APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Alico Crossroads

Project Description: Amendment to the Comprehensive plan to allow for the change in zoning from a retail / office / hotel development to a residential community with office and hotel uses.

Map(s) to Be Amended:

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

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1. **Name of Applicant:** Stock Development
   Address: 2639 Professional Cir.
   City, State, Zip: Naples, FL, 34119
   Phone Number: 239-449-5227 E-mail: kgelder@stockdevelopment.com

2. **Name of Contact:** Daniel DeLisi, AICP
   Address: 520 27th Street
   City, State, Zip: West Palm Beach, FL 33407
   Phone Number: 239-913-7159 E-mail: dan@delisi-inc.com

3. **Owner(s) of Record:** Three Oaks Land Company, LLC c/o Stock Investments
   Address: 1200 Centenial Blvd. #400
   City, State, Zip: Hobart, WI 54155
   Phone Number: E-mail:

4. **Property Location:**
   1. Site Address: 16541 Three Oaks Pkwy., Fort Myers, FL 33912
   2. STRAP(s): 03-46-25-00-00001.1080

5. **Property Information:**
   Total Acreage of Property: 51.5 Total Acreage Included in Request: 51.5
   Total Uplands: 51.5 Total Wetlands: 0 Current Zoning: CPD
   Current Future Land Use Category(ies): Industrial Commercial Interchange
   Area in Each Future Land Use Category: 51.5 acres
   Existing Land Use: Vacant

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: N / A Commercial Intensity: 351,000 Industrial Intensity:

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 475 Commercial Intensity: 200,000 Industrial Intensity:

Public Facilities Impacts

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

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

   a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:

      i. Total peak hour trip generation less than 50 total trip ends – tripgeneration.

      ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.

      iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.

   b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space
   e. Public Schools

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

AFFIDAVIT

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

_____ _____
Signature of Applicant Date

_____
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ onlinenotarization on_____(date) by (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

_____
Signature of Notary Public

_____
(Name typed, printed or stamped)

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Kenneth A. Stoll, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 16541 Three Oaks Parkway, Fort Myers, FL 33912 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
N/A	

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

Kenneth G. Stock
Property Owner

KENNETH G. STOCK
Print Name

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

STATE OF ~~FLORIDA~~ MT
COUNTY OF ~~LEE~~ Gallatin

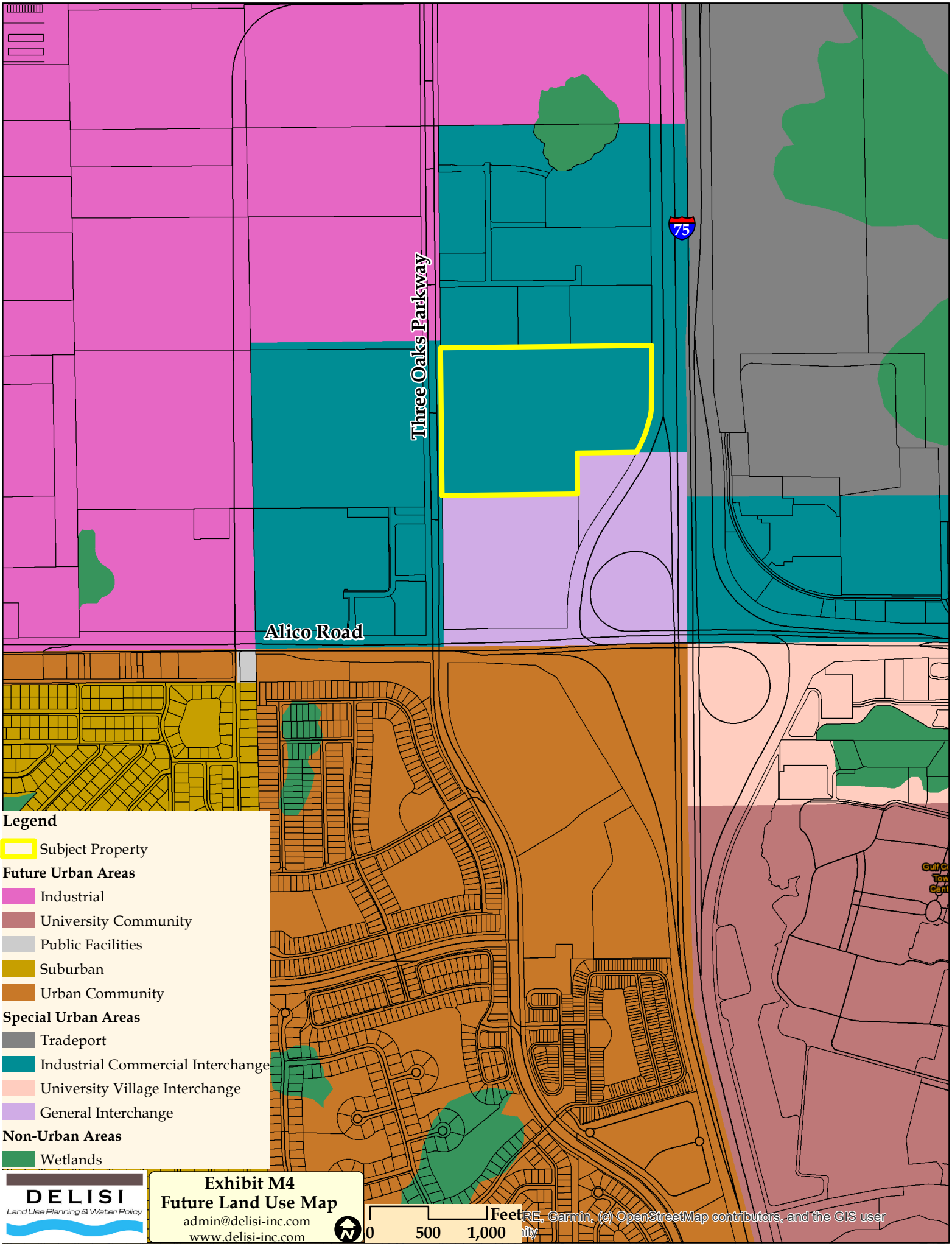
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, on 9-7-21 (date) by Kenneth G Stock (name of person providing oath or affirmation), who is personally known to me or who has produced Driver License (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

RYAN THOMPSON NOTARIAL SEAL STATE OF MONTANA

RYAN THOMPSON
NOTARY PUBLIC for the
State of Montana
Residing at Bozeman, MT
My Commission Expires
July 27, 2025.


