LEE COUNTY, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

TYPE OF CASE:	PLANNED DEVELOPMENT/DCI
CASE NUMBER:	DCI2021-00005
HEARING EXAMINER DATE:	September 16, 2021
SUFFICIENCY DATE:	July 19, 2021

Applicant: Banks Engineering, Inc. in reference to Orange River Boulevard RPD.

Request: Request to rezone 19.99± acres from Agricultural AG-2 to Residential Planned Development (RPD) to allow for up to 120 residential dwelling units.

Location: The subject property is located at 10311 & 10361 Orange River Boulevard, Fort Myers Shores Planning Community, Lee County, FL (District #5). The applicant indicates the STRAP numbers are: 02-44-25-00-00007.0000 and 02-44-25-00-00008.0000

Summary
Staff recommends APPROVAL of the applicant's request to rezone with the conditions and deviations found in Attachment C.

The conditions have been prepared to address the proposed development and consistency with the Lee County Comprehensive Plan (Lee Plan), compatibility with surrounding land uses, and addressing future infrastructure needed to support the development.

The applicant's request includes three (3) deviations from the requirements of the Land Development Code. Staff has reviewed and recommends approval of the requested deviations subject to conditions.

Character of the Area
The area is mostly developed with residential uses. Lot sizes of those residential parcels vary in size. Aside from two properties to the west which are zoned AG-2, most of the properties surrounding this property are zoned RS-1.

To the north and east there are two single family subdivisions zoned RS-1. The subdivision to the east contains larger lots, about 40,000 square feet in area. The subdivision to the north contains lots ranging between 10,000 and 14,000 square feet in area.

To the south, across Orange River Boulevard, there is a large vacant parcel zoned RS-1 which is owned by the Lee County School District.

To the west there is are two large lots, slightly less than 10 acres in area combined, under the same ownership, zoned AG-2 containing one single family residence. To the west of those two lots there is a residential subdivision, zoned RS-1 with lots ranging between 10,000 and 12,000 square feet lots.

Analysis
The subject site, which consists of 19.99± acres, is currently zoned Agricultural (AG-2).The request is to rezone the property to RPD to allow for single-family and townhouse type development with up to 120 units.

Transportation
Infrastructure Planning staff has reviewed this project and has recommended approval (Attachment F).

Lee Plan
The subject property is located in the Urban Community Future Land Use category. This Future Land Use designation is intended for a mixture of relatively intense commercial and residential uses. The request is to develop this 20± acres with a maximum of 120 dwelling units, which is within the density range of this FLU category. Staff finds this request consistent with Policy 1.1.4 of the Lee Plan.

The proposed development promotes contiguous and compact growth patterns, limits urban sprawl and minimizes the costs of services. Adequate public services exist to serve the property. Sewer and water are available to the site. The property has direct frontage on Orange River Boulevard. Therefore, the request is consistent with Objectives 2.1 and 2.2 and Policies 2.1.1 and 2.2.1 of the Lee Plan.

Policy 21.1.2 of the Lee Plan requires all buffering, landscaping, signage and architectural deviations to comply with the variance criteria set forth in chapter 34 of the Land Development Code. This application requests 3 deviations but none from the above mentioned requirements.

Water and sewer services from Lee County Utilities are available to the site and the site will be connected to those services. Staff finds the request consistent with Standards 4.1.1 and 4.1.2 of the Lee Plan (Attachment H).

Urban Services
Urban services are defined by the Lee Plan as the requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development at levels of urban density and intensity.

Public sewer and water: Municipal potable water service is available to the site from Lee County Utilities, with adequate capacity to serve this development. Development must connect to public water and sewer services when development activity triggers the connection requirements of the LDC.

Paved streets and roads: The subject property fronts on Orange River Boulevard, providing adequate access to the site.

Public transit: Currently there is no bus route within close proximity of this site.

Parks and recreation facilities/Community facilities: Shores Natural Trail Park is located on Fifth Street and Olga Park located on South Olga Drive are within close proximity of this site.

Urban levels of police, fire, and emergency services: The subject property will be provided urban levels of police, fire and emergency services. Fire protection is provided by Tice Fire District, located at 5170 Tice Street. Ambulance services will be provided by Lee County Medic 11 located approximately 5.5 miles from this site.

Urban surface water management: Any future development will be required to comply with the LDC, including provisions for surface water management.

Schools: Orange River Elementary School located on Underwood Drive, Oak Hammock Middle School, located on Tice Street, and Riverdale High School, located on Buckingham Road are the closest public schools to this site.

Employment and commercial centers: The subject property is in close proximity of existing commercial and industrial developments along I-75 highway. These commercial and industrial centers provide employment and shopping opportunities in the area.

Planning Community Map and Allocation Table
POLICY 1.7.6: The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.

The subject property is located in the Fort Myers Shores Planning Community. The Planning Community Year 2030 Allocations indicate that 4,500 acres are allocated to residential uses in the Fort Myers Shores Planning Community. From that number, 2,429 acres of residential acreage is still available. Staff finds the request CONSISTENT with the allocations for the Fort Myers Shores Planning Community.

Land Development Code Compliance:
The applicant is in compliance with the Lee County Land Development Code Chapter 33-1482 which requires the owner or agent applying for rezoning to conduct one publicly-advertised information session within the Caloosahatchee Shores Community Plan Area. The applicant conducted a public informational meeting on April 29, 2021(Attachment I).

The applicant is requesting three deviations for this rezoning.

Deviation number one was withdrawn by the applicant.

Deviation number 2 is a request to not to provide circular turnarounds at the end of two short roads. Staff recommended approval of this deviation subject to a condition.

Deviation number 3 is a request to provide a single ingress and egress point, when the Code requires two such access points. This request is due to a relative short road frontage along Orange River Boulevard. Staff recommended approval of this deviation subject to a condition.

Deviation number 4 is a request to allow water retention lakes to be 35 feet from the property lines, when the Code requires 50 feet. Staff recommended approval of this deviation subject to a condition.

Findings and Conclusions
Based upon an analysis of the application and the standards for approval of planned development rezonings, as required by Land Development Code Section 34-145(d)(4)a.1, staff offers the following findings and conclusions:

The request, as conditioned:

- Complies with Lee Plan as discussed in the Lee Plan analysis section of this report, specifically Lee Plan Policies 1.1.4 2.1.1, 2.2.1 and 1.7.6; Objectives 2.1 and 2.2 Standards 4.1.1 and 4.1.2;

- Meets the Land Development Code and other applicable County regulations or qualifies for deviations;

- Is compatible with existing and planned uses in the surrounding area;

- Will provide access sufficient to support the proposed development intensity and the expected impacts on existing or planned transportation facilities will be mitigated through existing County regulations or conditions of approval;

- Will not adversely affect environmentally critical or sensitive areas and natural resources;

- Will be served by urban services, as defined in the Lee Plan; and

- The proposed mix of uses is appropriate at the proposed location;

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

- The requested deviations, as conditioned: pursuant to section 34-373(a)(9):

    - Enhance the achievement of the objectives of the planned development; and

    - Preserve and promote the general intent of this Code to protect the public health, safety and welfare.

Closing Remarks
Lee County staff has reviewed the proposed rezoning request and recommends approval of the RPD rezoning with conditions. The applicant has sought three deviations from the Lee County Land Development Code, which are recommended for approval. The uses and density proposed by this request are consistent with the Lee Plan and compatible with surrounding existing land uses.

ATTACHMENTS:

A. Expert Witness Information
B. Maps: surrounding zoning, future land use and aerial photograph
C. Recommended Conditions and Deviations
D. Master Concept Plan
E. Property Development Regulations
F. Memorandum from Lee County Section of Infrastructure Planning
G. Memorandum from Lee County Section of Development Services
H. Letter of availability for water and sewer
I. Public Informational Meeting Summary
J. Application, narrative and TIS
K. Legal Description

cc: Applicant
County Attorney
Zoning File

LEE COUNTY STAFF EXPERT WITNESS INFORMATION

PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Case Number: DCI2021-00005

Project Name: Orange River Boulevard RPD

Hearing Examiner Date: September 16, 2021

CHAHRAM BADAMTCHIAN, AICP, Planner, Senior, Zoning Section, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

ELIZABETH WORKMAN, Environmental Planner, Senior, Zoning Section, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and environmental planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

MARCUS EVANS, Engineer, Senior, Development Services Section, 1500 Monroe Street, Fort Myers, FL. 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

ATTACHMENT A

BRANDON DUNN, Planner, Principal, Development Services Section, 1500 Monroe Street, Fort Myers, FL. 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.

- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan and comprehensive planning.

- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

REBECCA SWEIGERT, Planner, Principal, Development Services Section, 1500 Monroe Street, Fort Myers, FL. 33901

- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and environmental planning.

- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.

- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.



DCI2021-00005

Aerial

Subject Property

ATTACHMENT B

N

0 260 520

Feet

Lee County
Southwest Florida



DCI2021-00005

Zoning

Subject Property

N

0 260 520

Feet

Lee County
Southwest Florida



DCI2021-00005

Future Land Use

Subject Property

Urban Community

Rural Community Preserve

Wetlands

N

0 260 520

Feet

Lee County

Southwest Florida

DCI2021-00005, Orange River Boulevard RPD
Conditions and Deviations

A. Conditions

1. MASTER CONCEPT PLAN/DEVELOPMENT PARAMETERS

The development of this project must be consistent with the two-page Master Concept Plan entitled **"**Orange River Boulevard RPD" dated April 30, 2021, received on June 15, 2021, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (LDC) at time of local Development Order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

This rezoning will allow a maximum of 120 dwelling units for the entire development.

2. USES AND SITE DEVELOPMENT REGULATIONS

a. Schedule of Uses

Accessory uses and structures
Administrative offices
Clubs, private
Dwelling units:
- Single-Family
- Single-Family, Attached
- Duplex
- Two-Family Attached
- Townhouse
- Zero-Lot Line

Entrance Gate and Gatehouse
Essential Services
Essential Service Facilities: Group I
Excavation: water retention
Fences, walls
Home Occupations
Models:
- Homes
- Units

Parking lot, Accessory
Real Estate Sales Office (temporary, within model home or unit)
Recreation Facilities:
- Personal
- Private, on-site

Residential Accessory Uses
Signs

Temporary Uses, limited to a construction trailer or modular unit and associated parking for purposes of managing on-site construction activities

b. Site Development Regulations

Attached to the staff report as Exhibit "E"

3. MODEL HOMES, MODEL UNITS

Model units, model homes, model are permitted in compliance with the following conditions:

a. Each model must be a unique example. Multiple examples of the same unit are not permitted.

b. All Model Home Sites, must be designated on the development order plans. Parking areas for these uses will be buffered with a single-row hedge and tree canopy for parking areas.

c. Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat. The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for this project.

d. The number of model homes or model units will be limited to no more than 5 within the development at one time.

e. Real estate sales are limited to the sale of lots or units within the development only.

f. Hours of operation for both models and real estate sales are limited to Monday through Sunday 8 a.m. to 8 p.m.

g. Model homes and real estate sales will be valid for a period of up to 5 years from the date of issuance of a certificate of occupancy of a model home.

4. AGRICULTURAL USES

All existing agricultural uses and activities on this site must cease with 90 days of the final approval of this rezoning application.

B. DEVIATIONS:

Deviation #1: This deviation was withdrawn by the applicant.

Deviation #2: Deviation from Land Development Code Sec.10-296(k), requiring circular turnarounds at the end of dead-end streets, to allow two street stub-outs at the end of the dead-end street stubs located in the southeast and northern portions of the subject property as depicted on the MCP.

This deviation is approved subject to the following condition:

Prior to approval of the development order the developer must submit a letter of no objection to the dead-end street stub from the applicable Fire District.

Deviation #3: Deviation from Land Development Code Sec.10-291(3) which requires residential development of more than five acres to provide more than one means of ingress or egress for the development, to allow a single point of access to Orange River Boulevard as shown on the MCP.

This deviation is approved subject to the following condition:

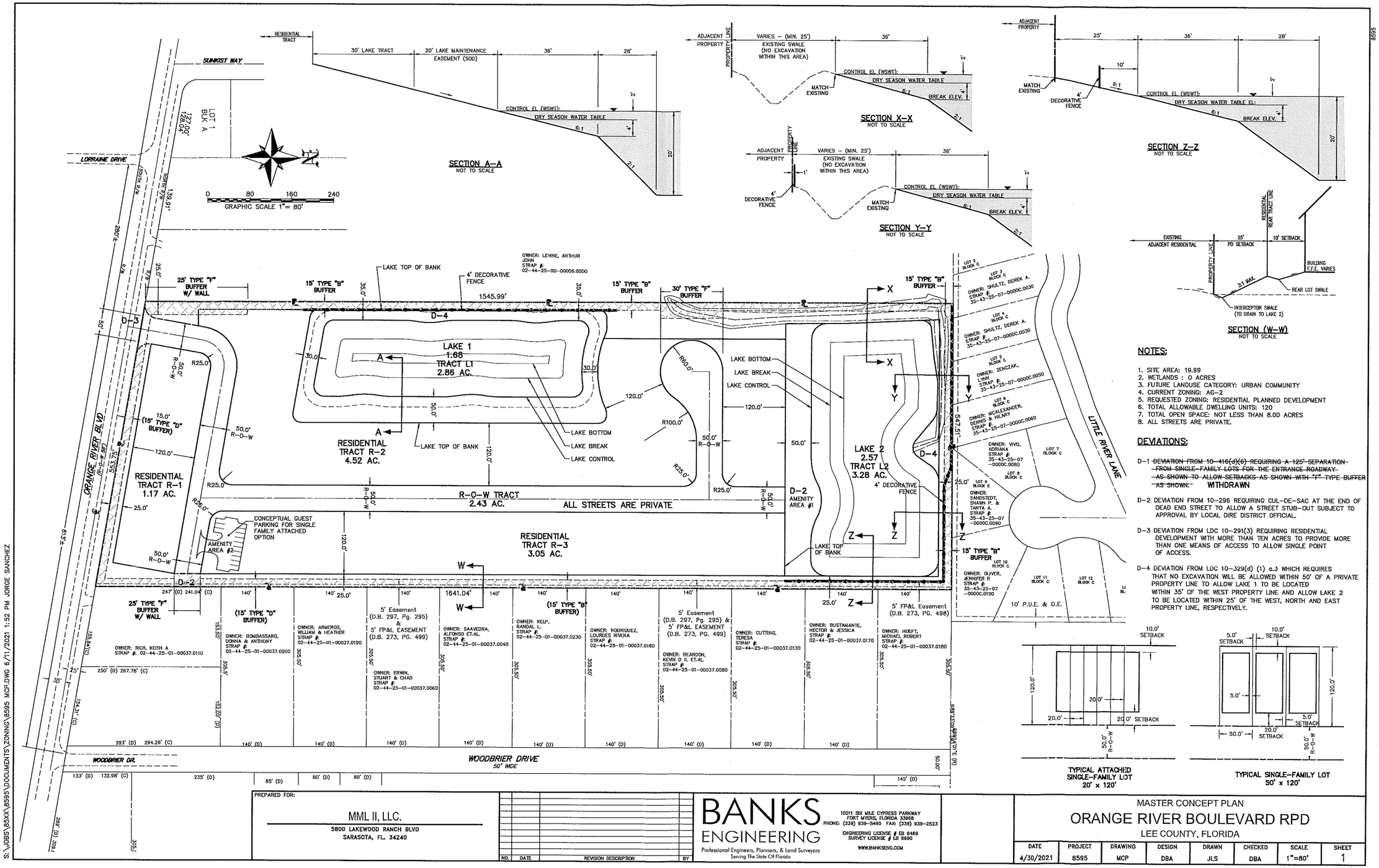
Prior to approval of a development order allowing construction of the access to the development, the developer must record a notice to all future owners, in public records. This notice must detail the emergency access plan and provide information as to where a copy of this plan may be obtained from the developer or developer's successor.

Deviation #4: Deviation from Land Development Code Sec.10-329(d)(1)a.3, which requires that no excavation will be allowed within 50 feet of any private property line under separate ownership, to allow water retention excavations to be placed within 35' of the property boundary.

This deviation is approved subject to the following condition:

The developer must install a fence no less than 4 feet in height along the entire western portion of the proposed Lake #1 and along the entire eastern and northern portion of the proposed Lake #2.

