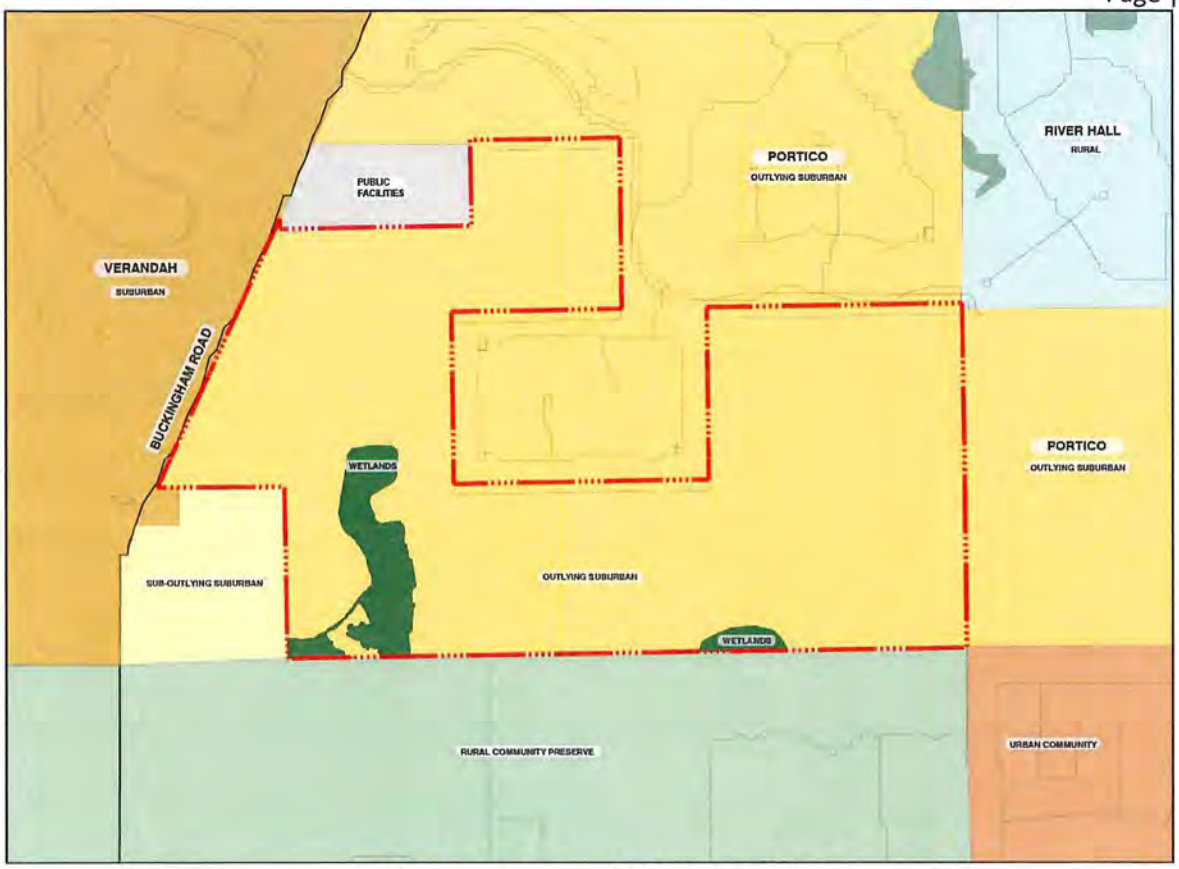

Figure 2. Proposed Future Land Use

The proposed Outlying Suburban FLU category will permit the subject property to establish a transition from surrounding properties; providing a step down from the higher densities found in the Suburban FLU to the west and the existing Outlying Suburban FLU to the north and east. Given the existing land future uses in the immediate proximity to the subject property (Verandah, River Hall, Portico and Lehigh Acres) as well as the proximity to Buckingham Road, the proposed development will provide appropriate infill development and allow for a more efficient use of the land. Existing urban services are available to serve the subject property and the anticipated increase in dwelling units and associated population.

. Additionally, the subject property is within short drive of existing clustered residential development, commercial nodes and Lee County Schools. The infrastructure and capacity to support the additional population that will be generated from the additional units is in place.

Urban Services & Accessibility

The subject property is in an area of the County which has a full slate of urban services available to support the existing and proposed development.

Infrastructure

The subject property is in an area of the County that has been designated for urban services. All urban services are located adjacent to the subject property and are available to serve the property. A copy of all received Letters of Availability from each service provided are attached to the application for reference.

Utilities

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

Public Safety

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

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

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

Schools

The subject property is within the Lee County School District East Zone, E2. A request for a Letter of Availability from the Lee County School District was submitted but has not yet been received. Based on the 2019 Concurrency Report, the proposed development is estimated to generate 306 school-age children. The East Zone is currently experiencing a deficit in seating for middle and high schools with and without the project. To address the immediate deficit, additional portable seats will be added at Harns Marsh, Oak Hammock and Lehigh middle schools. A new 1,200 seat middle school is programmed to open in the East Zone during the 2021-22 school year. At the

high school level an addition to Lehigh Acres high school will address the immediate deficiencies. Additionally, it is important to note Lee County Schools has also acquired a school site in Gateway for a future high school, which is expected to be constructed and open August 2021. All projected deficits in the East Zone will be addressed within the 2030 time horizon of the Lee Plan. There is capacity within the entire school district to accommodate the additional students from the proposed development.