Three Oaks Parkway
Alico Road
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Legend
Subject Property
Future Urban Areas
Industrial
University Community
Public Facilities
Suburban
Urban Community
Special Urban Areas
Tradeport
Industrial Commercial Interchange
University Village Interchange
General Interchange
Non-Urban Areas
Wetlands
DELISI
Land Use Planning & Water Policy
Exhibit M4
Future Land Use Map
admin@delisi-inc.com
www.delisi-inc.com
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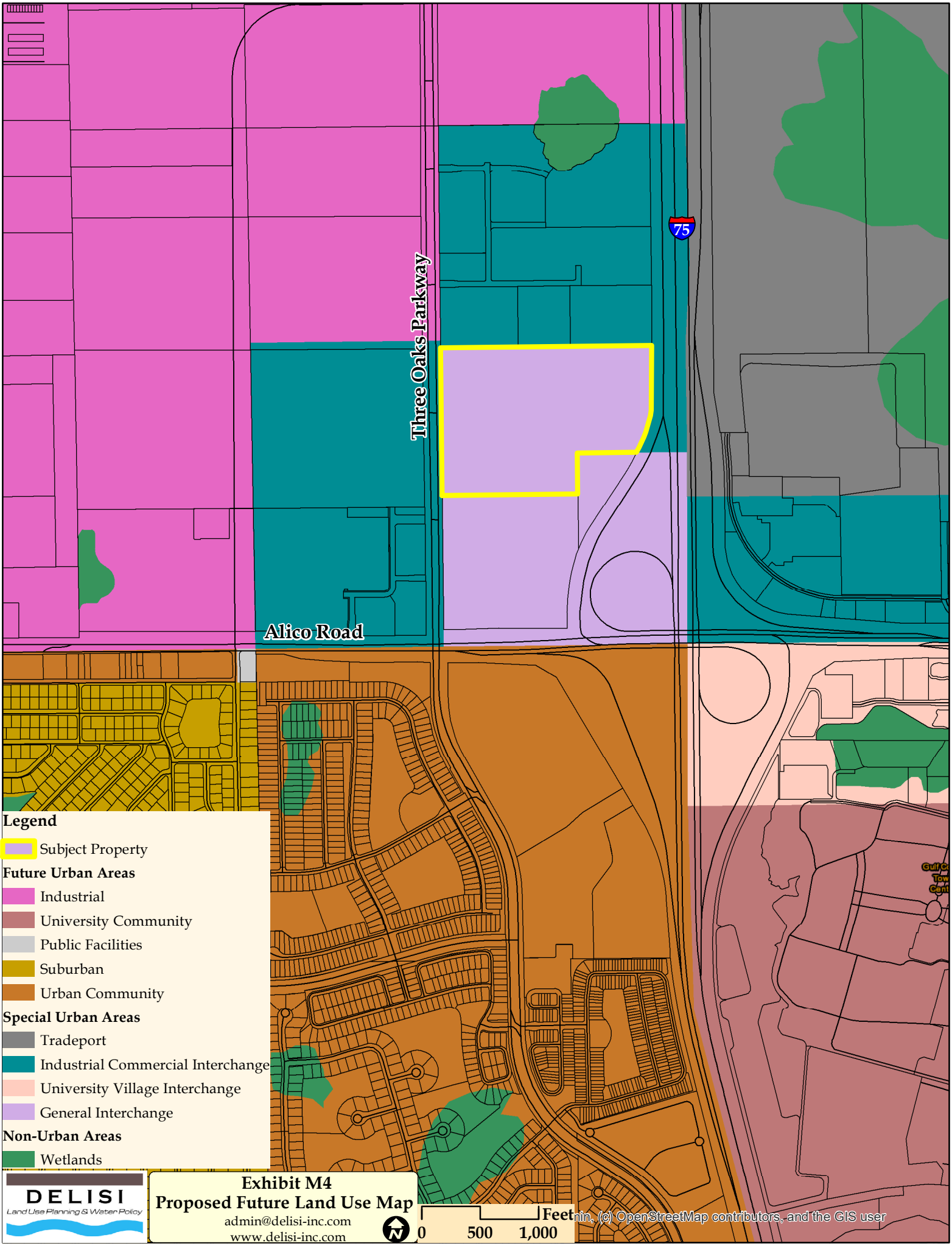
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Exhibit M4
Proposed Future Land Use Map
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www.delisi-inc.com
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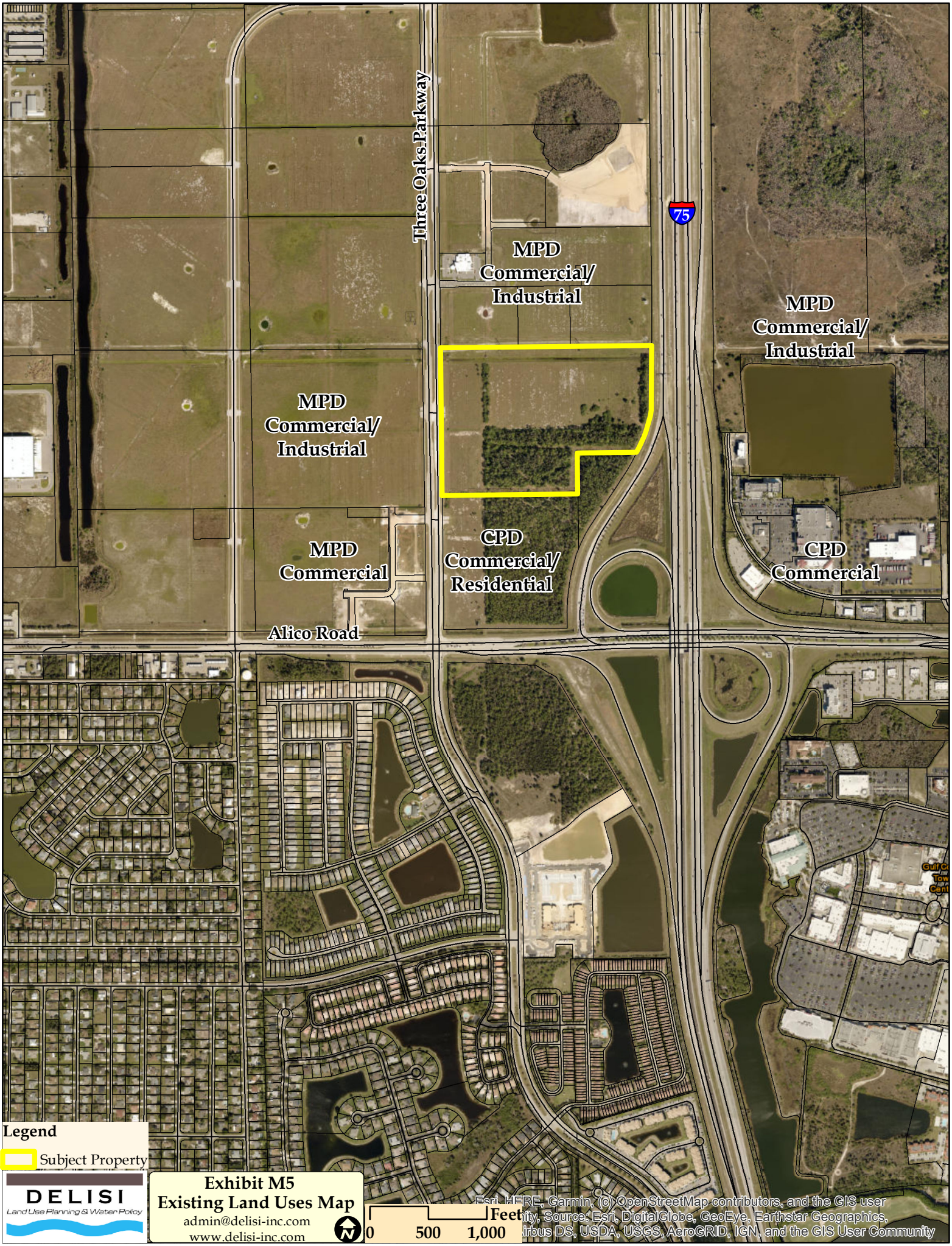
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Residential
CPD
Commercial
Alico Road
Legend
Subject Property
DELISI
Land Use Planning & Water Policy
Exhibit M5
Existing Land Uses Map
admin@delisi-inc.com
www.delisi-inc.com
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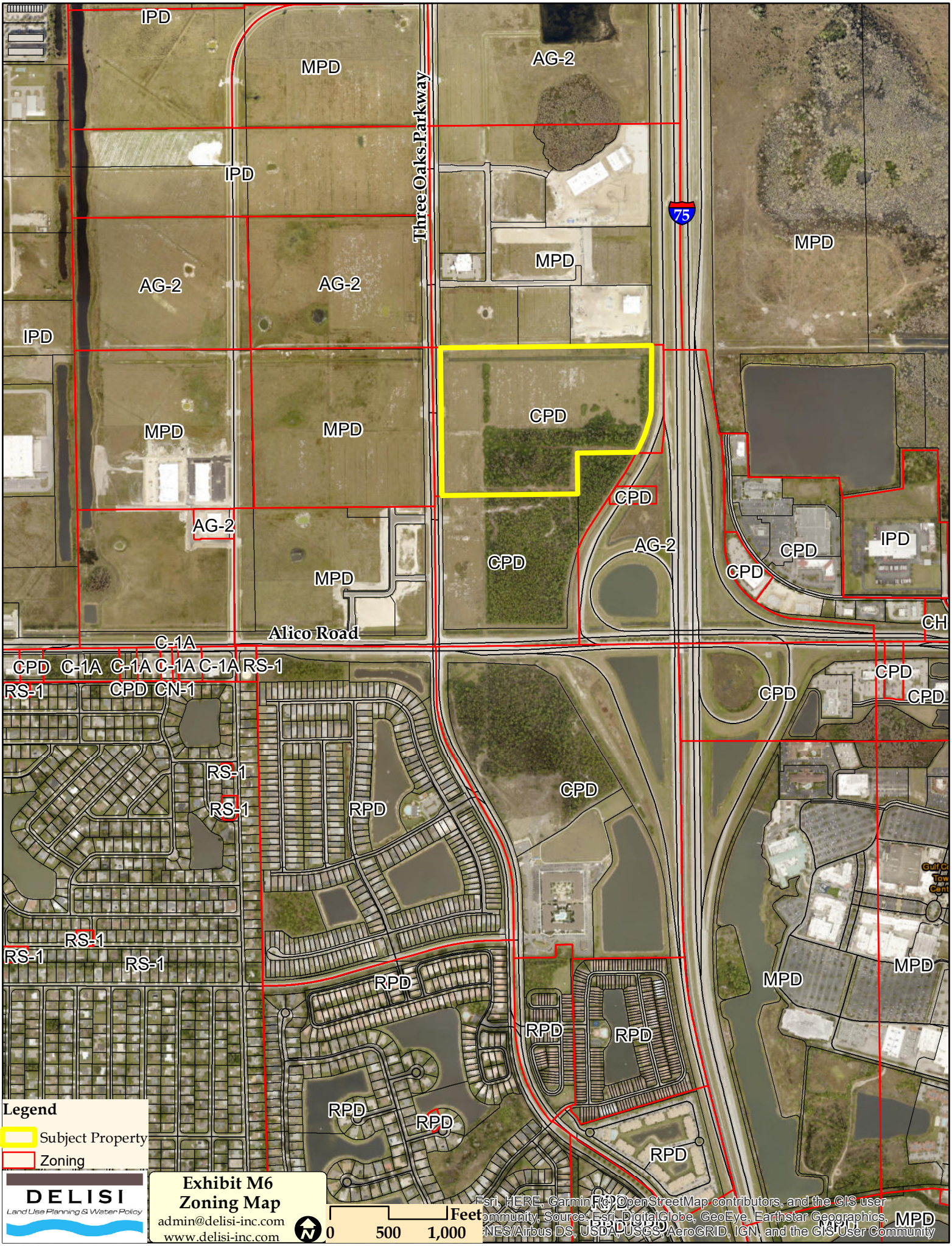
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Subject Property
Zoning
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Exhibit M6
Zoning Map
admin@delisi-inc.com
www.delisi-inc.com
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Esri, HERE, Garmin, FAO, OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