Additional Info Dated 06-15-21



ATTACHMENT D

Additional Info Dated 06-15-21

8595

ZONING OPEN SPACE TABLE:

OPEN SPACE REQUIRED: 40%	8.00 ACRES
MAXIMUM 25% OF REQUIRED OPEN SPACE (2.00 AC.) PROVIDED BY LAKES	2.00 ACRES
COMMON AREA OPEN SPACE	4.57 ACRES
REMAINING OPEN SPACE PROVIDED IN RESIDENTIAL TRACTS (WITHIN THE SIDE AND REAR SETBACKS)	1.43 ACRES
TOTAL OPEN SPACE PROVIDED	8.00 ACRES

CONCEPTUAL OPEN SPACE AREAS

GRAPHIC SCALE 1" = 80'

TYPICAL SINGLE-FAMILY LOT OPEN SPACE EXHIBIT

OPEN SPACE TRACT = 4.57 AC

RESIDENTIAL TRACT 1, 2 & 3 = 8.74 AC

RIGHT-OF-WAY = 2.43 AC

LAKES = 4.25 AC

TOTAL = 19.99 AC

PREPARED FOR:
MML II, LLC.
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL. 34240

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

OPEN SPACE PLAN
ORANGE RIVER BOULEVARD RPD
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
4/30/2021	8595	OPEN SPACE	DBA	JLS	DBA	1"=80'	1

S:\JOBS\85XX\8595\DOCUMENTS\ZONING\8595 OPEN SPACE PLAN.DWG 6/14/2021 9:42 AM JORGE SANCHEZ

Property Development Regulations: Orange River Blvd. RPD

Use	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Structure Height	Minimum Side Setback	Minimum Front (street) Setback	Minimum Rear Setback (Principal)	Minimum Rear Setback (Accessory)
Single Family	4,500 SF	45′	75′	45′/3-stories	5′	20′	10′	10′
Single-Family, Attached	2,500	20′	75′	45′/3-stories	5′	20′	10′	10′
Duplex/Two-Family Attached	5,000 SF	60′	75′	45′/3-stories	5′	20′	10′	10′
Townhouse	10,000 SF	100′	75′	45′/3-stories	5′	20′	10′	10′
Zero-Lot Line	2,500 SF	35′	65′	45′/3-stories	2.5′ on one side; 5′ on one side	20′	10′	10′
Recreational Facilities	5,000 SF	50′	75′	25′/1-story	5′	20′	10′	10′

Notes:

1. Perimeter setbacks for the project shall be not less than 15′.
2. Perimeter project buffers shall be as shown on the Master Concept Plan.
3. Accessory structures shall be setback not less than 10' from the rear property lines

Lee County
Southwest Florida

DEPARTMENT OF COMMUNITY DEVELOPMENT

Memo

To: Chahram Badamtchian, Planner, Senior

From: Lili Wu, Planner, Senior

Date: July 28, 2021

Subject: Orange River Blvd RPD (DCI2021-00005) Transportation-Related Analysis

Proposed Development

This application is requesting to rezone a 19.99 acre site from AG-2 to RPD to permit 120 total residential dwelling units.

Site Location & Existing Conditions

The subject site is located on the north side of Orange River Blvd approximately ¾ of mile east of the Palm Beach Blvd intersection and is currently vacant.

Site Access

Access to the project is provided via a proposed driveway on Orange River Blvd.

Orange River Blvd is a collector maintained by County.

Trip Generation Review

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 10th Edition Report. Table 1 outlines the proposed project's trip generation for weekday A.M and P.M peak hour traffic volumes.

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Table 1

Trip Generation

Land Use	Weekday A.M Peak Hour			Weekday P.M Peak Hour		
	In	Out	Total	In	Out	Total
Multi-family dwelling units (90 units)	10	33	43	34	20	54
Single-family dwelling units (30 units)	6	20	26	20	12	32
Total	16	53	69	54	32	86

Roadway Section & Intersection Traffic Operation Level of Service Analysis

The level of service (LOS) analysis for roadway section and intersection are not required for the application according to AC-13-17 because the project trip generation for AM & PM peak hours are less than 100 trips.

Conclusion

The proposed project will not have a detrimental impact on the surrounding roadway system.

Since both single-family and multi-family dwelling units are allowed on the Schedule of Uses, we recommend the following condition be added to the zoning resolution:

"The development will be permitted a maximum calculated development intensity with respect to new trip generation utilizing the following development scenario:

1. 90 multi-family dwelling units
2. 30 single-family dwelling units."

Lee County
Southwest Florida

Department of Community Development
Development Services Section

MEMORANDUM

Date: 8/11/2021

To: Chahram Badamtchian, AICP

From: Brian Roberts, PE

Subject: DCI2021-00005

The applicant is proposing to rezone 19.99+/- acres from Agricultural (AG-2) Resdential Planned (RPD) Development. Development Services has reviewed the Master Concept Plan with respect to Chapter 10 technical standards and offers the following comments:

Deviation (2) from 10-296(k) requiring culs de sac at the end of dead-end streets to allow a street stub-out, subject to approval by the local Fire District Official, at the end of the dead-end street stub located in the southeast portion of the subject property as depicted on the MCP.

Staff recommends **APPROVAL** with the following condition:

Prior to approval of the development order the developer must submit a letter of no objection to the dead-end street stub from the applicable Fire District.

Deviation (3) from 10-291(3) which states, "Residential development of more than five acres and commercial or industrial development of more than ten acres must provide more than one means of ingress or egress for the development." This deviation would allow a single point of access to Orange River Boulevard as shown on the MCP

Staff recommends **APPROVAL** with the following condition:

Prior to issuance of a local development order allowing construction of the access to the development, the developer must record a notice to all future property owners, in the public records,. The notice must detail the emergency access plan and provide information as to where a copy of this plan may be obtained from the developer or developer's successor.

Deviation (4) from 10-329(d)(1)a.3 which requires that no excavation will be allowed within, "50 feet of any private property line under separate ownership unless granted an administrative deviation in accordance with section 10-104. The setback for an excavation from a private property line may not be less than 25 feet." The requested deviation would allow water retention excavations to be placed within 35' of the property boundary.

Staff recommends **APPROVAL**

Please contact me if additional information is required.

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L Pendergrass
District Two

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Brian Hamman
District Four

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County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief Hearing Examiner

February 1, 2021 Via E-Mail

David W. Depew, PhD, AICP, LEED, AP
Depew Planning Services
755 Grand Blvd, Unit B105-152
Miramar Beach, FL 32550

RE: **Potable Water and Wastewater Availability**
Burkett RPD
STRAP #s 02-44-25-00-00007.0000 and 02-44-25-00-000080000

Dear Mr. Depew:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 120 multi-family residential units units with an estimated flow demand of approximately 30,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

There are no reuse mains in the vicinity of these parcels.

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

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

approval of all State and local regulatory agencies.

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

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

Depew Planning Services, LLC

755 Grand Boulevard, Unit B105-152
Miramar Beach, FL 32550
(239) 850-6937
DDEPEW@DEPEWPLANNING.COM
WWW.DEPEWPLANNING.COM

MEMORANDUM

TO: FILE

FROM: DAVID W. DEPEW, PHD, AICP, LEED AP

SUBJECT: ORANGE RIVER BLVD. RPD, PUBLIC INFORMATION MEETING

DATE: APRIL 29, 2021

A public information meeting was held this date beginning at 5:30 PM. The meeting was a virtual meeting held in the Microsoft Teams virtual space. The Meeting space was as follows:'

Microsoft Teams meeting
Join on your computer or mobile app
Click here to join the meeting
Or call in (audio only)
+1 352-448-8983,,800113536# United States, Gainesville
(866) 633-5703,,800113536# United States (Toll-free)
Phone Conference ID: 800 113 536#

The meeting was advertised in the Fort Myers News Press on April 15, 2021 (see attached affidavit), as well as a sign posted on the subject property announcing the event (see attached photos).

The meeting was delayed until 5:58 PM waiting to see if anyone would call or register for the event. At that time the presentation was made and a recording of the presentation was made. The only attendees were myself, Brent Addison and Megan Bishop from Banks Engineering, Michael Neal and Richard Bedford representing the applicant. Once the presentation was completed, the meeting was closed.

ATTACHMENT I

*****NEWS PRESS*****
THIS INDEX PAGE FOR OFFICE USE ONLY
LEGAL AD

Publish on Thursday, April 15, 2021
1 Affidavit required

Submitted by Banks Engineering
10511 Six Mile Cypress Parkway, Fort Myers, FL 33966
Contact: Jennifer Sheppard @ 239-939-5490
Please email proof to Jennifer Sheppard at jsheppard@bankseng.com

VIRTUAL PUBLIC INFORMATION MEETING
CALOOSAHATCHEE SHORES PLANNING COMMUNITY
PROPOSED RESIDENTIAL PLANNED DEVELOPMENT

The public is invited to attend a Virtual Public Information Meeting presentation regarding a proposed development located within the Caloosahatchee Shores Planning Community at 10311 & 10361 Orange River Blvd. A presentation will be made by Depew Planning Services, LLC and Banks Engineering at a meeting held **THURSDAY, APRIL 29, 2021 STARTING AT 5:30 PM.**

The project is known as the Orange River Boulevard Residential Planned Development (DCI2021-00005), and consists of ±19.991 acres, ±551 feet in width and ±1,594 feet in depth, on the north side of Orange River Boulevard, ±4,000 feet south and east of the intersection of Orange River Blvd. and S. R. 80. **ACTION REQUESTED:** A rezoning to Residential Planned Development to allow not more than 120 dwelling units to be constructed on the subject property, with deviations for setbacks of internal roadways and locations of proposed buffers, allowance for a single entrance to the development, permission for street stub-outs subject to approval by the Fire Department, and permission for the location of on-site stormwater management features as shown on the master concept plan.

During the meeting, representatives of the developer will provide a general overview of the project and there will be graphic depictions of the proposed development plan. Interested citizens are encouraged to attend and ask questions regarding the proposed development. Questions or comments may be directed to David W. Depew, PhD, AICP, LEED AP, Depew Planning Services, LLC, (ddepew@depewplanning.com), (239) 850-6937; 755 Grand Blvd., Unit B105-152, Miramar Beach, FL 32550.

All interested citizens are encouraged to attend. The meeting will be streamed on-line via Microsoft Teams. Please notify ddepew@depewplanning.com not later than 5:00 PM, EDT, Wednesday, April 28, 2021 if you plan to attend. Should you be unable to attend the meeting, please direct any inquiries to the above contact person.

Online Microsoft Teams Meeting Link: https://bit.ly/3mKDISV
Conference Call in: (866) 633-5703 - Conference ID: 800 113 536#

0004689940 / FNP-00000027

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media group
news-press.com A GANNETT COMPANY

Attn:
BANKS ENGINEERING
10511 BEN C PRATT/6 MILE
FORT MYERS, FL 33966

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Nicholas Kastner, 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

VIRTUAL PUBLIC INFORMATION MEETING CALOOSAHATCHEE SHORES PLANNING COMMUNITY PROPOSED RESIDENTIAL PLANNED DEVELOPMENT The pu is invited to attend a Virtu

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

04/15/2021

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 15th of April 2021, by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

5.15.23
My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

# of Affidavits 1

This is not an invoice

VIRTUAL PUBLIC INFORMATION MEETING CALOOSAHATCHEE SHORES PLANNING COMMUNITY PROPOSED RESIDENTIAL PLANNED DEVELOPMENT

The public is invited to attend a Virtual Public Information Meeting presentation regarding a proposed development located within the Caloosahatchee Shores Planning Community at 10311 & 10361 Orange River Blvd. A presentation will be made by Depew Planning Services, LLC and Banks Engineering at a meeting held **THURSDAY, APRIL 29, 2021 STARTING AT 5:30 PM.**

The project is known as the Orange River Boulevard Residential Planned Development (DCI2021-00005), and consists of ±19.991 acres, ±551 feet in width and ±1,594 feet in depth, on the north side of Orange River Boulevard, ±4,000 feet south and east of the intersection of Orange River Blvd. and S. R. 80. **ACTION REQUESTED:** A rezoning to Residential Planned Development to allow not more than 120 dwelling units to be constructed on the subject property, with deviations for setbacks of internal roadways and locations of proposed buffers, allowance for a single entrance to the development, permission for street stub-outs subject to approval by the Fire Department, and permission for the location of on-site stormwater management features as shown on the master concept plan.

During the meeting, representatives of the developer will provide a general overview of the project and there will be graphic depictions of the proposed development plan. Interested citizens are encouraged to attend and ask questions regarding the proposed development. Questions or comments may be directed to David W. Depew, PhD, AICP, LEED AP, Depew Planning Services, LLC, **(ddepew@depewplanning.com)**, (239) 850-6937; 755 Grand Blvd., Unit B105-152, Miramar Beach, FL 32550.

All interested citizens are encouraged to attend. The meeting will be streamed on-line via Microsoft Teams. Please notify **ddepew@depewplanning.com** not later than 5:00 PM, EDT, Wednesday, April 28, 2021 if you plan to attend. Should you be unable to attend the meeting, please direct any inquiries to the above contact person.

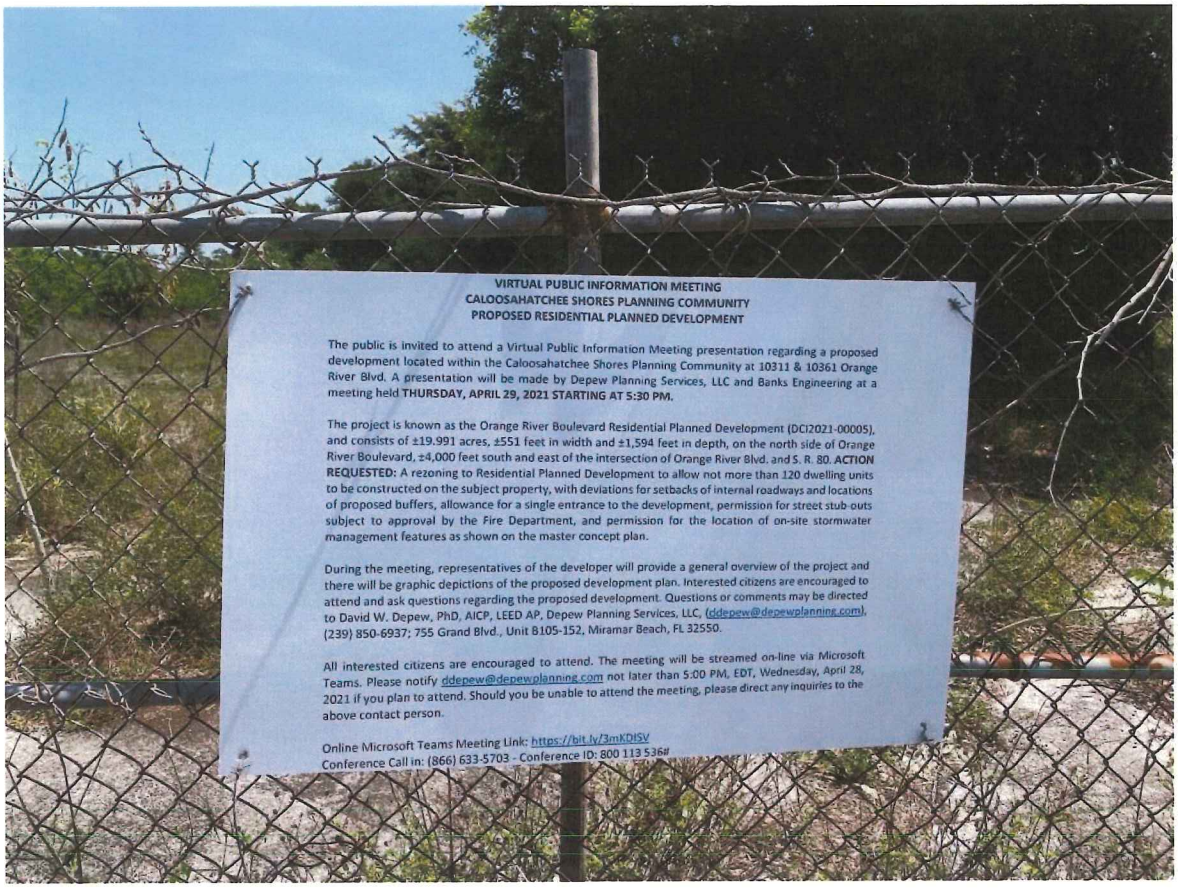
Online Microsoft Teams Meeting Link:
https://bit.ly/3mKDISV
Conference Call in: (866) 633-5703
Conference ID: 800 113 536#

AD#4689940 4/15/2021

From: Brent Addison
To:
Subject: Osage River Sign
Date: Thursday, April 15, 2021 12:09:04 PM

From: Brent Addison <BAddison@Banksi ng.com>
Sent: Thursday, April 15, 2021 12:04 PM
To: Brent Addison <BAddison@Banksi ng.com>
Subject:





VIRTUAL PUBLIC INFORMATION MEETING
CALOOSAHATCHEE SHORES PLANNING COMMUNITY
PROPOSED RESIDENTIAL PLANNED DEVELOPMENT

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Online Microsoft Teams Meeting Link: https://bit.ly/3mKDISV
Conference Call in: (866) 633-5703 - Conference ID: 800 113 536#



Sent from my iPhone

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Orange River Blvd. Residential Planned Development

Request: Rezone from: AG-2 To: Residential Planned Development

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

Bonus Density included? ☒ NO ☐ YES[1] for: _____ Bonus Units

[1] *If **YES**, submit additional fee required by LDC 2-147(A)(3)*

Summary of Project:

Request is to rezone a ±19.991-acre site from AG-2 to RPD (Residential Planned Development) to permit establishment of a residential development at a density not to exceed 6 units per acre (120 total residential units.)