Solid Waste

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

TABLE 1(b) Year 2030 Allocation

Future Land Use Category	Lee County Totals	Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category												
Intensive Development	1,361				5		27		250			
Central Urban	14,766				225				230			
Urban Community	~~17,021~~ 16,902	520	485		637						250	
Suburban	16,623				1,810				85			
Outlying Suburban	~~3,843~~ 4,031	30			~~40~~ 228	20	2	500				1,438
Sub-Outlying Suburban	~~1,955~~ 1,762				~~547~~ 354						227	
Commercial												
Industrial	79								39		20	
Public Facilities	1							1				
University Community	850											
Destination Resort Mixed Use Water Dependent	8											
Burnt Store Marina Village	4					4						
Industrial Interchange												
General Interchange	151										11	58
General Commercial Interchange												
Industrial Commercial Interchange												
University Village Interchange												
Mixed Use Interchange												
New Community	2,100	1,200									900	
Airport												
Tradeport	9										9	
Rural	8,313	1,948			1,400	636						1,500
Rural Community Preserve	3,100											
Coastal Rural	1,300											
Outer Island	202	5			1			150				
Open Lands	2,805	250				590						120
Density Reduction/ Groundwater Resource	6,905	711									94	
Conservation Lands Upland												
Wetlands												
Conservation Lands Wetland												
Unincorporated County Total Residential	~~81,396~~ 81,727	4,664	485		~~4,665~~ 4660	1,250	29	651	604		1,511	3,116
Commercial	12,793	177	52		400	50	17	125	150		1,100	440
Industrial	13,801	26	3		400	5	26		300		3,100	10
Non Regulatory Allocations												
Public	~~82,565~~ 82,570	7,100	421		~~2,000~~ 2005	7,000	20	1,961	350		7,752	2,477
Active AG	17,027	5,100			550	150						20
Passive AG	43,786	12,229			2,500	109					1,241	20
Conservation	81,933	2,214	611		1,142	3,236	133	1,603	748		2,947	1,733
Vacant	~~23,874~~ 23,993	1,953			61	931	34		45		300	151

(Amended by Ordinance No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06)
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TABLE 1(b) Year 2030 Allocation

Total	357,176	33,463	1,572		11,718	12,731	259	4,340	2,197		17,951	7,967
Population Distribution (unincorporated Lee County)	495,000	9,266	1,531		30,861	3,270	225	530	5,744		18,333	16,375

TABLE 1(b) Year 2030 Allocation

Future Land Use Category	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category											
Intensive Development				660	3	42		365		9	
Central Urban	375	17		3,140		8,179		2,600			
Urban Community	850	1,000		860	500	~~11,359~~ 11,240			110	450	
Suburban	2,488	1,975		1,200	675			6,690		1,700	
Outlying Suburban	377				600			382		454	
Sub-Outlying Suburban		25						140	66		950
Commercial											
Industrial	5	5		10							
Public Facilities											
University Community		850									
Destination Resort Mixed Use Water Dependent	8										
Burnt Store Marina Village											
Industrial Interchange											
General Interchange							15	31		6	30
General Commercial Interchange											
Industrial Commercial Interchange											
University Village Interchange											
Mixed Use Interchange											
New Community											
Airport											
Tradeport											
Rural		90			190	14		500	50	635	1,350
Rural Community Preserve									3,100		
Coastal Rural					1,300						
Outer Island	1				45						
Open Lands								45			1,800
Density Reduction/ Groundwater Resource							4,000				2,100
Conservation Lands Upland											
Wetlands											
Conservation Lands Wetland											
Unincorporated County Total Residential	4,104	3,962		5,870	3,313	~~19,594~~ 19,475	4,015	10,753	3,326	3,254	6,230
Commercial	1,100	1,944		2,100	226	1,300	68	1,687	18	1,700	139
Industrial	320	450		900	64	300	7,246	554	5	87	5
Non Regulatory Allocations											
Public	3,550	3,059		3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active AG					2,400		7,171	200	411	125	900
Passive AG					815		17,521	1,532	3,619	200	4,000
Conservation	9,306	2,969		188	14,767	1,541	31,210	1,317	336	5,068	864
Vacant	975	594		309	3,781	~~9,880~~ 9,999	470	2,060	1,000	800	530
Total	19,355	12,978		12,867	27,466	47,904	79,701	22,103	10,201	18,234	14,168
Population Distribution (unincorporated Lee County)	34,538	36,963		58,363	13,265	153,011	1,270	71,001	6,117	25,577	8,760

(Amended by Ordinance No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06)
Printed 4/19/2018

TABLE 1(b) Year 2030 Allocation