N
W E
S

SCALE: 1" = 100'

0 50' 100' 150' 200'

LEGEND

F.I.R.	FOUND 5/8" IRON ROD
S.I.R.	SET 5/8" IRON ROD & CAP #5560
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT
F.ALUM.	FOUND ALUMINUM CAP
F.A.C.	FLORIDA ADMINISTRATIVE CODE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
RNG.	RANGE
F.P.K.	FOUND PARKER KALON NAIL & DISK
(D)	LEGAL
(M)	MEASURED DATA
(C)	CALCULATED CLOSURE DATA
L.B.	LICENSED BUSINESS
P.B.	PLAT BOOK
PG.	PAGE
CP	CONCRETE PAD
C.L.F.	CHAIN LINK FENCE
W.P.P.	WOOD POWER POLE
T.O.B.	TOP OF BANK
O.R.	OFFICIAL RECORDS BOOK
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
GW	GUY WIRE
C.P.P.	CONCRETE POWER POLE
FPL	FLORIDA POWER & LIGHT CO.
℄	CENTERLINE
F.H.	FIRE HYDRANT
W.C.	WITNESS CORNER
E.M.	ELECTRIC METER
W.S.	WATER SERVICE
W.M.	WATER METER
C.B.	CATCH BASIN
M.E.	MITERED END
T.O.S.	TOE OF SLOPE
RCP	REINFORCED CONCRETE PIPE
C.M.P.	CORRUGATED METAL PIPE
W.V.	WATER VALVE
C.V.	COMCAST VAULT
U.E.	UTILITY EASEMENT
F.P.K.	FOUND PARKER KALON NAIL
El.	ELEVATION
O.0	SPOT ELEVATION
ELEC.	ELECTRIC SERVICE
S.MH	STORM MANHOLE
C.P.	CONCRETE PAD
WLP	WOOD LIGHT POLE
W.FEN.	WIRE FENCE
B.W.F.	BARBED WIRE FENCE
IAV.	INVERT
U.T.S.	TELEPHONE RISER
C.S.	CONTROL STRUCTURE
L.B.E.	LANDSCAPE BUFFER EASEMENT
TRAN.	TRANSFORMER PAD
H.W.	CONCRETE HEADWALL
CCV	CROWN CASTLE FIBER OPTIC VAULT
BBV	BROADBAND FIBER OPTIC VAULT
CV	CONCRETE VAULT NO ID
CLV	CENTURY LINK VAULT
BSV	SAMPLE VALVE
S.V.	SEWER VALVE
RW	PER RIGHT-OF-WAY LESS AND EXCEPT PARCEL DEEDS
M.A.E.	MAINTENANCE ACCESS EASEMENT
P.U.E	PUBLIC UTILITY EASEMENT
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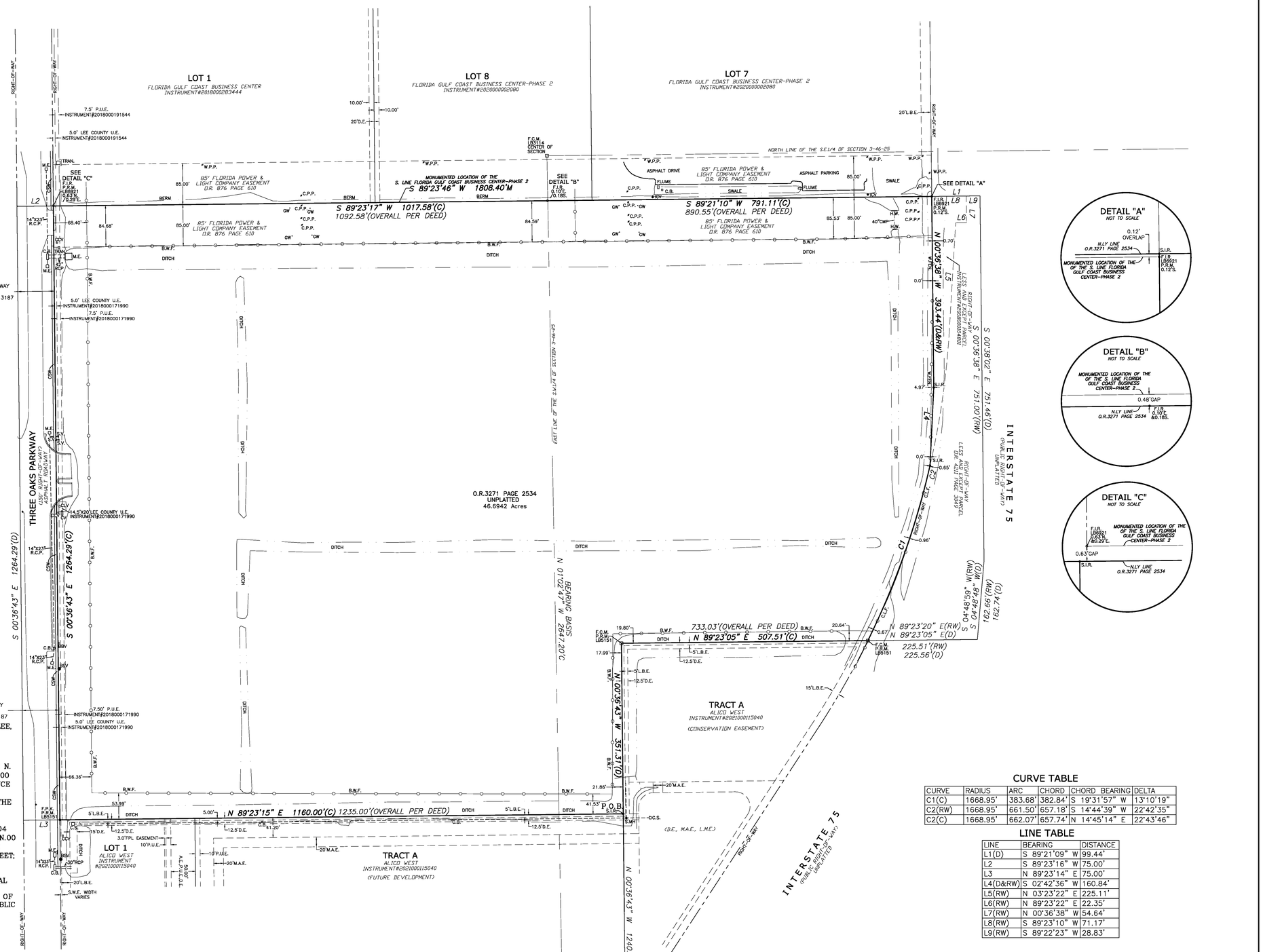

SURVEY DATUM

1. STATE PLANE COORDINATES SHOWN ARE FLORIDA WEST NAD 1983 1990.VERTICAL DATUM BASED ON THE TRIMBLE VRS NETWORK CORRECTION USING THE FLORIDA DEPARTMENT OF TRANSPORTATION FPRN NETWORK SOLUTION BEING RECEIVED AND COMPUTED THROUGH A TRIMBLE R12 GPS RECEIVER, (NAVD 1988).

PROPERTY DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUND
AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE N. 01 DEG. 03' 27" W. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD (100 FEET WIDE); THENCE N.89 DEG. 23'05"E. ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 122.95 FEET;
THENCE N.00 DEG. 36'43"W. FOR 1240.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N.00 DEG. 36'43"W. FOR 351.31 FEET; THENCE N.89 DEG. 23'05"E. FOR 733.03 FEET TO THE WEST RIGHT-OF-WAY LINE OF I-75 (INTERSTATE 75 -STATE ROAD NO. 93); THENCE N.04 DEG. 48'48"E. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 162.74 FEET; THENCE N.00 DEG. 38'02"W. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 751.46 FEET ; THENCE S.89 DEG. 21'10"W. FOR 890.55 FEET ; THENCE S.89 DEG. 23'17"W. FOR 1092.58 FEET; THENCE S.00 DEG. 36'43"E. FOR 1264.29 FEET; THENCE N.89 DEG. 23'15"E, FOR 1235.00 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE LAND CONVEYED TO LEE COUNTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3273, PAGE 3187, PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
ALSO LESS AND EXCEPT THE LAND CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN OFFICIAL RECORDS BOOK 4211, PAGE 3049, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND
ALSO LESS AND EXCEPT THE LAND CONVEYED TO LEE COUNTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 200800004801, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CERTIFIED TO:

STOCK CONSTRUCTION
LEE COUNTY COMMISIONERS

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N.01°02'47"W.