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: MML II, LLC, Authorized Representative: Michael Neal
Address: 5800 Lakewood Ranch Rd.
City, State, Zip: Sarasota, FL 34240
Phone Number: (941) 328-1142
E-mail Address: mneal@nealcommunities.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

☐ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

☒ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(a)(3)]**

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: Banks Engineering
Contact Person: D. Brent Addison, PE, Vice-President
Address: 10511 Six Mile Cypress Parkway
City, State, Zip: Ft. Myers, FL 33966
Phone Number: (239) 939-5490 Email: BAddison@BanksEng.com

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

Please see attached.

PART 2
PROPERTY OWNERSHIP

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

Name: Please see attached list of property owners.

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

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

☒ Attach Disclosure of Interest Form.

C. Multiple parcels:

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

☒ Property owners map. **[34-202(a)(8)]**

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

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): December 28, 2006

PART 3
PROPERTY INFORMATION

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

02-44-25-00-00007.0000 02-44-25-00-00008.0000

B. Street Address of Property: 10311 & 10361 Orange River Blvd., Ft. Myers, FL 33905

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

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

OR

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

AND

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

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

OR

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

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

1. ☒ List of surrounding property owners. **[34-202(a)(9)]**
2. ☒ Map of surrounding property owners. **[34-202(a)(9)]**
3. ☒ One set of mailing labels. **[34-202(a)(9)]**

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

E. Current Zoning of Property: AG-2

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

F. Use(s) of Property:

1. Current uses of property are: Agriculture, grazing
2. Intended uses of property are: Single-family subdivision

G. Future Land Use Classification (Lee Plan):

Urban Community	19.991	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): ± 550.63 Feet
2. Depth (average if irregular parcel): ±1,593.52 Feet
3. Total area: ± 19.991 **Acres** or square feet
4. Frontage on road or street: ± 553.75 Feet on Orange River Blvd. Street
   2nd Frontage on road or street: Feet on Street

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**			**±19.991**	**Acres**
1.	Submerged land subject to tidal influence			0 Acres	
2.	**a.** Preserved freshwater wetlands	0	Acres		
	b. Impacted wetlands	0	Acres		
	c. Preserved saltwater wetlands	0	Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			0 Acres	
3.	R-O-W providing access to non-residential uses			0 Acres	
4.	Non-residential use areas (1) (2)			0 Acres	
B.	**Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.).			**±19.991**	**Acres**
C.	**Gross residential acres. (A minus B)** (3)			**±19.991**	**Acres**
D.	**Gross residential acres (by Land Use Category)**				
1.	**a.** Intensive Development – upland			0 Acres	
	b. Intensive Development – preserved freshwater wetlands			0 Acres	
	c. Intensive Development – impacted wetlands			0 Acres	
2.	**a.** Central Urban – upland			0 Acres	
	b. Central Urban – preserved freshwater wetlands			0 Acres	
	c. Central Urban – impacted wetlands			0 Acres	
3.	**a.** Urban Community or Suburban – upland			**±19.991** Acres	
	b. Urban Community or Suburban – preserved freshwater wetlands			0 Acres	
	c. Urban Community or Suburban – impacted wetlands			0 Acres	

4.	**a.**	Suburban – upland	0	Acres
	b.	Suburban – preserved freshwater wetlands	0	Acres
	c.	Suburban – impacted wetlands	0	Acres
5.	**a.**	Outlying Suburban – upland	0	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Outlying Suburban – impacted wetlands	0	Acres
6.	**a.**	Sub-Outlying Suburban – upland	0	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	0	Acres
7.	**a.**	Rural, Outer Island, Rural Community Preserve – upland	0	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	0	Acres
8.	**a.**	Open Lands – upland	0	Acres
	b.	Open Lands – wetlands	0	Acres
9.	**a.**	Resource – upland	0	Acres
	b.	Resource – wetlands	0	Acres
10.	**a.**	Wetlands	0	Acres
11.	**a.**	New Community – upland	0	Acres
	b.	New Community – wetlands	0	Acres
12.	**a.**	University Community – upland	0	Acres
	b.	University Community – wetlands	0	Acres
13.	**a.**	Coastal Rural – upland	0	Acres
	b.	Coastal Rural – wetlands	0	Acres
		TOTAL (should equal "C" above)	**±19.991**	**Acres**

Notes:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.

(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.

(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.

ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.

iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: **Urban Community**

			Lee Plan Table 1(a) Max. standard density			Units
1.	**Standard Units**					
	a.	Total upland acres (from Part 4, D.)	**±19.991**	x 6 equals		119.95
	b.	Total preserved freshwater wetlands acres (from Part 4, D.)	0	x _____ equals		0
	c.	Total impacted wetlands acres (from Part 4, D.)	0	x _____ equals		0
	d.	**Total Allowed Standard Units** (1)				**119.95**
2.	**Bonus Units [2-143]**					
	a.	Site-built Affordable Housing				0
	b.	Transferrable Dwelling Units				0
	c.	Sub-total				**0**
3.	**Total Permitted Units** (1)					**119.95**

Note:

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

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

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical		
2.	General Office		
3.	Retail		
4.	Other: _____		
5.	**TOTAL FLOOR AREA**		

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof		
2.	Not Under Roof		
3.	**TOTAL FLOOR AREA**		

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated		

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units		
2.	Independent Living Units		
3.	**TOTAL BEDS/UNITS**		

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.		
2.	426-725 sq. ft.		
3.	725 < sq. ft.		
4.	**TOTAL UNITS**		

PART 7
ACTION REQUESTED

A. **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**

C. **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

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

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

☒ Not Applicable

☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8
ENVIRONMENTAL REQUIREMENTS

A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
Elevations generally range from +11' at the SE corner of the property to +4' at the NW corner of the site. See topographic survey, attached.

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
100% of site consist of uplands, previously cleared and currently used for grazing of cattle.

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
Not applicable

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.]**

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

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

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

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
Not applicable

B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:
   Not applicable
2. Quality of the effluent:
   Not applicable

3. Expected life of the facility:
Not applicable

4. Who will operate and maintain the internal collection and treatment facilities:
Not applicable

5. Receiving bodies or other means of effluent disposal:
Not applicable

C. **Spray Irrigation:** If spray irrigation will be used, specify:
1. The location and approximate area of the spray fields:
Not applicable

2. Current water table conditions:
Not applicable

3. Proposed rate of application:
Not applicable

4. Back-up system capacity:
Not applicable

PART 10
ADDITIONAL REQUIREMENTS

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

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

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

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

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**

6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?

☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**

☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**

G. **Flood Hazard:**

☐ Not applicable

☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s. **See attached FIRMette Map**.

☒ The minimum elevation required for the first habitable floor is 7 feet for NW portion of property NAVD (MSL)

H. **Excavations/Blasting:**

☐ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

J. **Mobile Home Park: [34-174(h)]**

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**

☒ Not Applicable

☐ Property is located within _____ Airport Noise Zone: **[34-1104]**

☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**

☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**

☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**

☐ A Tall Structures Permit is required. **[34-1108]**

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

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

DCI2021-00005 Lee County ePlan

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Revised Project Narrative and Background: Orange River Boulevard RPD (6-14-2021)

Subject Property: 10361 Orange River Blvd. (02-44-25-00-00008.0000) and 10311 Orange River Blvd. (02-44-25-00-00007.0000).

Current Zoning: AG-2

Proposed Zoning: Residential Planned Development (RPD), not to exceed 120 dwelling units in either a townhouse or single-family configuration or mix of both types of housing.

Property Area: ±19.99 Acres

Property Location: The subject property is located on Orange Boulevard, approximately 4,000 feet south and east of the intersection of Orange River Boulevard and State Road 80. Located on the north side of Orange River Boulevard, the subject property is located east of Lorraine Drive and west of Woodbrier Drive.

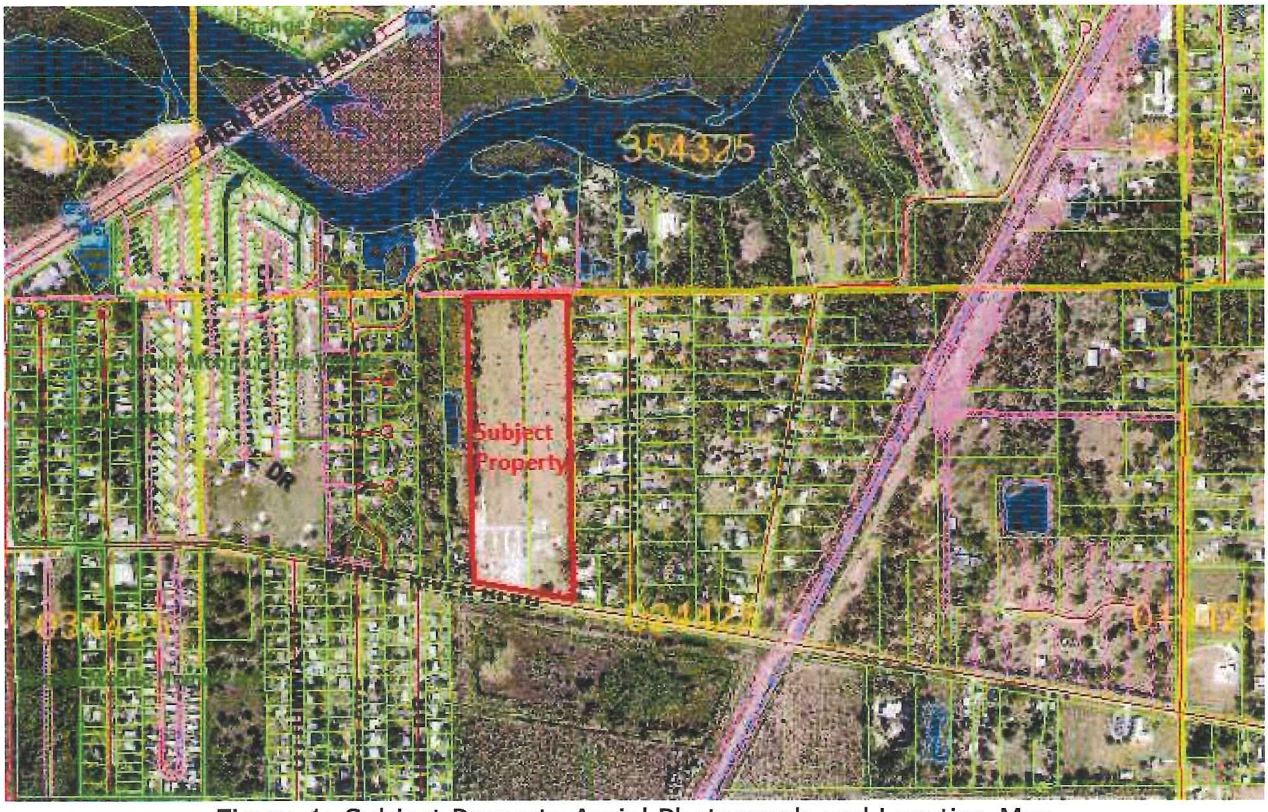


Figure 1: Subject Property Aerial Photograph and Location Map

Future Land Use Designation: The subject property is designated Urban Community on the Lee County Future Land Use Map. Policy 1.1.4 of the Lee County Comprehensive Plan (Lee Plan) states, "The Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, South Fort Myers, Iona/McGregor, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6) with future development in this category encouraged to be developed as a mixed use, as described in Objective 11.1, where appropriate. Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units."

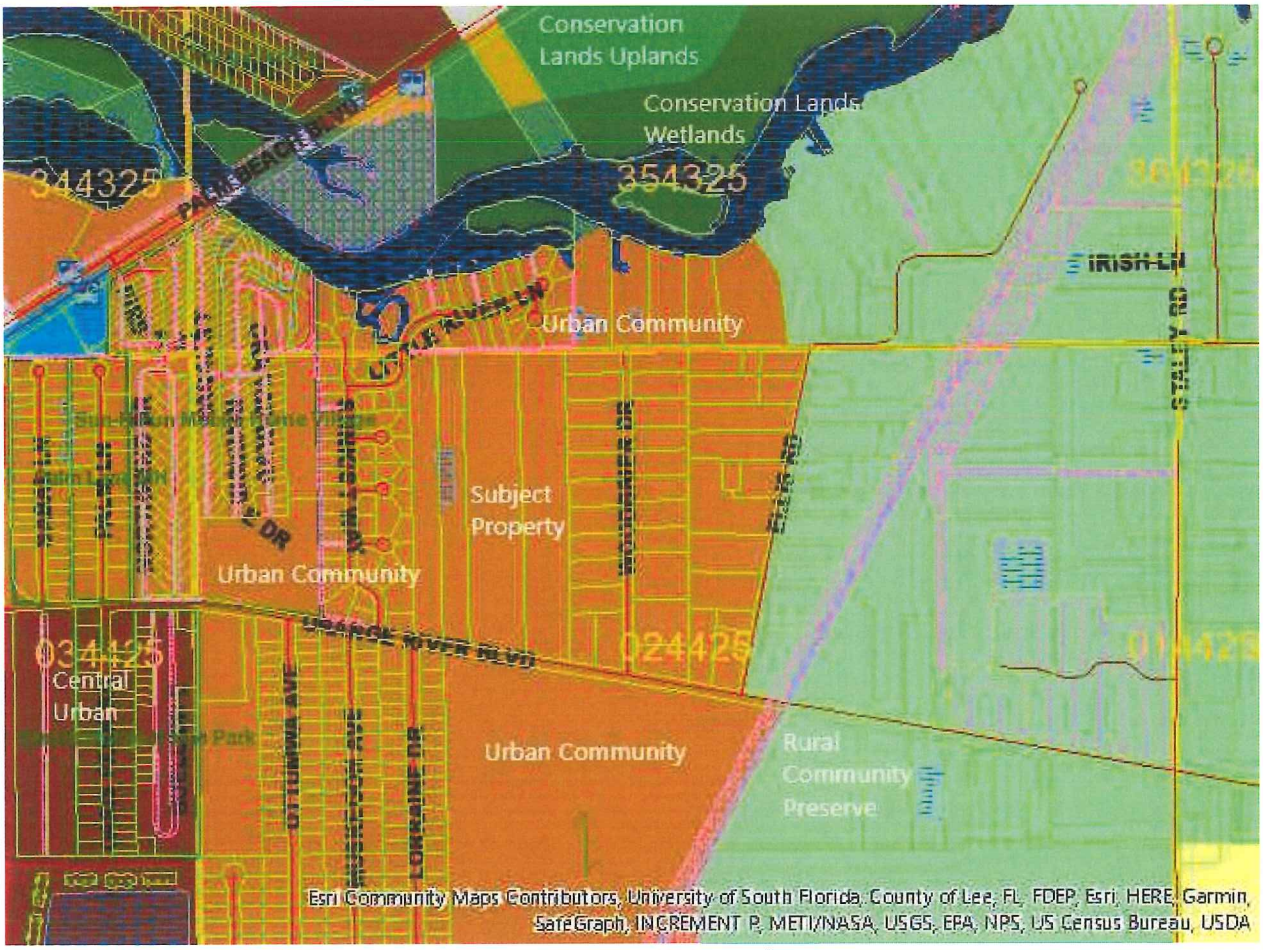


Figure 2: Excerpt, Future Land Use Map

Zoning Designation: The subject property is currently zoned AG-2. According to Lee Land Development Code (LDC) Section 34-651, "The purpose of the agricultural districts is: (1) To provide areas for the establishment or continuation of agricultural operations, with residential uses being permitted as ancillary to agricultural uses; and (2) To accommodate those individuals who understand and desire to live in an agricultural environment."