2.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3.) THIS PROPERTY IS LOCATED IN F.I.R.M. 125124 12071C0581 F, ZONE "X" HAVING NO BASE FLOOD ELEVATION DATED 08/28/08.

4.) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(SEE SURVEY DATUM NOTE).

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOIUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 08/27/21. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION SECTION 472.027 FLORIDA STATUTES.

KAS

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KRIS A. SLOSSER , STATE OF FLORIDA, (P.S.M. #5560)

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1(C)	1668.95'	383.68'	382.84'	S 19°31'57" W	13°10'19"
C2(RW)	1668.95'	661.50'	657.18'	S 14°44'39" W	22°42'35"
C2(C)	1668.95'	662.07'	657.74'	N 14°45'14" E	22°43'46"

LINE TABLE

LINE	BEARING	DISTANCE
L1(D)	S 89°21'09" W	99.44'
L2	S 89°23'16" W	75.00'
L3	N 89°23'14" E	75.00'
L4(D&RW)	S 02°42'36" W	160.84'
L5(RW)	N 03°23'22" E	225.11'
L6(RW)	N 89°23'22" E	22.35'
L7(RW)	N 00°36'38" W	54.64'
L8(RW)	S 89°23'10" W	71.17'
L9(RW)	S 89°22'23" W	28.83'

FILE# ALICO CROSSING	BOUNDARY SURVEY
FIELD BOOK AND PAGE: KRIS	A PORTION OF SECTION 3, TOWNSHIP 46 SOUTH RANGE 25 EAST LEE COUNTY, FLORIDA
DRAWN BY:KAS	
DRAWING: ALICOCROSSING	
SCALE: 1" = 100'	

Exhibit M-8

INSTR # 4905878
OR BK 03271 PG 2534
RECORDED 06/23/00 03:38 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 19.50
DOC TAX PD(F.S.201.02) 11,900.00
DEPUTY CLERK C Keller

THIS INSTRUMENT PREPARED BY:
Thomas H. Gunderson
Henderson Franklin Starnes & Holt, P.A.
P. O. Box 280
Fort Myers FL 33902-0280

TRUSTEE'S DEED

THIS INDENTURE, made this 21 day of JUNE, 2000, between **STEPHEN MACHIZ, DAWSON GLADDING, AND PHILIP C. BENNETT, CO-TRUSTEES OF THE 750 ALICO TRUST**, dated November 9, 1984, with the power and authority either to protect, to conserve or to sell, or to lease, or to encumber, or to otherwise manage and dispose of the real property described herein, whose mailing address is P.O. Box 60674, Fort Myers, Florida 33906-6674, Party of the First Part, and **THREE OAKS LAND COMPANY, LLC, a Florida limited liability company,** whose mailing address is 3205 Goshawk Court, Naples, FL 34105, Party of the Second Part.

WITNESSETH: That the said Party of the First Part, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to it in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Party of the Second Part, its successors and assigns forever, the following described land, situate, and being in the County of Lee, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, restrictions and reservations of record and taxes for the year 2000 and all subsequent years.

The property being conveyed hereby is vacant land and is not now, nor has it ever been the homestead property of the Grantors hereunder, nor contiguous to any homestead property of the Grantors.

Parcel Identification No. _____

And the said Party of the First Part does hereby warrant that the premises are free from all encumbrances made by Party of the First Part, except as aforesaid, but against none other.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Witness signature

THEODORE W KISER
Printed Name of Witness

Witness signature

JoAnn Kiser
Printed Name of Witness

STEPHEN MACHIZ, as Co-Trustee of the 750 Alico Trust Dated November 9, 1984

Witness signature

THEODORE W. KISER
Printed Name of Witness

Witness signature

JoAnn Kiser
Printed Name of Witness

DAWSON GLADDING, as Co-Trustee of the 750 Alico Trust Dated November 9, 1984

Witness signature

Theodore W Kiser
Printed Name of Witness

Witness signature

JoAnn Kiser
Printed Name of Witness

PHILIP C. BENNETT, as Co-Trustee of the 750 Alico Trust Dated November 9, 1984

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **STEPHEN MACHIZ, AS CO-TRUSTEE OF THE 750 ALICO TRUST DATED NOVEMBER 9, 1984,** who executed the foregoing on behalf of said Trust and who (X) is personally known to me or who ( ) produced _____ as identification.

WITNESS my hand and official seal at Fort Myers, County of Lee, State of Florida, this 21st day of June, 2000.

My Commission Expires: Jan. 31, 2002

Notary Public
JoAnn M. Kiser
Printed Name of Notary
Commission No: CC 704953

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **DAWSON GLADDING, AS CO-TRUSTEE OF THE 750 ALICO TRUST DATED NOVEMBER 9, 1984,** who executed the foregoing on behalf of said Trust and who (X) is personally known to me or who ( ) produced _____ as identification.

WITNESS my hand and official seal at Fort Myers, County of Lee, State of Florida, this 21st day of June, 2000.

My Commission Expires: Jan. 31, 2002

Notary Public
JoAnn M. Kiser
Printed Name of Notary
Commission No: CC 704953

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **PHILIP C. BENNETT, AS CO-TRUSTEE OF THE 750 ALICO TRUST DATED NOVEMBER 9, 1984,** who executed the foregoing on behalf of said Trust and who (X) is personally known to me or who ( ) produced _____ as identification.

WITNESS my hand and official seal at Fort Myers, County of Lee, State of Florida, this 21st day of June, 2000.

My Commission Expires: Jan. 31, 2002

Notary Public
JoAnn M. Kiser
Printed Name of Notary
Commission No: CC 704953

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN
SECTION 3, TOWNSHIP 46 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 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE N. 01° 03' 27" W. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD (100 FEET WIDE); THENCE N.89°23'05"E. ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 122.95 FEET; THENCE N.00°36'43"W. FOR 1240.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N.00°36'43"W. FOR 351.31 FEET ; THENCE N.89°23'05"E. FOR 733.03 FEET TO THE WEST RIGHT-OF-WAY LINE OF I-75 (INTERSTATE 75 - STATE ROAD NO. 93); THENCE N.04°48'48"E. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 162.74 FEET ; THENCE N.00°38'02"W. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 751.46 FEET ; THENCE S.89°21'10"W. FOR 890.55 FEET ; THENCE S.89°23'17"W. FOR 1092.58 FEET ; THENCE S.00°36'43"E. FOR 1264.29 FEET ; THENCE N.89°23'15"E. FOR 1235.00 FEET TO THE POINT OF BEGINNING.

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING N. 89° 23' 17" E.

DESCRIPTION PREPARED ON MAY 12, 1999

S:\JOBS\13xx\1321\1321.03.wpd

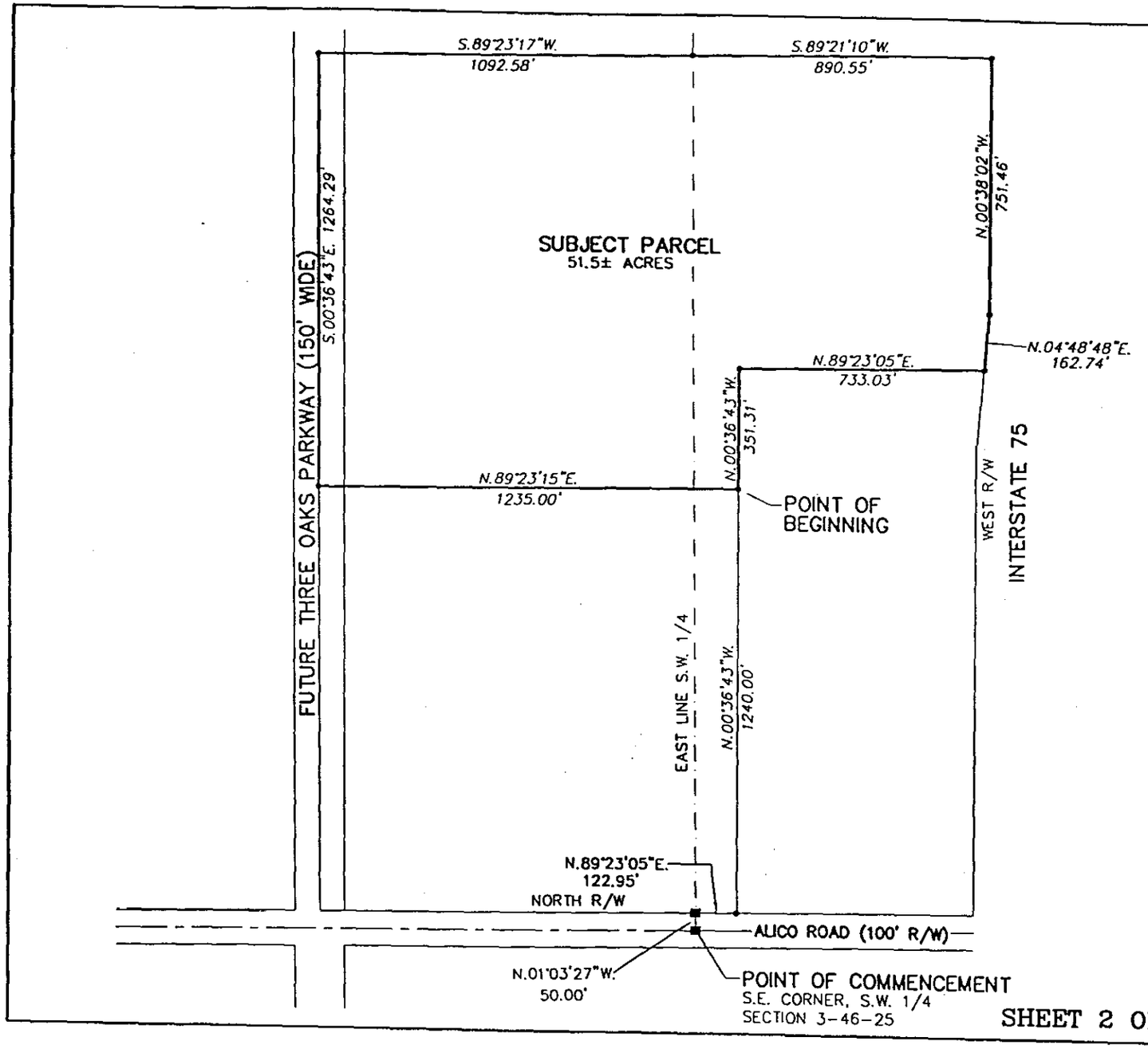
Lee County: 10501-104 Six Mile Cypress Parkway, Fort Myers, Florida 33912 · (941)939-5490 · Fax (941)939-2523
Collier County: 2150-701 Goodlette Road, Naples, Florida 34102 · (941)403-8866 · Fax (941)403-8868

EXHIBIT "A"
Page 2 of 2

S:\JOBS\3xx\1321\1321_cpd_sketch.dwg Sat May 15 02:47:19 1999

SKETCH TO ACCOMPANY DESCRIPTION

OF
A PARCEL OF LAND
LYING IN
SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(PHASE 2)



N

NOT TO SCALE

LEGEND:

(3) - CURVE NO. 3 OF THE CURVE TABLE
R/W - RIGHT-OF-WAY
℄ - CENTERLINE
(R) - RADIAL LINE

THIS IS NOT A SURVEY

THOMAS R. LEHNERT, JR.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5541

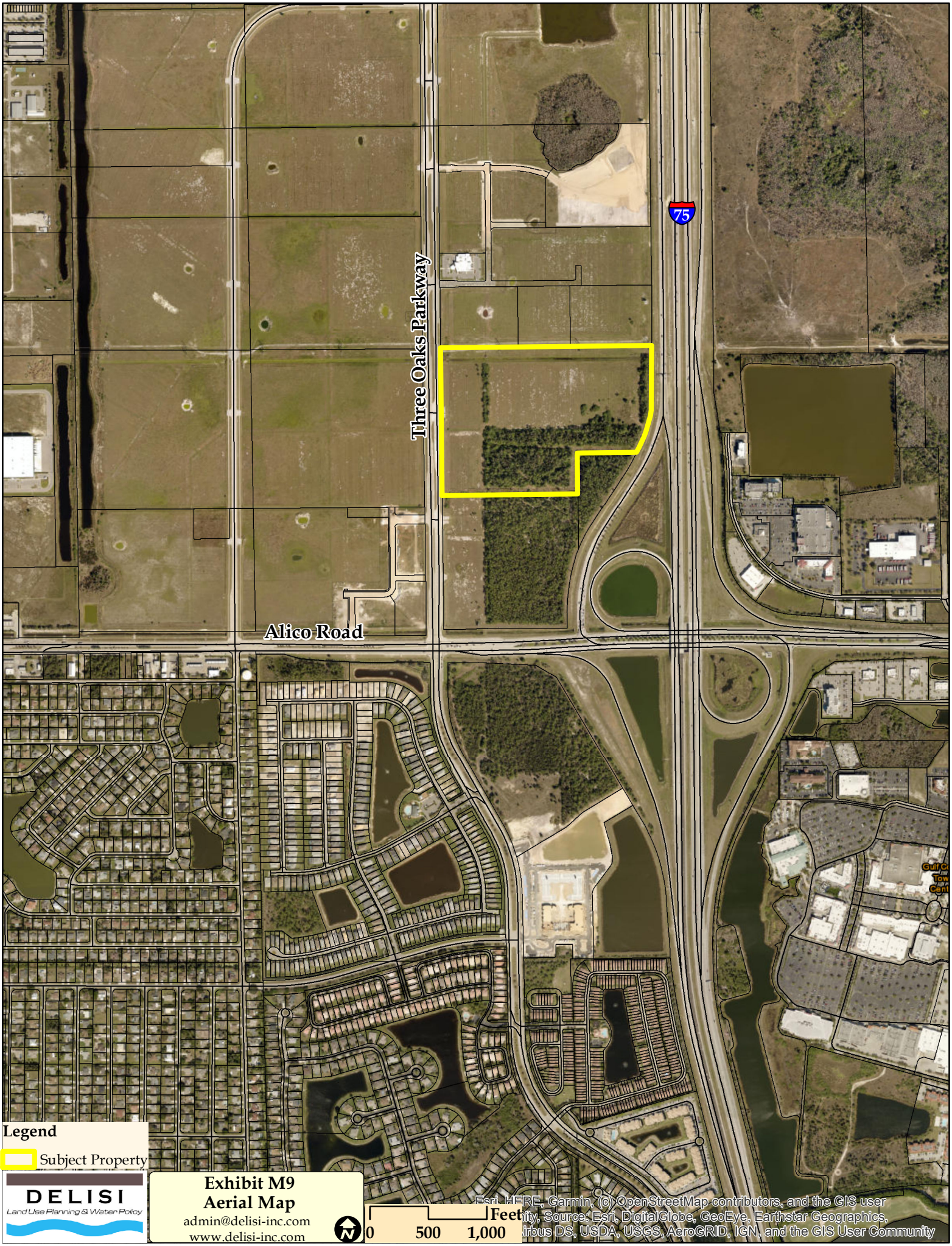
- THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
- PREPARED MAY 12, 1999
- SEE SHEET 1 OF 2 FOR COMPLETE LEGAL DESCRIPTION

PREPARED BY:

Banks Engineering, Inc.

ENGINEERING, SURVEYING & LAND PLANNING
10501 SIX MILE CYPRESS PARKWAY - SUITE 104
FORT MYERS, FLORIDA 33912
(941) 939-5490
FLORIDA BUSINESS CERTIFICATION NO. 6690

SHEET 2 OF 2



DELISI
Land Use Planning & Water Policy

Exhibit M9
Aerial Map

admin@delisi-inc.com
www.delisi-inc.com

Letter of Authorization
Exhibit M-10

THREE OAKS LLC NO COMPANY-LLC

Please be advised that I KENNETH C. STOCK (Name/Company) am the fee simple property owner of the property described by the STRAP number below and that Keith Gelder, Stock Development, LLC and Daniel DeLisi, AICP, DeLisi, Inc. have been authorized to represent me for the below reference parcel in all matters pertaining to amending the Lee County Comprehensive Plan. This authority to represent my interest includes any and all documents required by the Comprehensive Plan Amendment requests submitted on my behalf by either Stock Development, LLC or DeLisi, Inc.

STRAP Number: 03-46-25-00-00001.1080

Kenneth C. Stock
Signature

9-7-21
Date

State of MT
County of Gallatin

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 9-7-21 (Date) by Kenneth C Stock (name of person providing oath or affirmation), who is personally know to me or who has produced Driver License (type of identification) as identification.

STAMP/SEAL

RYAN THOMPSON
NOTARY PUBLIC for the
State of Montana
Residing at Bozeman, MT
My Commission Expires
July 27, 2025.

RYAN THOMPSON NOTARY PUBLIC SEAL STATE OF MONTANA

Signature of Notary Public

LEE PLAN ANALYSIS – M11

The subject property is located at the northwest quadrant of I-75 and Alico Road, approximately ¼ mile north of Alico Road. The proposed amendment would extend the General Interchange land use category over the subject property, consistent with the property to the south. The proposed amendment is consistent with the Lee County Comprehensive Plan as outlined below.

> ***OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS.*** *Special areas adjacent to the interchanges of Interstate 75 that maximize critical access points will be designated on the Future Land Use Map. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. Each interchange area is designated for a specific primary role: General, General Commercial, Industrial Commercial, Industrial, and University Village. Residential uses are only permitted in these categories in accordance with Policy 1.3.2.*

The proposed amendment will maximize the use of this critical interchange by providing a greater diversity of uses on the subject property and the ability to develop a mixed use plan. The added residential uses wil be in proximity to major employment centers at or near the Alico Interchange as well as at interchanges throughout Lee County.