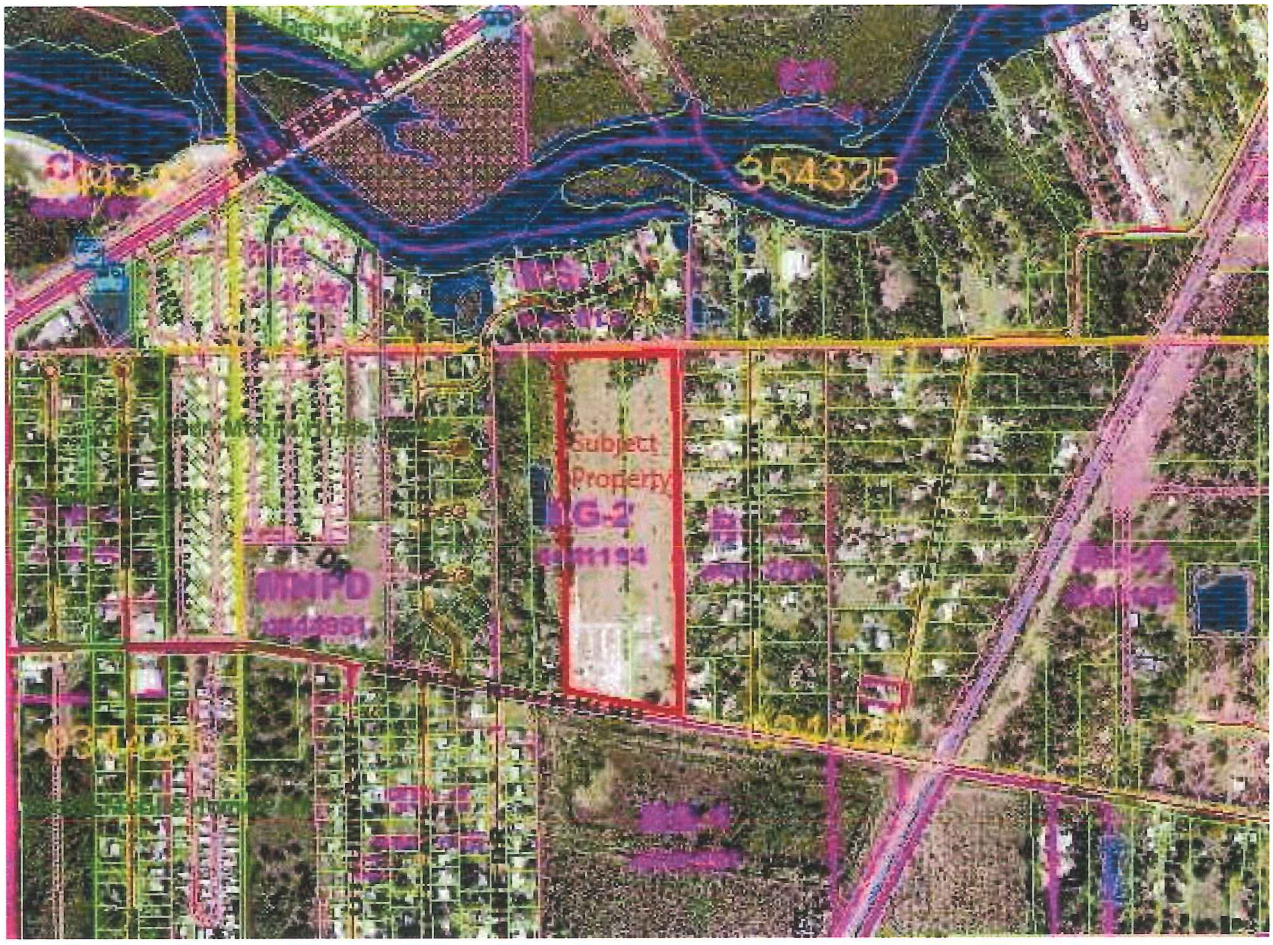


Figure 3: Zoning Map

Regarding planned developments in general, the LDC, Section 34-612(1), states, "The purpose and intent of the various planned development districts is to further implement the goals, objectives and policies of the Lee Plan while providing some degree of flexibility in planning and designing developments by: a. Facilitating state of the art site planning in order to improve the quality of the built environment and to ensure the most economical use of land and public resources; b. Stimulating, where appropriate, the integration of new development with surrounding land uses, providing for consistency and visual harmony through various techniques, including screening and buffering, sign control, architectural controls and landscape design; c. Encouraging multiple or mixed use development strategies, including the use of several housing types, the provision of several uses in combination such

as residential and neighborhood commercial, office and light industry, and other analogous combinations; d. Promoting improved and unifying design techniques that reduce dependence on vehicular movement within the development, encourage the use of joint parking and loading facilities, provide for joint access, and generally maintain adequate service and facilities while avoiding negative impacts on surrounding land use and traffic circulation; e. Encouraging patterns of land use that support more economical provision of infrastructure; f. Providing a mechanism by which the preservation or conservation of historic or natural resources and environmental amenities, including open space, may be ensured; g. Providing a mechanism for offsetting any increased cost of the premature commitment of capital by any public utility or service provider through developer donations and dedications of capital, through private provisions and operation of services and facilities, or through a system of impact fees; h. Providing a process and record on which developers, public officials, the general public and the consumers of development may rely; and i. Providing for the protection and preservation of historic resources through reuse, sensitive adaptive use, compatible design and rehabilitation. Use and development regulations for planned development districts are provided in division 9 of this article."

The proposed development will provide housing alternatives for the population increase anticipated in unincorporated Lee County, offering housing options that include single-family and townhouse styles. The project will have on-site recreation and open space areas, and in located in an area designated for urban uses. The subject property was formerly a salvage yard and the proposed development represents an infill development that seeks to convert the former salvage yard into residential use. The request is consistent with the general language found in the LDC regarding planned developments.

More specifically, Section 34-931(b) states, regarding Residential Planned Developments, "RPD residential planned development and MHPD mobile home planned development districts. (1) The intent of the RPD and MHPD districts is to further the general purpose of planned developments set forth in section 34-612(2) as it relates to residential areas. (2) It is also the intent of these districts to provide a property owner or land developer with a development technique that can increase residential density and its ancillary development in areas designated by the Lee Plan as being in the rural or outer island categories, provided that the proposed development shall be completely independent of County-subsidized facilities and services, and that the project will not have an adverse economic, environmental, fiscal or social impact to its surrounding environs or to the County. (3) The principal use of any residential or mobile home planned development is human habitation in permanent year-round dwelling units. However, the RPD and MHPD districts permit some limited nonresidential uses for the convenience of the residents and the welfare of the public."

As was the case with the general language, the proposed RPD is consistent with the more specific parameters of the RPD district found in the LDC. The proposal will provide housing choices for future residents, is in an area with no negative environmental features that would impact the proposed use, seeks to convert a property that was once a salvage yard into a

residential project, and is located in an area designated for urban development by the Lee Plan.

Surrounding Land Uses: Adjacent to the subject property on the west is vacant, undeveloped property. Beyond the vacant property to the west and adjacent to the north is the Orange river Hills subdivision, a single-family residential use. To the northeast are located metes and bounds single-family lots. Adjacent to the east are single-family lots in the Terry Tice and Vandawalkers Subdivision. To the southeast is a vacant property owned by the Lee County School Board. Adjacent to the south is Orange River Boulevard, and south of that roadway are located single-family residential uses in the Terry Tice and Vandawalkers Subdivision and Sengs Subdivision. Further to the west, on the north and south sides of Orange River Boulevard, respectively, are the Sun N Fun and Siesta Mobile Home Parks.

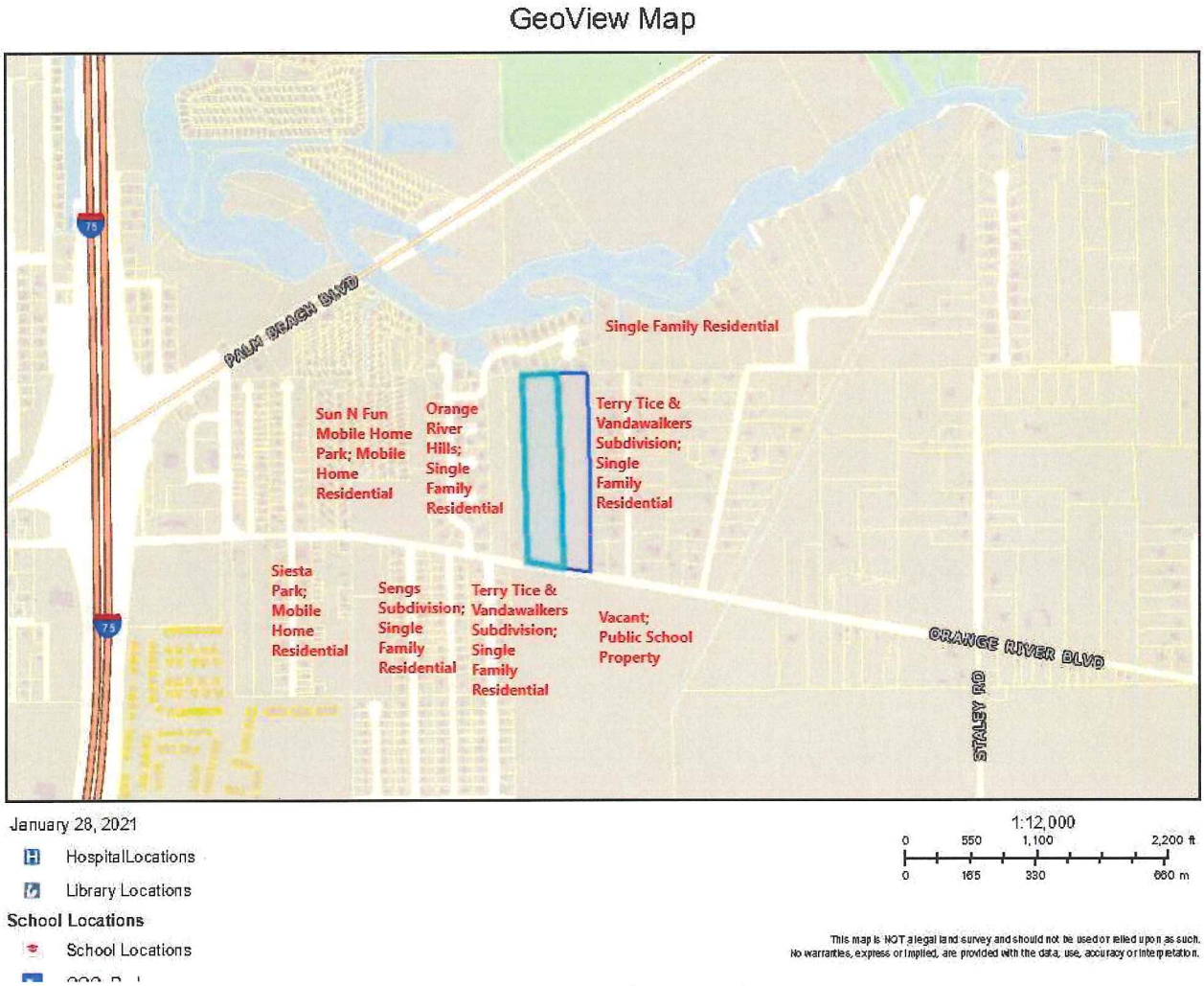


Figure 4: Surrounding Land Uses

	Subject	West	North	East	South
FLUM Designation	Urban Community	Urban Community	Urban Community	Urban Community	Urban Community
Zoning Category	AG-2	AG-2 & RS-1	RS-1	RS-1	RS-1
Actual Land Use	Vacant; grazing	Vacant; Single-Family	Single-Family	Single-Family	Vacant, Public School Board; Single-Family
Notes	Property is also in Caloosahatchee Shores Planning District	2 vacant parcels, each ±150' in width; Orange River Hills Subdivision	Orange River Hills Subdivision directly adjacent to the north	Terry Tice & Vandawalkers Subdivision	School Board property; Terry Tice and Vandawalkers Subdivision & Sungs Subdivision

Table 1: Subject and Surrounding Property Land Use Characteristics



Figure 5: Utility Service Provider, Potable Water

Utilities: The subject property is located within Lee County Utilities Service Areas for both potable water and wastewater treatment. (See Figures 5 and 6.) Lee County Utilities has provided letters of availability for both services. Additionally, access to electricity, cable, and telephone are available in the right of way for Orange River Boulevard.

Other Urban Services: The subject property is located in unincorporated Lee County; protective services are provided by the Lee County Sheriff's Department. The distance to the Sheriff's Office in downtown Ft. Myers is ±7.0 miles from the subject property. The subject property is located within the Tice Fire District, with Station 201 located approximately 2.2 miles from the subject property at Lexington and Workmen Way. Emergency Medical Services are provided by Lee County, also located at Station 201.

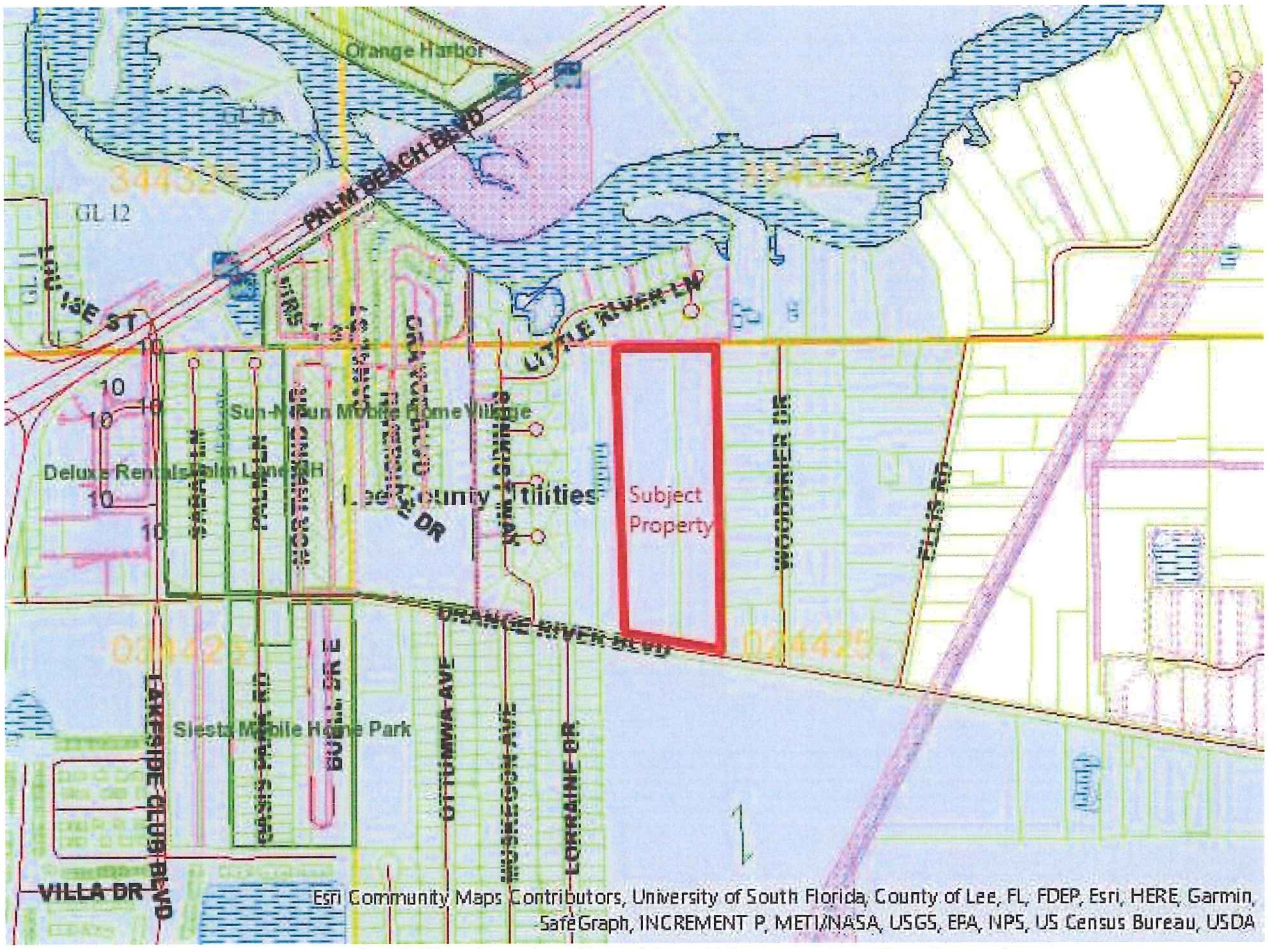


Figure 6: Utility Service Provider, Wastewater Treatment

Topography, Soils and FLUCCS: Figure 7 is a USGS Quadrangle Map showing the subject property. Additionally, as part of the submittal, a sealed survey has been provided that includes topographic information. Based upon the data found in these two documents, it appears that the general topography of the site slopes from a high point in the southeast corner of the site to the low point in the northeast corner of the site. The preliminary master concept plan provides for detention/retention facilities along the westerly and northerly boundaries of the site.

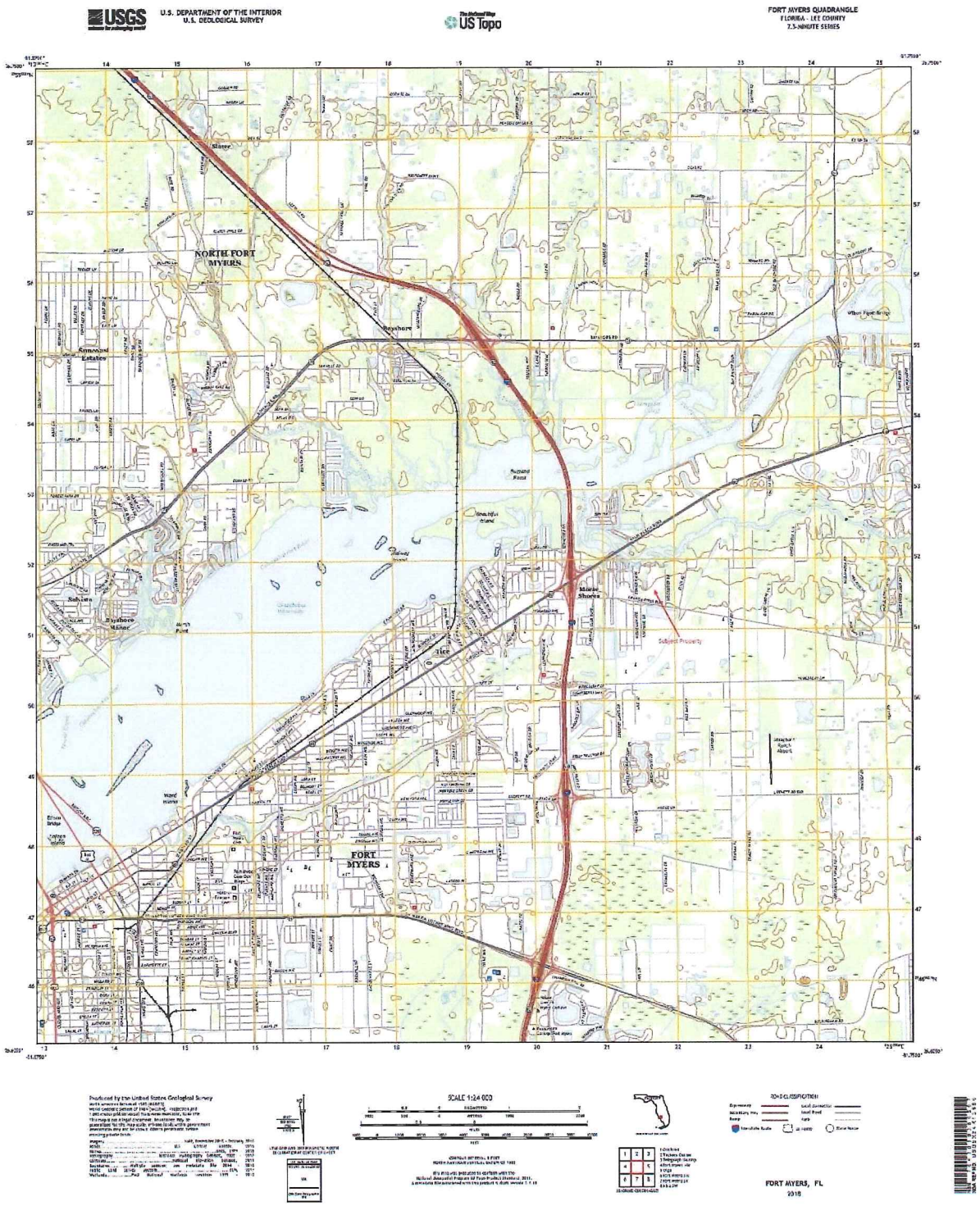


Figure 7: USGS Quadrangle Map with Subject Property

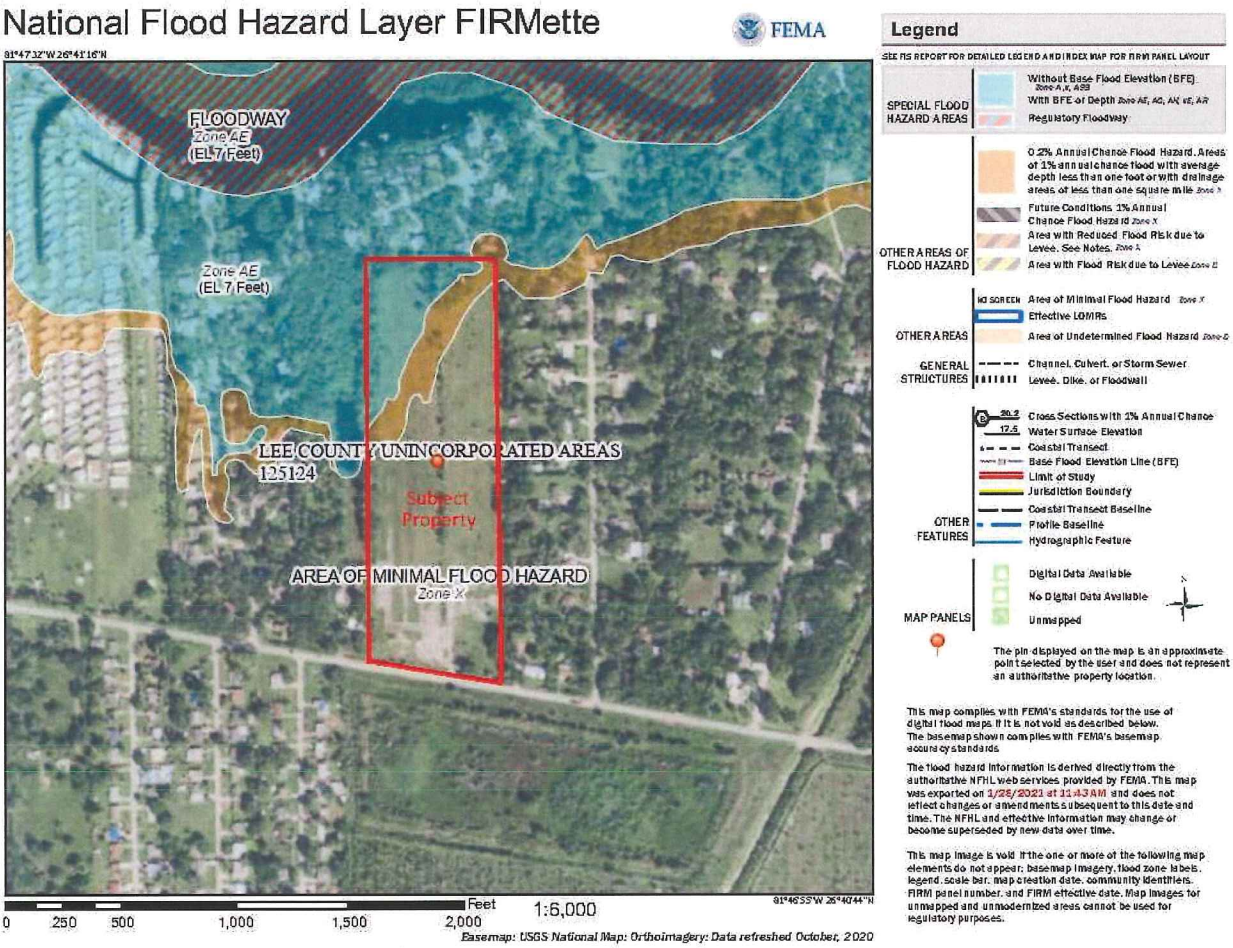


Figure 8: FIRMette Map with Subject Property

Flood Zones: A review of the FIRM data shows an area of Special Flood Hazard in the northeast portion of the subject property. (See Figure 8.) The balance of the subject property is located in Flood Zone X.

Surface Water Management:
Existing Conditions
The existing site is mostly cattle pasture with some paved areas on the south end. The topography of the site ranges from elevation 15 on the north end to elevation 4 on the south end. There is an existing ditch, on the northern end of the site, on the western and northern boundaries. This ditch drains a pond on the adjacent property to the west and lots on the north. The existing ditch will not be impacted as part of the proposed development and therefore will continue to provide drainage for the adjacent properties.

Proposed Surface Water Management System
The Master Concept Plan depicts two (2) lakes. Lake 1 will provide all of the water quality and attenuation for the proposed development. Lake 2 will be outside of the water

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management system and will provide additional storage capacity for the adjacent properties. This application requests a deviation for reduced lake setbacks to 25'. This reduced setback will allow for positive drainage from the adjacent properties and additional storage volume since the lake will be larger. Lake 2 excavation will begin at the top of bank of the existing ditch where it abuts the ditch.

An interceptor swale will be provided on the eastern boundary of the property to maintain positive drainage from the existing adjacent residential homes to the east. This swale will route external runoff to Lake 2.

South Florida Water Management District regulations will be implemented to ensure that pre-development water quality and quantity metrics will be met. On-site detention facilities will generally be located as shown on the Master Concept Plan with a mix of grassed conveyance features used as part of the low impact design. Drainage from roofs will be directed into downspouts and swales. Grading and filling will be part of the overall drainage plan and will be used to address any areas of Special Flood Hazard located on the subject property. Internally the roads will utilize closed drainage with gutters directing stormwater to drainage inlets which will connect to underground pipe and be routed between the lots, to Lake 1. Lake 1 will have a control structure in the northwest corner. This control structure will outfall to the existing ditch on the west side of the property. The 2 lakes will be designed with different control elevations consistent with the existing groundwater conditions.

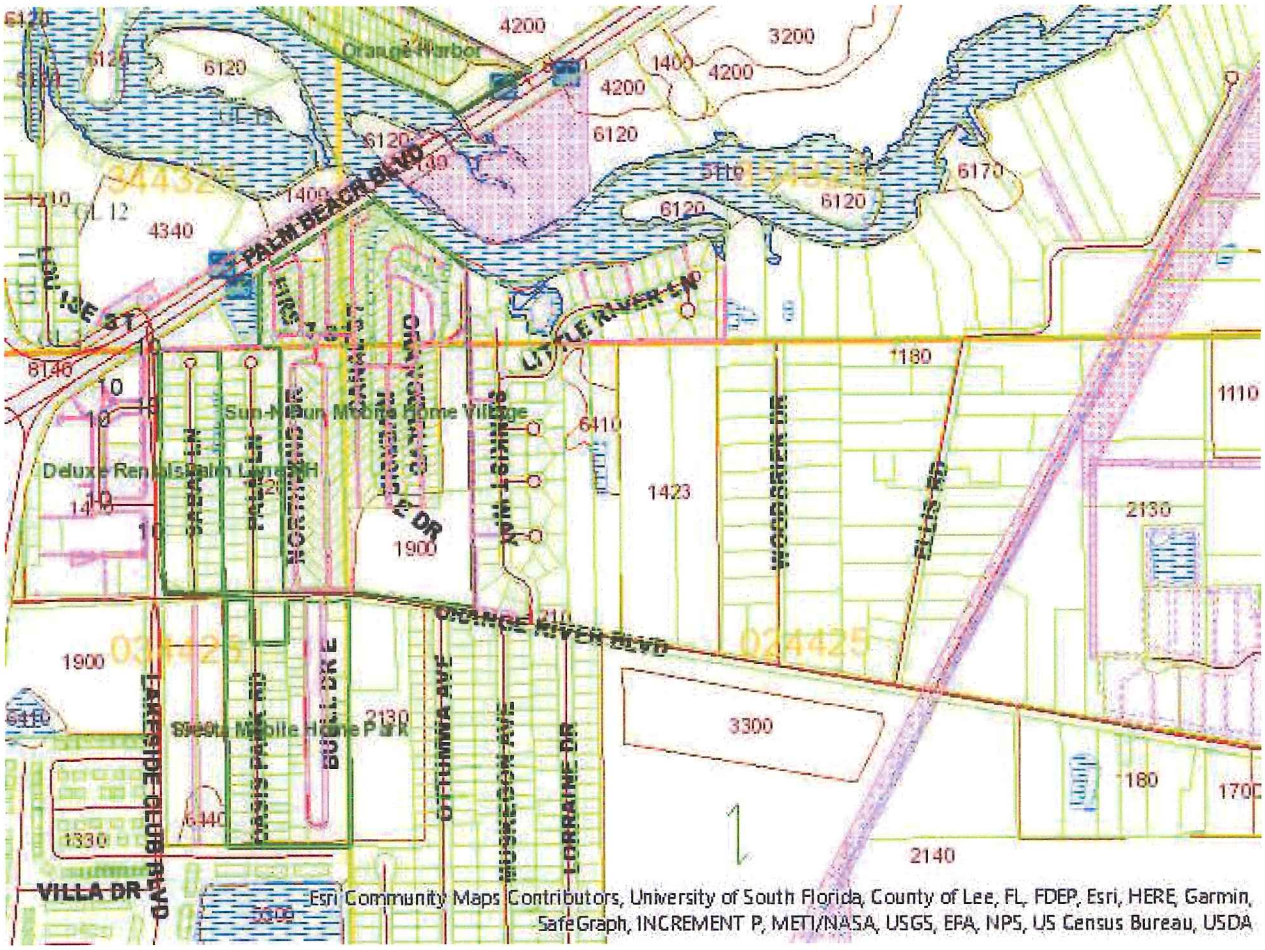


Figure 9: FLUCCS Map

FLUCCS: Figure 9 shows the Florida Land Use and Cover Classification System map obtained from Lee County's Geographic Information Systems. The data reflects the former use of the property as a junk yard and auto salvage facility.

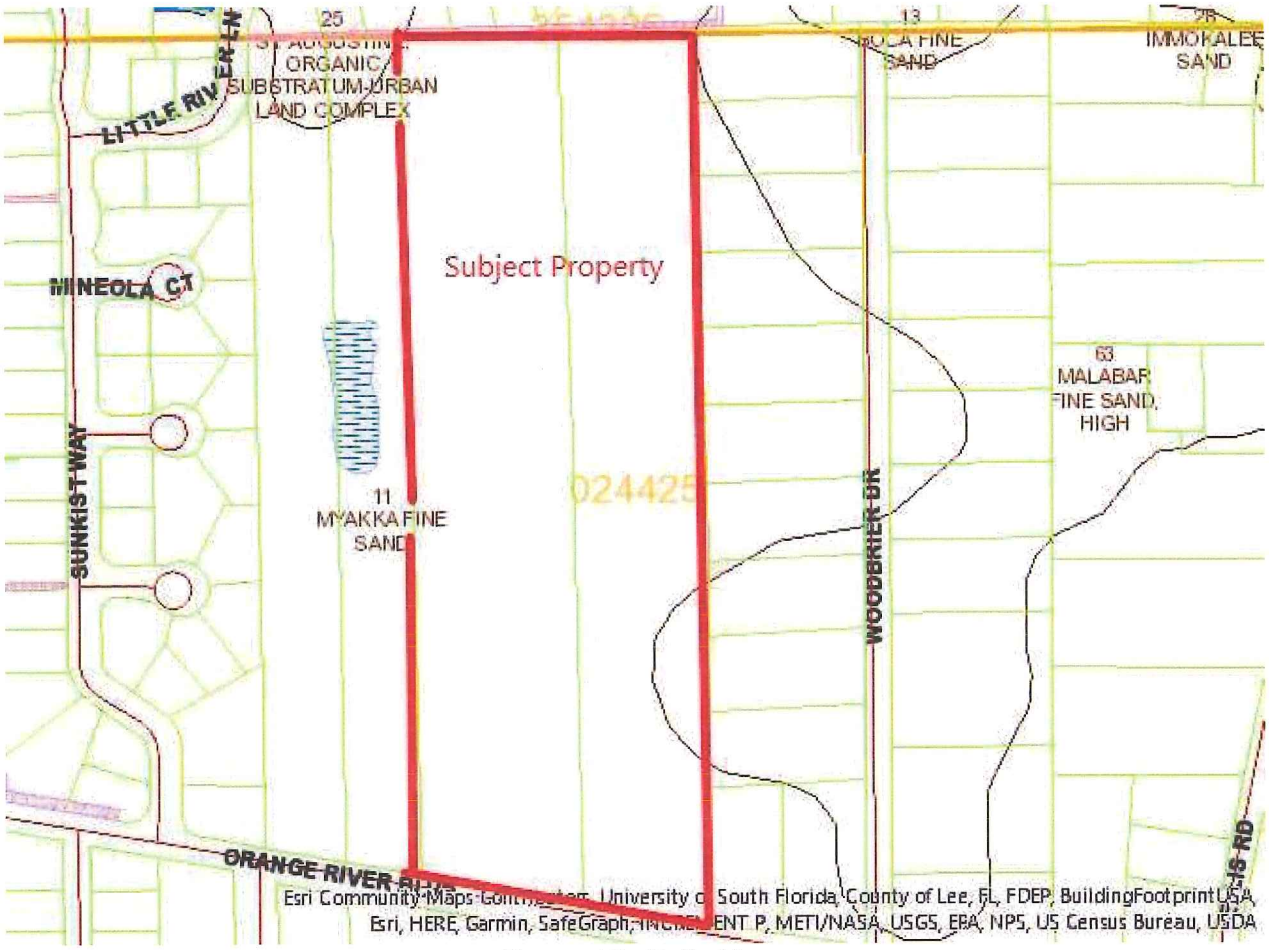


Figure 10: Soils Map

Soils: Soils on the site are primarily Mayakka Fine Sands with a small portion along the easterly boundary of the site listed as Malabar Find Sand. Neither type of soils offer abnormal or extraordinary challenges for development as compared to surrounding development.