> ***POLICY 1.3.2:*** *The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).*

The General Interchange land use category has a broad range of uses allowed, including multi-family residential. The subject property is seeking a concurrent zoning which will allow for approximately 14 dwelling units per acre. The flexibility of uses and the residential allowed is the most appropriate designation for the subject property based on its location adjacent to General Interchange on the south and the employment centers to the north. The proposed mixed-use plan will be well positioned to provide a needed diversity of housing types to the surrounding employment uses.

It is important to note that similar to the Commercial Industrial Interchange land use category, the General Interchange land use category allows for light industrial uses. While neither the existing zoning or the proposed zoning seeks industrial uses, the proposed

change to the future land use category will have no effect on the amount of industrial acreage within Lee County.

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

Table 1b includes 29 acres in the Gateway/Airport Planning community available for residential development. Based on how the County calculates the total available acreage for residential development, there is sufficient acreage available to meet the needs of the proposed residential area for this project.

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

This policy will be analyzed more during the concurrent re-zoning. However, the proposed future land use change represents an opportunity for compact development patterns. The subject property is within an urban area near the Alico Interchange. Public services are available to the subject property as evidenced by the existing zoning approval, the development contiguous to the north, development on nearby properties in all directions, and through the letters of service availability obtained from each public service department. Locating residential on the subject property will minimize urban sprawl by allowing for multi-family residential development adjacent, in close proximity and with easy access to employment centers throughout Lee County.

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

The subject property is currently within a future urban area on the future land use map and is surrounded by urban designated properties. The proposed land use category allows for urban levels of residential development.

> ***OBJECTIVE 2.2: DEVELOPMENT TIMING.*** *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code.*

As part of the submitted applications, letters of service availability have been obtained from each of the service providers. The subject property is in an urban area where public facilities exist, and capacity is available to serve the proposed development.

> ***POLICY 2.2.1:*** *Rezonings and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.*

The subject property is located along the Three Oaks Extension, a future arterial road, just to the north of the Alico Interchange with I-75. Water and sewer service is available to the subject property. As evidenced by the attached letters of service availability, public facilities exist to serve the proposed development.

> ***STANDARD 4.1.1: WATER.***
> *1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 62-550, F.A.C.).*

Potable water service is available to the subject property. Future development will be required to connect to Lee County's central water system.

> ***STANDARD 4.1.2: SEWER.***
> *1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*

Sanitary sewer service is available to the subject property. Future development will be required to connect to Lee County's central wastewater system.

> ***STANDARD 4.1.4: ENVIRONMENTAL FACTORS.***
> *1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.*

Dex Bender has conducted an environmental assessment for the property. According to the report, "*The majority of the site is improved pasture with the remaining forested areas containing high levels of exotics*." There are no environmentally sensitive areas on site.

However, the developer will meet the County's indigenous preservation requirements, which will preserve and restore a portion of the pine flatwoods area of the property.

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

The proposed comprehensive plan amendment will implement Goal 5 by located additional opportunity for residential multi-family development, providing a diversity of housing opportunities just north of San Carlos.

> ***POLICY 5.1.2:*** *Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.*

There are no physical constraints or hazards that exist on the subject property that would limit residential development.

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

The proposed comprehensive plan amendment directly implements the intent of Policy 5.1.3 in that it will locate a high density residential near major employment centers. Directly to the north of the subject property is the new Neogenomics headquarters as well as several other corporate office buildings. Southwest Florida International Airport is within a 3-mile drive of the subject property, and several employment centers that have developed under the industrial/commerce designations in the comprehensive plan are located within a few miles of the subject property. The proposed development is strategically located to provide multi-family housing in close proximity to major employment areas as well as the Interstate, giving the property easy access to employment centers throughout Lee County.

> ***POLICY 5.1.4:*** *Prohibit residential development in all Industrial Development areas and Airport Noise Zone B as indicated on the Future Land Use Map, except for residences in the Industrial Development area for a caretaker or security guard.*

The subject property is not in Noise Zone B. Noise Zone C covers only the northwest corner of the subject property. Very little, if any, of the residential area will even be in Noise Zone C. Most of the property is not located in any Noise Zone.

> ***POLICY 5.1.5:*** *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential*

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

The residential portion of the subject property is well located to be protected from the encroachment of industrial or commercial uses. To the south of the subject property is land zoned for residential use, in the General Interchange land use category. To the north of the subject property are existing built office development. To the east is I-7 and to the west will be the commercial development that is part of the proposed Mixed Use Planned Development that is be submitted concurrent with this application.

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

The proposed plan amendment currently allows for commercial development and will continue to provide for commercial development. The proposed land use change will simply allow residential uses, compatible with the surrounding existing and planned commercial and residential development.

POLICY 6.1.5: *The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to…*

The proposed plan amendment is in an area where capacity exists on the adjacent roadway network. As shown in the attached Transportation Impact Statement, this proposed amendment will not cause any negative impacts to the County Long Range Transportation Plan. The proposed development will be a decrease in trips as compared to the existing zoning and land use use approvals.

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

The proposed plan amendment and concurrent rezoning represents a change to a mixed-use development with multi-family residential, retail, office and hotel uses. The addition of the multi-family residential development within the context of the surrounding land uses will provide a housing opportunity in close proximity to major employment centers and create a

mixed-use environment that decreases trip lengths and diversifies that housing options in close proximity to the workplace.

> ***OBJECTIVE 135.1: HOUSING AVAILABILITY.*** *Work with private and public housing providers to ensure that the additional dwellings needed by 2025 are provided in types, costs, and locations to meet the needs of the Lee County population. It is estimated that by 2025, 114,927 additional dwelling units will be needed in all of Lee County and 39,637 will be needed in unincorporated Lee County.*

The proposed land use change will allow for the development of 475 new multi-family residential units.

> ***POLICY 135.1.9:*** *The county will ensure a mix of residential types and designs on a countywide basis by providing for a wide variety of allowable housing densities and types through the planned development process and a sufficiently flexible Future Land Use Map.*

The proposed land use change will diversify the housing types in the local area by providing for higher density multi-family units in an area with predominantly single-family development to the south in the San Carlos neighborhood.

Alico Crossroads

Section 3, Township 46 South, Range 25 East
Lee County, Florida

Protected Species Assessment

September 2021

Prepared for:

Stock Development, LLC
2639 Professional Circle, Suite 101
Naples, FL 34119

Prepared by:

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

INTRODUCTION

The 46.71± acre project is located within a portion of Section 3, Township 46 South, Range 25 East, Lee County, Florida. The parcel is bordered to the east by US 75, to the south by commercial development under construction, to the west by Three Oaks Parkway, and to the north by commercial development under construction and improved pasture.

SITE CONDITIONS

The site has been disturbed by agricultural activities that have been ongoing for decades. The majority of the site is improved pasture with the remaining forested areas containing high levels of exotics. Cattle are present throughout the property.

VEGETATIVE CLASSIFICATIONS

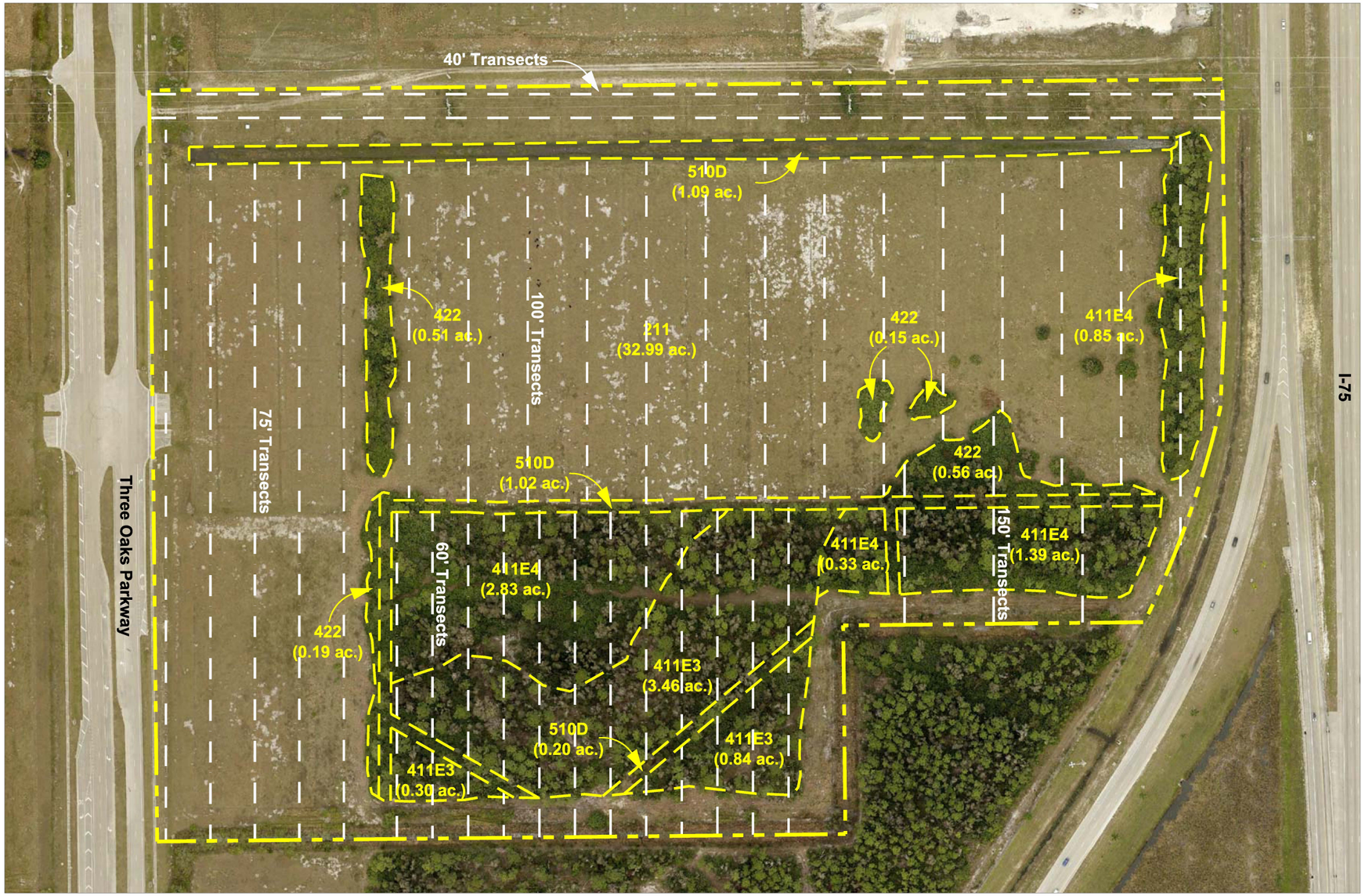
The predominant vegetation associations were mapped in the field on 2021 digital 1" = 200' scale aerial photography. The property boundary was obtained from Kris A. Slosser, PSM and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the boundary on the aerial photography. Five vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