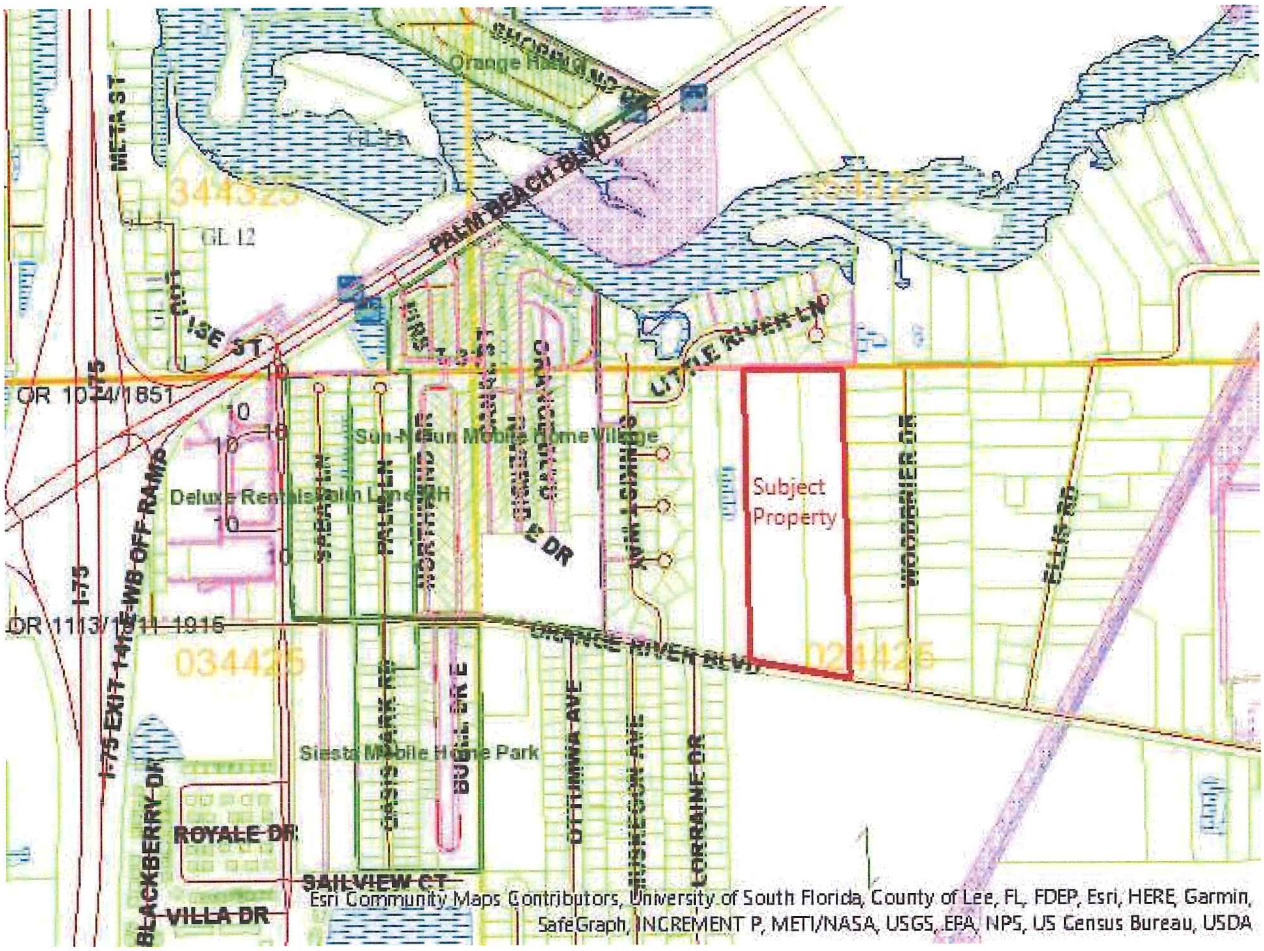


Figure 11: Transit Map

Transit: LeeTran provides transit service along S. R. 80, Palm Beach Blvd. The closest transit stop to the subject property is on S. R. 80, east of the intersection of Orange River Blvd. and S. R. 80, ±4,700' from the subject property.

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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

ORANGE RIVER BOULEVARD RPD

(PROJECT NO. F2102.04)

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

February 9, 2021

TRANSPORTATION CONSULTANTS, INC

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II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. CONCLUSION

TR TRANSPORTATION CONSULTANTS, INC

I. INTRODUCTION

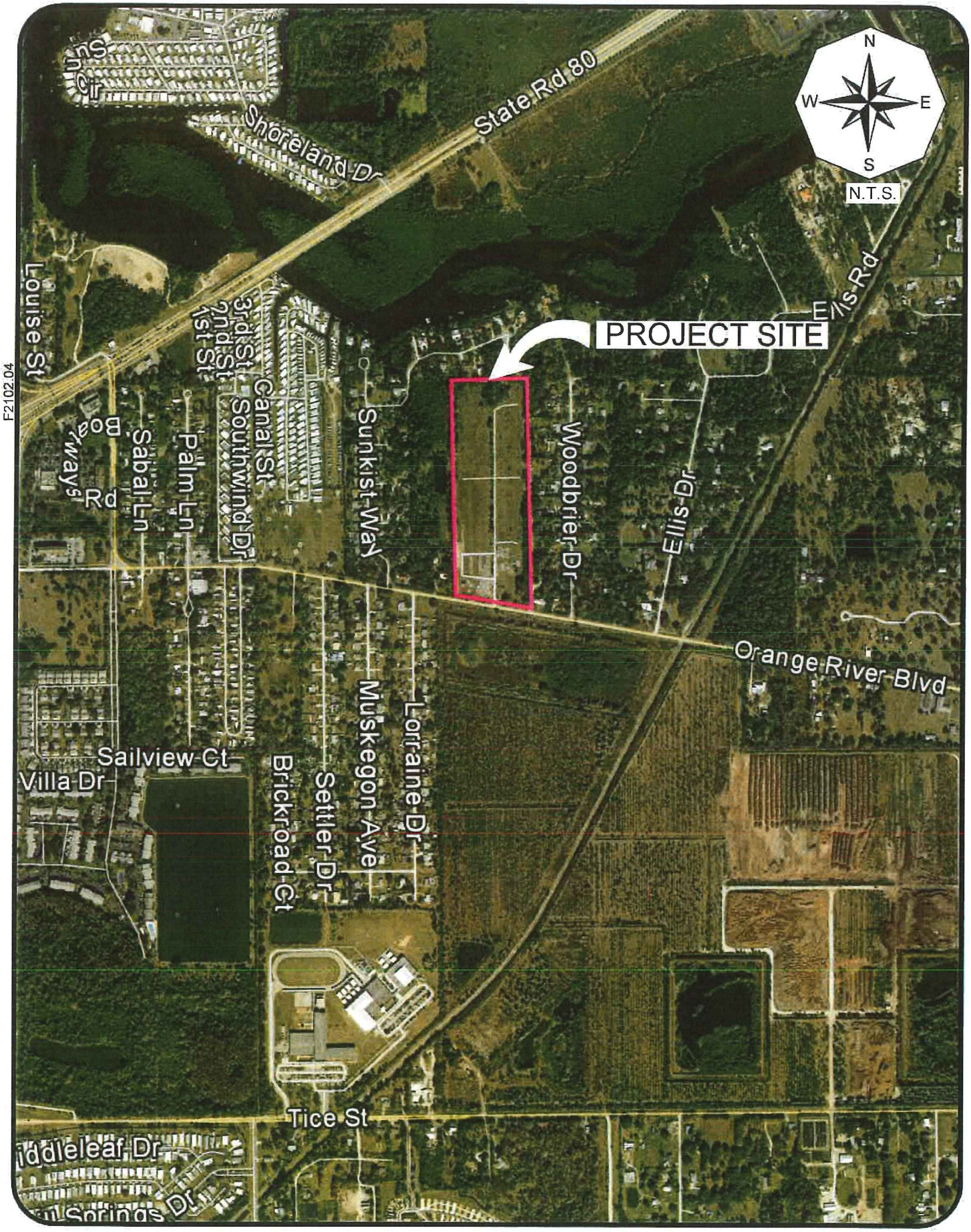
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The subject site is located on the north side of Orange River Boulevard approximately ¾ of a mile east of the Palm Beach Boulevard intersection in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The current zoning on the subject site is AG-2. The applicant is requesting a rezoning on the approximately 19.7 acres of property to RPD (Residential Planned Development) to allow the subject site to be developed with up to 120 residential dwelling units. Access to the subject site is proposed to Orange River Boulevard.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the site access drive was completed and an analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

II. EXISTING CONDITIONS

The site was previously occupied by an auto salvage yard and is now currently vacant. The site is bordered by residential uses to the north, east and west and by Orange River Boulevard to the south.



TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
ORANGE RIVER BLVD. RPD

Figure 1

Orange River Boulevard is an east/west two-lane undivided Collector roadway that borders the subject site to the south. Based on Lee County Road Maintenance System webpage, Orange River Boulevard has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

Palm Beach Boulevard (SR 80) is an east/west six lane divided arterial within the vicinity of the subject site. Palm Beach Boulevard has a posted speed limit of 55 mph and is under the jurisdiction of the Florida Department of Transportation.

III. PROPOSED DEVELOPMENT

The applicant is proposing to rezone the subject site from AG-2 to RPD (Residential Planned Development) to allow the subject site to be developed with up to 120 residential dwelling units. Both single family and multi-family dwelling units are requested on the Schedule of Uses. Should the site be developed entirely with Single Family Detached homes, a maximum of 60 dwelling units could be accommodated on the site. Should the site be developed entirely with multi-family dwelling units, a maximum of 120 units could be accommodated on the site. For this analysis, a mix of both Single Family Detached homes and multi-family attached homes were analyzed. Based on input from the project team, the site was analyzed based on the full development of 30 Single Family Detached homes and 90 multi-family attached homes (2-stories), for a total of 120 dwelling units. The land uses utilized for the purpose of this analysis are summarized within **Table 1** below.

Table 1
Land Uses
Orange River Boulevard RPD

Land Use	Size
Multifamily Housing (Low Rise) (LUC 220)	90 dwelling units
Single Family Detached Homes (LUC 210)	30 dwelling units

Access to the subject site is proposed to Orange River Boulevard.

IV. TRIP GENERATION

The trip generation for the proposed development 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 Single Family dwelling units and Land Use Code 220 (Multifamily Housing Low-Rise) was utilized for the multi-family residential uses. This scenario generates more peak hour trips than if the property were developed with 100% of the 120 units as Single Family Detached or 100% multi-family units. This is demonstrated by the trip generation comparison located in the Appendix of this report. The equations from LUC 210 and LUC 220 are contained in the Appendix of this report for reference. **Table 2** indicates the anticipated weekday A.M. and P.M. peak hour trip generation of the subject site. The anticipated daily trip generation of the subject site is also indicated within Table 2.

Table 2
Trip Generation
Orange River Boulevard RPD

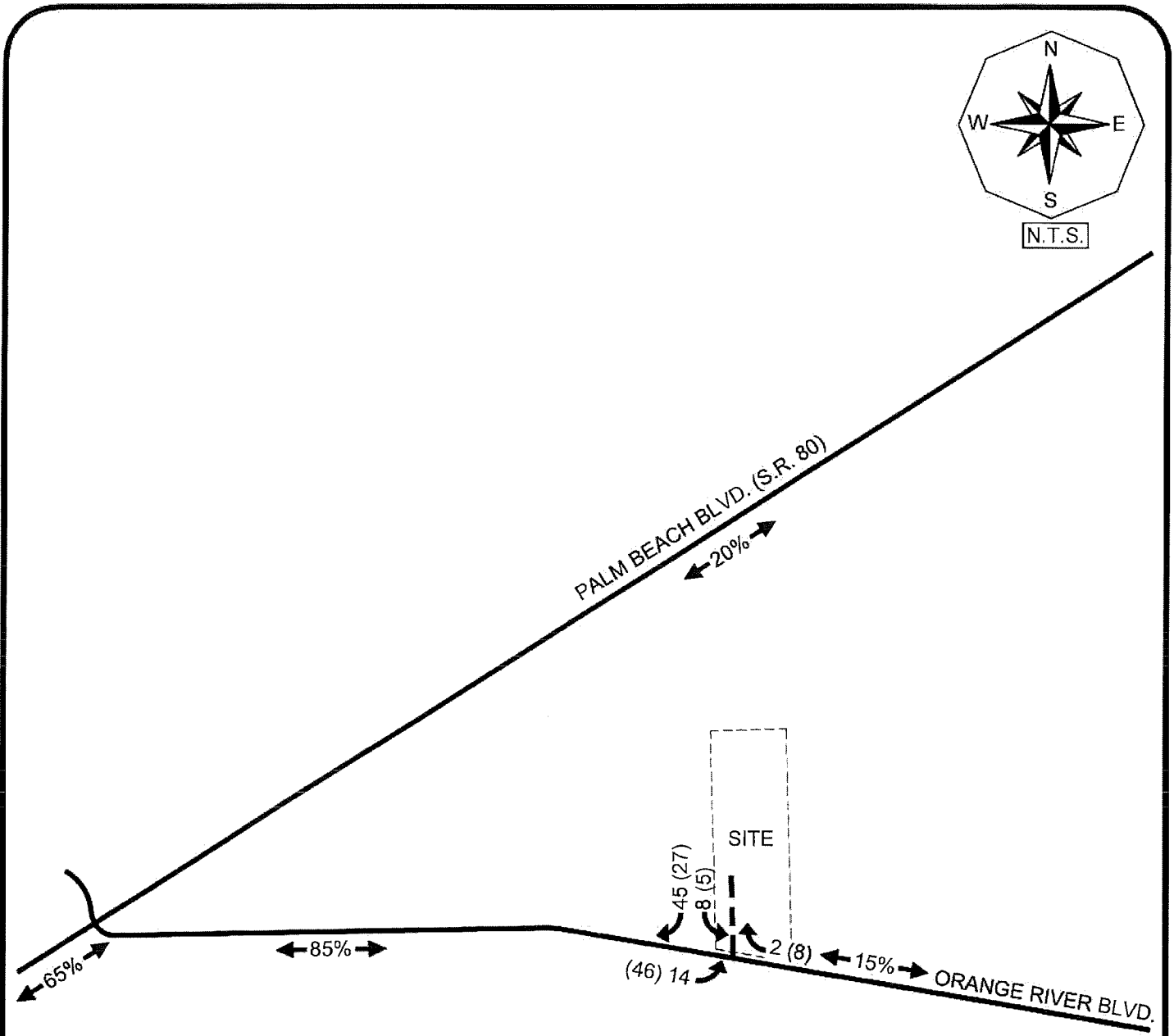
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Multifamily Housing Low-Rise (90 Dwelling Units)	10	33	43	34	20	54	640
Single Family Detached (30 Units)	6	20	26	20	12	32	343
Total Trips	16	53	69	54	32	86	983

V. TRIP DISTRIBUTION

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

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines. **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links in the vicinity of the subject site will accommodate greater than 10% of the Peak Hour – Peak Direction Level of Service "C" volumes. The Level of Service Volumes for Orange River Boulevard were taken from the ***Lee County Generalized Peak Hour Directional Service Volumes*** table and the Level of Service Volumes for Palm Beach Boulevard were taken from the Florida Department of Transportation's ***Quality/Level of Service Handbook***, Table 7 for Generalized Peak Hour Directional Service Volumes for Florida's Urbanized Areas. From Table 1A, Orange River Boulevard between Palm Beach Boulevard and the site access is the only roadway shown to be significantly impacted by the proposed development.

F2102.04



LEGEND

← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
←(000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
←20%→ PERCENT TRIP DISTRIBUTION

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TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT ORANGE RIVER BLVD. RPD

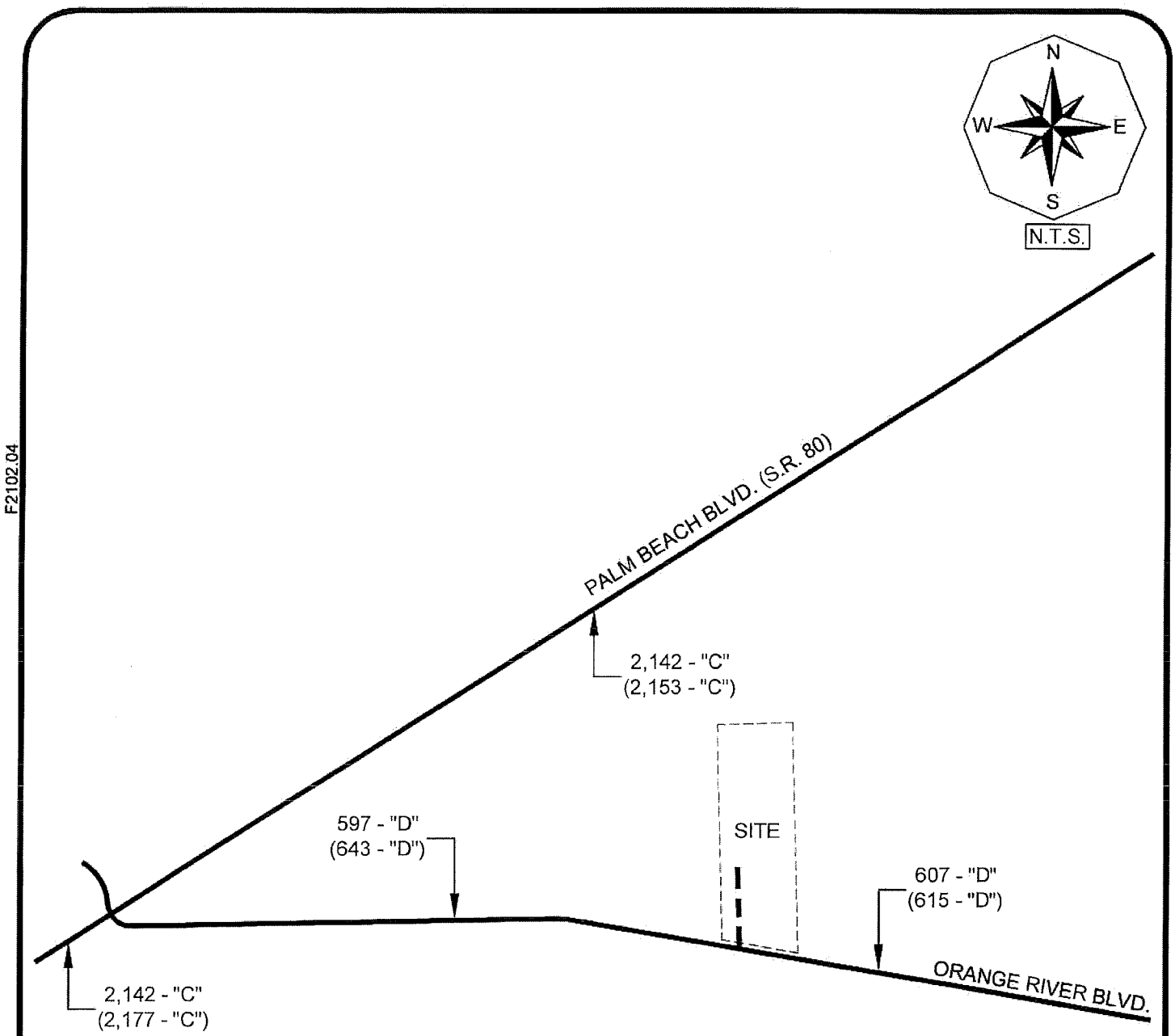
Figure 2

VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2026 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links that could be significantly impacted by this development. The growth rates were obtained through comparisons of annual traffic data obtained from 2019 ***FDOT Traffic Information Online*** resource. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2026 without the development and year 2026 with the development.

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2026 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained by multiplying the 2019 AADT volumes by the K-Factor and D-Factor for that particular count station.

Figure 3 indicates the year 2026 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure was derived from Table 2A contained in the Appendix.



LEGEND

XXX - "X" 2026 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION

(XXX -"X") 2026 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS PM PEAK HOUR PROJECT TRIPS AND LEVEL OF SERVICE DESIGNATION

TR TRANSPORTATION CONSULTANTS, INC

PROJECTED 2026 LEVEL OF SERVICE ANALYSIS
ORANGE RIVER BLVD. RPD

Figure 3

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Figure 3 details the Level of Service for all links inside the project's area of influence based on this analysis. In comparing the links' functional classification and calculated 2026 traffic volumes to the Service Volume Tables, it was determined that all roadway links will continue to operate at an acceptable Level of Service in 2026 both with and without the proposed development. Orange River Boulevard is shown to operate at LOS "D" in 2026 both with and without the project trips added to the roadway and Palm Beach Boulevard is shown to operate at LOS "C" in 2026 both with and without the project trips added to the roadway. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the rezoning of the subject site.

VIII. CONCLUSION

The development of the approximate 19.7 acres with up to 120 residential dwelling units on property along Orange River Boulevard in Lee County, Florida will not degrade the roadway Level of Service on the roadways within the study area. All of the roadway links will continue to operate at an acceptable Level of Service pursuant to the Lee County Comprehensive Plan in 2026 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. The transportation mitigation for this project will be accommodated for in the payment of road impact fees to the County at time of building permits.

Site specific turn lane improvements along Orange River Boulevard at the site access drive intersection will be evaluated based on the Lee County Turn Lane Policy at the time of the Development Order application.

APPENDIX

TABLES 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
ORANGE RIVER BLVD. RPD

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 69 VPH IN= 16 OUT= 53

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 86 VPH IN= 54 OUT= 32

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Orange River Blvd.	E. of Site	2LN	0	0	310	660	740	15%	8	2.6%
	W. of Site	2LN	0	0	310	660	740	85%	46	**14.8%**
Palm Beach Blvd.	E. of Orange River	6LD	0	0	2,940	3,020	3,020	20%	11	0.4%
	W. of Orange River	6LD	0	0	2,940	3,020	3,020	65%	35	1.2%

* The Level of Service thresholds were for Palm Beach Blvd. were taken from FDOT Q/LOS Handbook (Table 7) and for Orange River Blvd. from the Lee County Generalized Service Volume Table.

- Denotes a Significantly Impacted Roadway Link

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
ORANGE RIVER BLVD. RPD

Station	K- Factor	D- Factor
126005	0.09	0.54
124615	0.09	0.55
124202	0.09	0.55

TOTAL PROJECT TRAFFIC AM = 69 VPH IN = 16 OUT= 53

TOTAL PROJECT TRAFFIC PM = 86 VPH IN= 54 OUT= 32

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	LATEST ADT	YRS OF GROWTH.[1]	ANNUAL RATE	2019 PK HR PK SEASON PEAK DIR.[2] VOLUME	2026 PK HR PK SEASON PEAK DIRECTION LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2026 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2026 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Orange River Blvd.	E. of Site	124202	6,300	8,800	7	4.89%	435	607 D	0.82	15%	8	8	615	D	0.83	615	D	0.83
	W. of Site	124615	7,400	9,600	8	3.31%	475	597 D	0.81	85%	45	46	642	D	0.87	643	D	0.87
Palm Beach Blvd.	E. of Orange River	126005	26,888	35,000	8	3.35%	1,701	2,142 C	0.71	20%	11	11	2,153	C	0.71	2,153	C	0.71
	W. of Orange River	126005	26,888	35,000	8	3.35%	1,701	2,142 C	0.71	65%	34	35	2,177	C	0.72	2,177	C	0.72

1 Annual Growth Rate was calculated utilizing AADT data from 2019 FDOT Traffic Information Online resource. A minimum growth rate of 2% was utilized due a low or negative calculated growth rate.

2 2019 peak hour peak season peak direction traffic volumes were obtained by multiplying the 2019 AADT by the K-Factor and D-Factor for that Count Station

LEE COUNTY GENERALIZED SERVICE VOLUMES ON COLLECTORS

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 MANUAL

LEVEL OF SERVICE THRESHOLDS

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

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 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 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

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

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 HCM 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 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 Implementation Office
https://www.fdot.gov/planning/systems/

TRAFFIC DATA FROM FDOT

TRAFFIC REPORT ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 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
2019	35000 F	0	0	9.00	54.00	12.30
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
2019 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4615 - ORANGE RIVER ROAD, NORTH OF ORANGE RIVER ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9600 F	N 4900	S 4700	9.00	54.90	6.80
2018	9200 C	N 4700	S 4500	9.00	55.20	6.80
2017	8500 T	N 4300	S 4200	9.00	54.90	11.10
2016	8100 S	N 4100	S 4000	9.00	54.80	7.20
2015	7700 F	N 3900	S 3800	9.00	55.50	7.20
2014	7300 C	N 3700	S 3600	9.00	55.20	7.20
2013	7400 S	0	0	9.00	55.00	5.20
2012	7400 F	0	0	9.00	55.30	10.80
2011	7400 C	N 0	S 0	9.00	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
2019 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
2019	8800 F	E 4400	W 4400	9.50	54.90	7.70
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

TRIP GENERATION EQUATIONS

Single-Family Detached Housing
(210)

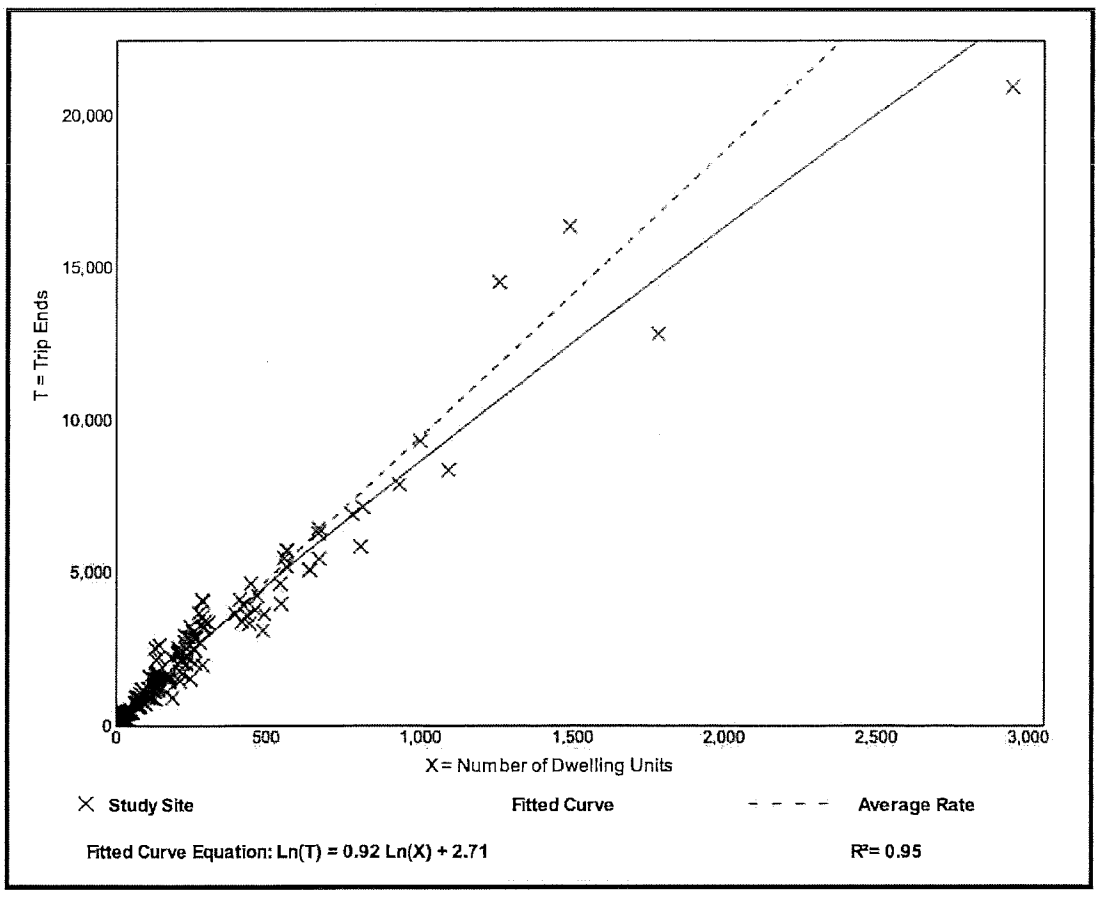
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



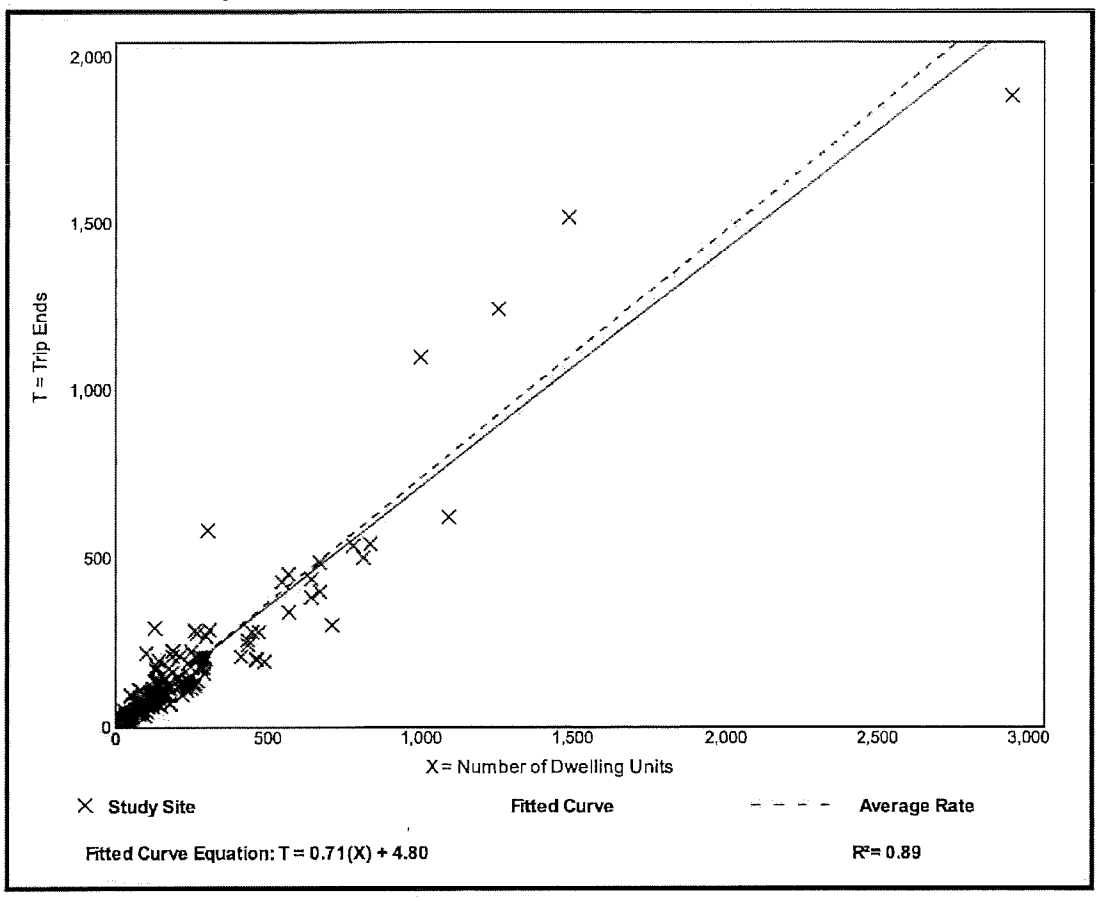
Single-Family Detached Housing
(210)

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



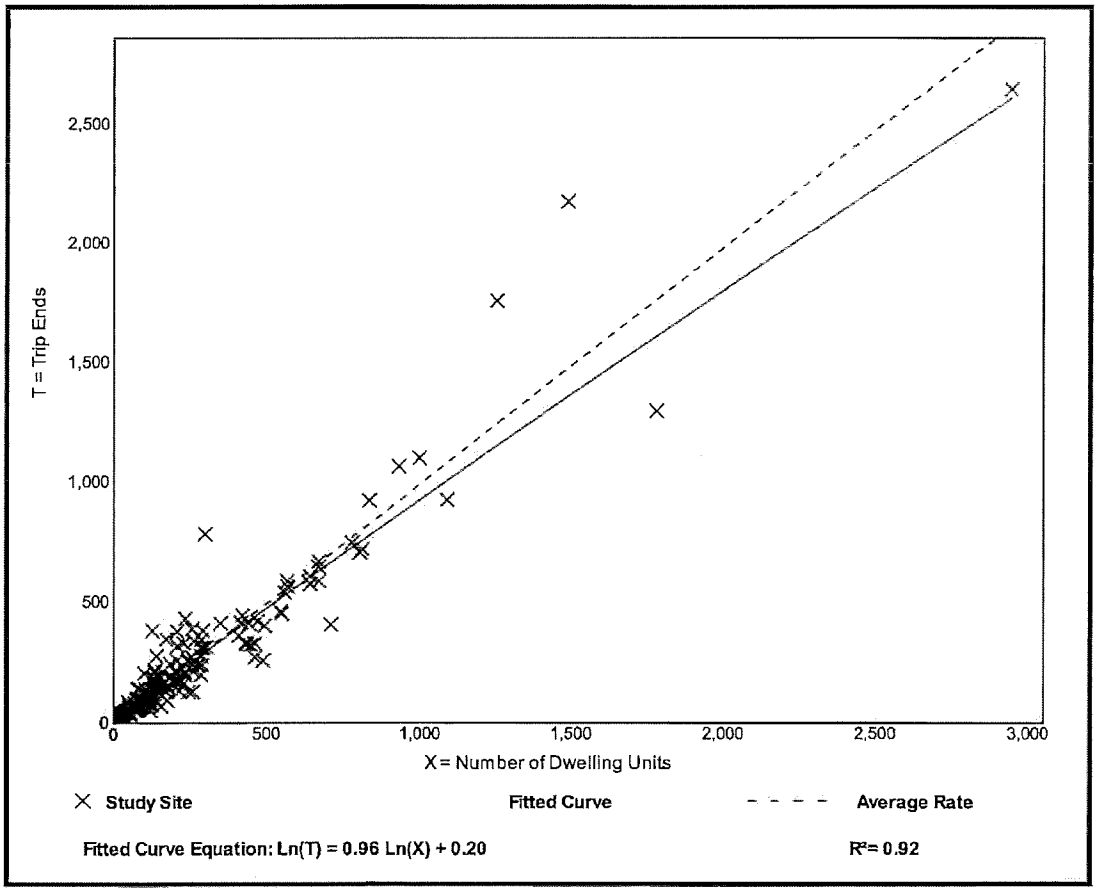
Single-Family Detached Housing
(210)