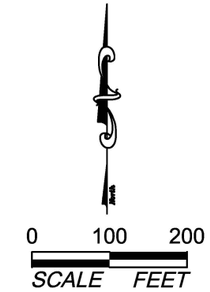
Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
211	Improved Pastures	32.99
411E3	Pine Flatwoods Invaded by Exotics (51 – 75%)	4.60
411E4	Pine Flatwoods Invaded by Exotics (76 – 90%)	5.40
422	Brazilian Pepper	1.41
510D	Ditches	2.31
	Total	**46.71**

<u>FLUCCS Code 211, Improved Pastures</u>
The majority of the property is well maintained cattle pasture. The pasture is dominated by Bahia grass (*Paspalum notatum*). Additional species present include smutgrass (*Sporobolus indicus*), whitehead broom (*Spermacoce verticillata*), chocolate weed (*Melochia* sp.), flatsedges (*Cyperus* spp.), rustweed (*Polypremum procumbens*), goatweed (*Scoparia dulcis*), and cogongrass (*Imperata cylindrica*).

SECTION: 3
TOWNSHIP: 46 S
RANGE: 25 E





FLUCCS	Description	Acreage
211	Improved Pastures	32.99 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	4.60 ac.
411E4	Pine Flatwoods Invaded by Exotics (76-90%)	5.40 ac.
422	Brazilian Pepper	1.41 ac.
510D	Ditches	2.31 ac.
	Total	46.71 ac.

Notes:
1. Property boundary obtained from Kris A. Slosser, PSM.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in August 2021.
3. Delineation of jurisdictional wetlands approved during review of SFWMD Permit No. 36-05268-P.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

September 14, 2021 3:23:49 p.m.
Drawing: STOCK26PLAN.DWG

Figure 1. Protected Species Assessment Map

Alico Crossroads

DEXBENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

FLUCCS Code 411E3, Pine Flatwoods Invaded by Exotics (51 – 75%)
The open canopy in this habitat type is dominated by slash pine (*Pinus elliottii*) with scattered melaleuca (*Melaleuca quinquenervia*). The midstory contains melaleuca, Brazilian pepper (*Schinus terebinthifolius*), laurel oak (*Quercus laurifolia*), myrsine (*Rapanea punctata*), and cocoplum (*Chrysobalanus icaco*). Saw palmetto (*Serenoa repens*) dominates the ground cover.

FLUCCS Code 411E4, Pine Flatwoods Invaded by Exotics (76 – 90%)
The canopy in these areas consists of melaleuca and scattered slash pine. Dense Brazilian pepper dominates the midstory. Ground cover consists of scattered patches of saw palmetto, bare ground, grape vine (*Vitis* sp.), and greenbrier (*Smilax* sp.).

FLUCCS Code 422, Brazilian Pepper
Areas of dense Brazilian pepper are present along the edges of the improved pasture.

FLUCCS Code 510D, Ditches
Several remnant agricultural ditches are present on the property. These areas are vegetated by species such as torpedo grass (*Panicum repens*), red ludwigia (*Ludwigia repens*), pickerel weed (*Pontederia cordata*), duckweed (*Lemna* sp.), and marsh pennywort (*Hydrocotyle umbellata*).

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for the evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 60 to 100 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 200' scale aerial Protected Species Assessment map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the mid-day hours of August 16, 2021. During the survey the weather was hot and humid.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were

subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the 46.71± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site. The database indicated that Florida black bear have been recorded in the vicinity of the property. The FWC's online Gopher Tortoise Permit Map was also reviewed. According to the website, no gopher tortoise permits have been issued for the subject property or immediately adjacent lands.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
211	80	Florida Sandhill Crane (*Grus canadensis pratensis*)		√
		Florida Panther (*Felis concolor coryi*)		√
411E3 411E4	80	Gopher Frog (*Rana areolata*)*		√
		Eastern Indigo Snake (*Drymarchon corais couperi*)		√
		Gopher Tortoise (*Gopherus polyphemus*)		√
		Red-cockaded Woodpecker (*Picoides borealis*)		√
		Southeastern American Kestrel (*Falco sparverius paulus*)		√
		Big Cypress Fox Squirrel (*Sciurus niger avicennia*)		√
		Florida Black Bear (*Ursus americanus floridanus*)*		√
		Florida Panther (*Felis concolor coryi*)		√
		Beautiful Pawpaw (*Deeringothamnus pulchellus*)		√
		Fakahatchee Burmannia (*Burmannia flava*)		√
		Florida Coontie (*Zamia floridana*)		√
		Satinleaf (*Chrysophyllum olivaeforme*)		√
422	80	None		

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
510D	80	American Alligator (*Alligator mississippiensis*)		√
		Limpkin (*Aramus guarauna*)*		√
		Little Blue Heron (*Egretta caerulea*)		√
		Reddish Egret (*Egretta rufescens*)		√
		Roseate Spoonbill (*Ajaia ajaja*)		√
		Snowy Egret (*Egretta thula*)*		√
		Tricolored Heron (*Egretta tricolor*)		√
		Everglades Mink (*Mustela vison evergladensis*)		√

* Species delisted subsequent to adoption of Lee County Protected Species Ordinance No. 89-34.

SURVEY RESULTS

No species listed by either the FWS or the FWC were observed on the site during the protected species survey. No potential Florida bonneted bat roost cavities were observed. In addition to the site inspection, a search of the FWC species database revealed no known protected species within or immediately adjacent to the project limits.

SECTION: 3
TOWNSHIP: 46 S
RANGE: 25 E

0 100 200
SCALE FEET

FLUCCS	Description	Acreage
211	Improved Pastures	32.99 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	4.60 ac.
411E4	Pine Flatwoods Invaded by Exotics (76-90%)	5.40 ac.
422	Brazilian Pepper	1.41 ac.
510D	Ditches	2.31 ac.
	Total	46.71 ac.