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



Multifamily Housing (Low-Rise)
(220)

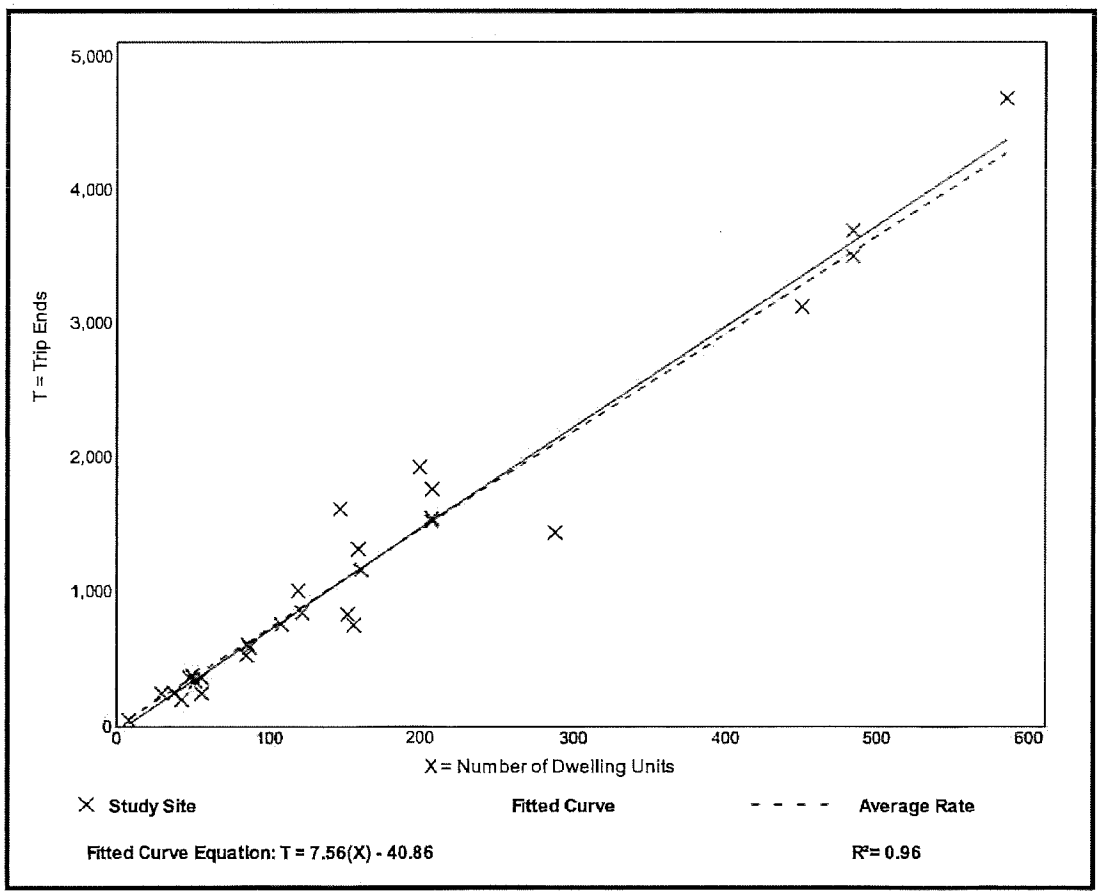
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



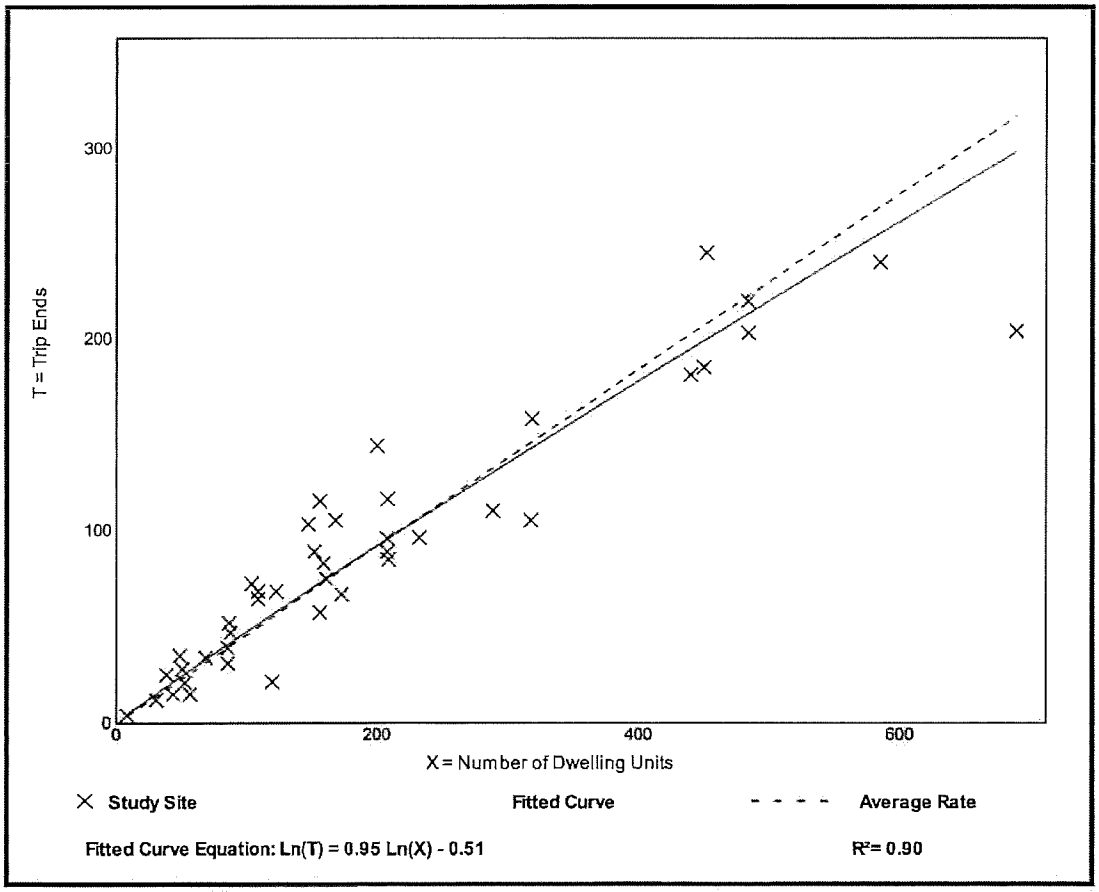
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 42
Avg. Num. of Dwelling Units: 199
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



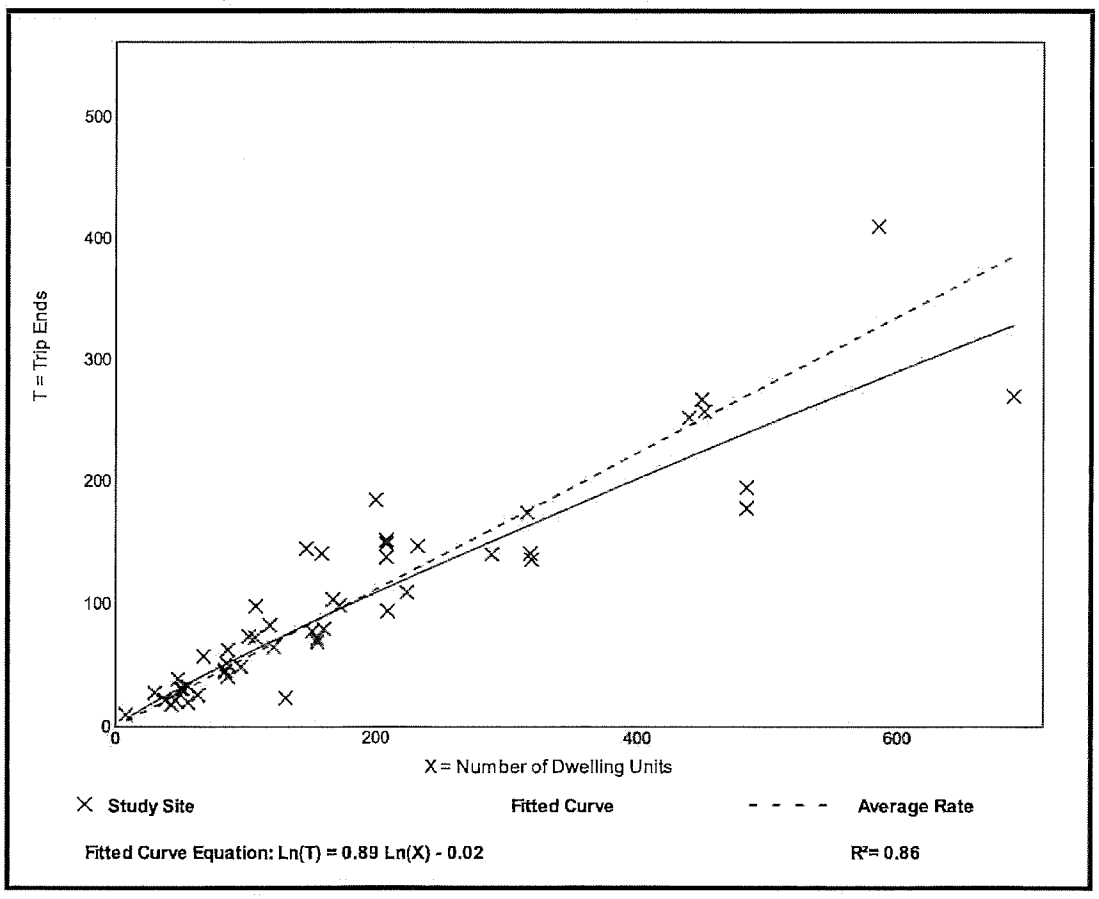
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 50
Avg. Num. of Dwelling Units: 187
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Trip Generation
60 Single Family Units
Orange River Boulevard RPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Single Family Detached (60 Units)	11	36	47	39	23	62	650

Trip Generation
120 Multi-Family Units
Orange River Boulevard RPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Multifamily Housing Low-Rise (120 Dwelling Units)	13	44	57	44	25	69	866

Trip Generation
30 Single Family/90 Multi-Family Units
Orange River Boulevard RPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Multifamily Housing Low-Rise (90 Dwelling Units)	10	33	43	34	20	54	640
Single Family Detached (30 Units)	6	20	26	20	12	32	343
Total Trips	16	53	69	54	32	86	983

Exhibit A

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF
A PARCEL OF LAND LYING IN
SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, BEING A PORTION OF BLOCK 2, TERRY TICE & VANDAWALKERS, RECORDED IN PLAT BOOK 1, PAGE 46, PUBLIC RECORDS OF SAID LEE COUNTY AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER, NORTHEAST EAST QUARTER, NORTHWEST QUARTER OF SAID SECTION 2; THENCE N 89°18'35" E ALONG THE NORTH LINE OF SAID SECTION FOR 112.50 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N 89°18'35" E ALONG SAID NORTH LINE FOR 547.51 FEET; THENCE S 00°43'07" E FOR 1,641.04 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ORANGE RIVER BOULEVARD (58 FEET WIDE RIGHT-OF-WAY); THENCE N 80°48'26" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 553.75 FEET; THENCE N 00°47'36" W FOR 1,545.99 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS: 19.99 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

NORTH IS BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN NORTH LINE OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS N 89°18'35" E.

DESCRIPTION PREPARED: 02-12-2021

Digitally signed by Allen M Vose III
Date: 2021.02.12 11:05:02 -05'00'

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 02-12-2021
S:\Jobs\85XX\8595\Survey\Descriptions\ORANGE RIVER BOULEVARD LGL.DOC
S:\Jobs\85XX\8595\Survey\Descriptions\ORANGE RIVER BOULEVARD SKT.DWG

ALLEN M. VOSE, III
LICENSE NUMBER
No. 7191
STATE OF FLORIDA
Professional Surveyor and Mapper

REVIEWED
DCI2021-00005
Rick Burris, Principal Planner
Lee County DCD/Planning
5/17/2021

• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

ATTACHMENT K

DCI2021-00005 Lee County ePlan

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State of Florida

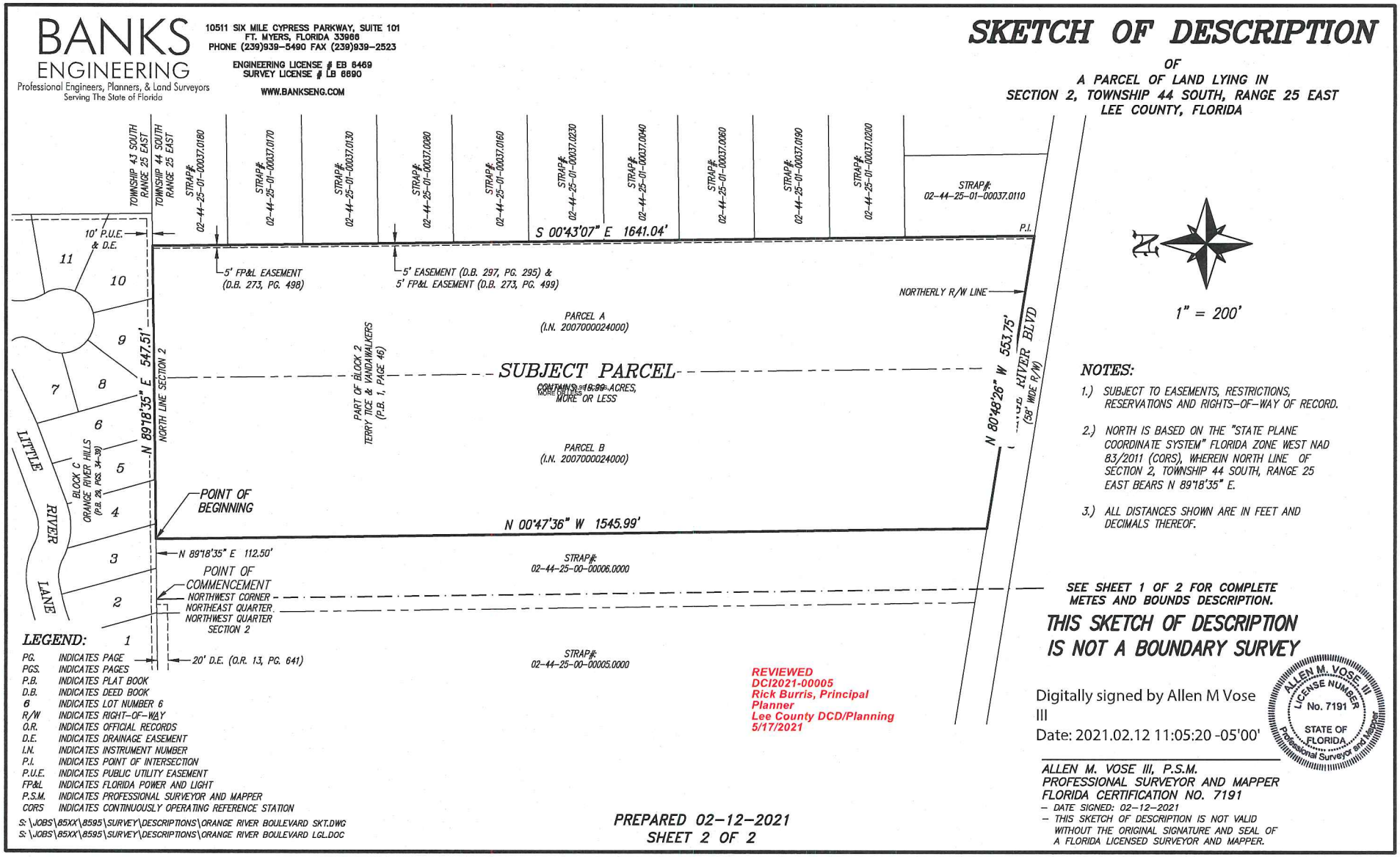
10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

SKETCH OF DESCRIPTION

OF
A PARCEL OF LAND LYING IN
SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



1" = 200'

NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) NORTH IS BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN NORTH LINE OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS N 89°18'35" E.

3.) ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

LEGEND:

PG.	INDICATES PAGE
PGS.	INDICATES PAGES
P.B.	INDICATES PLAT BOOK
D.B.	INDICATES DEED BOOK
6	INDICATES LOT NUMBER 6
R/W	INDICATES RIGHT-OF-WAY
O.R.	INDICATES OFFICIAL RECORDS
D.E.	INDICATES DRAINAGE EASEMENT
I.N.	INDICATES INSTRUMENT NUMBER
P.I.	INDICATES POINT OF INTERSECTION
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT
FP&L	INDICATES FLORIDA POWER AND LIGHT
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
CORS	INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

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REVIEWED
DCI2021-00005
Rick Burris, Principal Planner
Lee County DCD/Planning
5/17/2021

Digitally signed by Allen M Vose III
Date: 2021.02.12 11:05:20 -05'00'

ALLEN M. VOSE III
LICENSE NUMBER No. 7191
STATE OF FLORIDA
Professional Surveyor and Mapper

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
- DATE SIGNED: 02-12-2021
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 02-12-2021
SHEET 2 OF 2