Notes:
1. Property boundary obtained from Kris A. Slosser, PSM.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in August 2021.
3. Delineation of jurisdictional wetlands approved during review of SFWMD Permit No. 36-05268-P.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

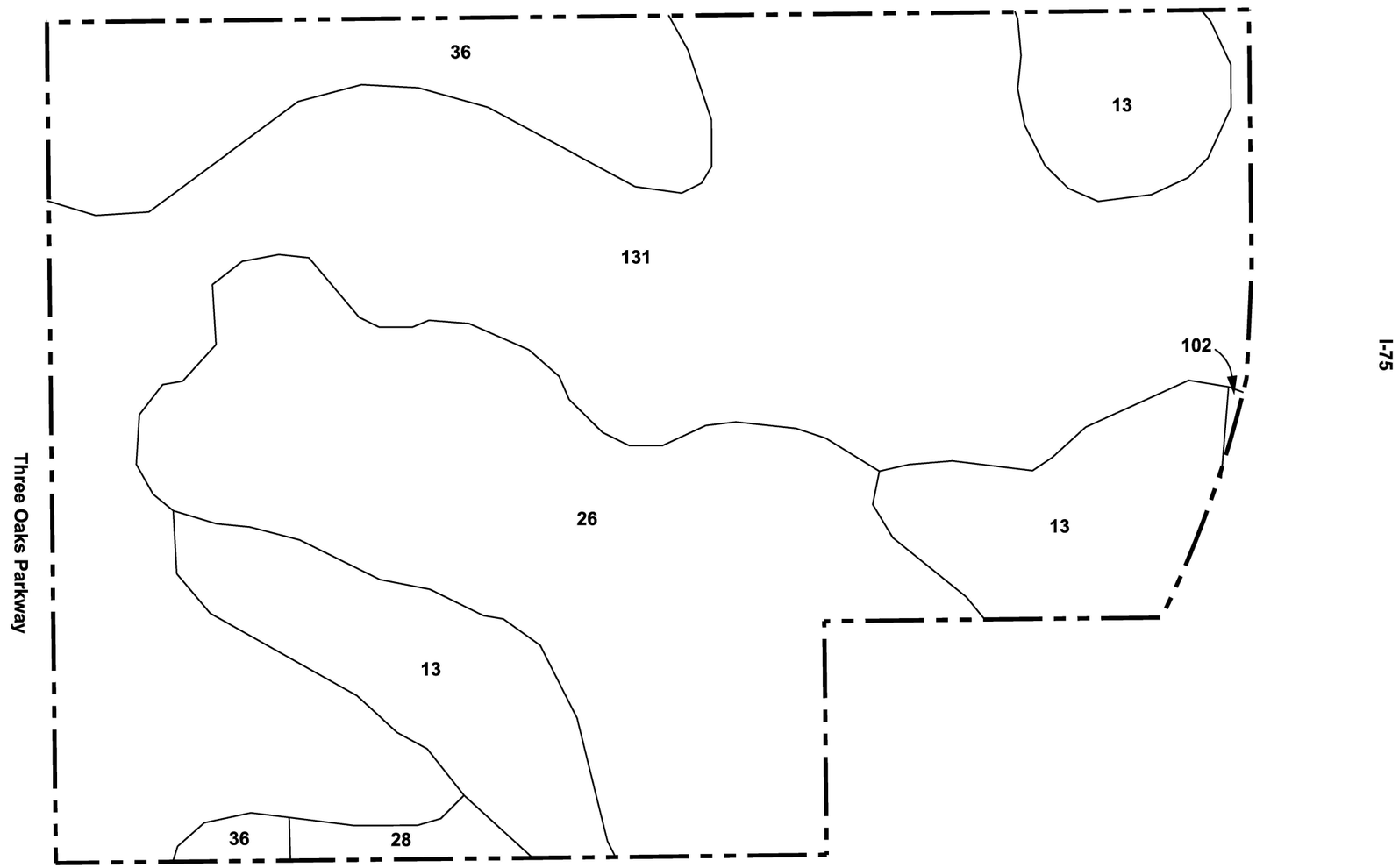
September 14, 2021 3:23:49 p.m.
Drawing: STOCK26PLAN.DWG

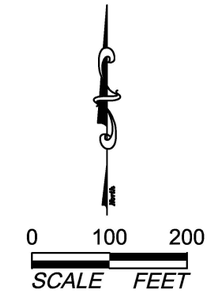
Vegetation Map

Alico Crossroads

DEXBENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

SECTION: 3
TOWNSHIP: 46 S
RANGE: 25 E





Map Unit	Soil Name
13	Boca fine sand
26	Pineda-Pineda, wet, fine sand
28	Immokalee sand
36	Immokalee sand - Urban land complex
102	Boca fine sand - Urban land complex
131	Pompano fine sand - Urban land complex

Notes:
1. Property boundary obtained from Kris A. Slosser, PSM.
2. Soils information obtained from the NRCS Web Soil Survey.

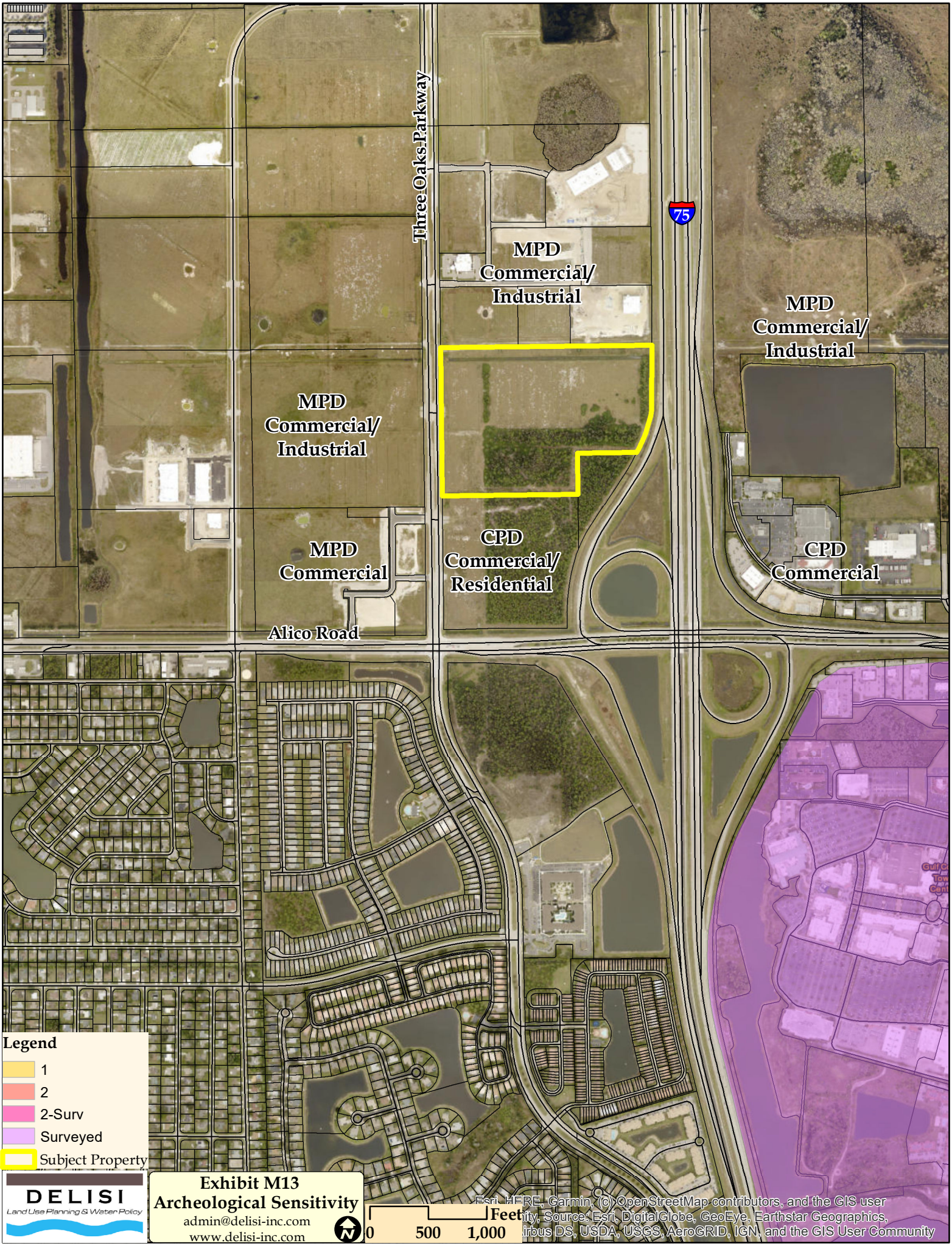
PERMIT USE ONLY, NOT FOR CONSTRUCTION

September 14, 2021 3:23:49 p.m.
Drawing: STOCK26PLAN.DWG

Soils Map

Alico Crossroads

DEXBENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680


Three Oaks Parkway
75
MPD
Commercial/
Industrial
MPD
Commercial/
Industrial
MPD
Commercial/
Industrial
MPD
Commercial
CPD
Commercial/
Residential
CPD
Commercial
Alico Road
Legend
1
2
2-Surv
Surveyed
Subject Property
DELISI
Land Use Planning & Water Policy
Exhibit M13
Archeological Sensitivity
admin@delisi-inc.com
www.delisi-inc.com
0 500 1,000
Feet
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user
ity, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
ibus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Daniel DeLisi

From: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Sent: Thursday, September 9, 2021 8:29 AM
To: Daniel DeLisi
Subject: RE: Letter on Historic Resources
Attachments: Template_102.pdf

Completed; no cultural resources detected
Regards,

Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst – Florida Department of State
Bureau of Historic Preservation - Florida Master Site File – Tallahassee, FL 32399-0250 – Phone: 850.245.6377 – e-mail: Eman.Vovsi@DOS.MyFlorida.com

"Due the COVID 19 Pandemic, and depending on the requested information, work load and limited staffing, it may take longer than usual to get a response. Thank you for your patience and understanding during this time."

From: Daniel DeLisi <dan@delisi-inc.com>
Sent: Wednesday, September 8, 2021 8:27 AM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Subject: Letter on Historic Resources

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

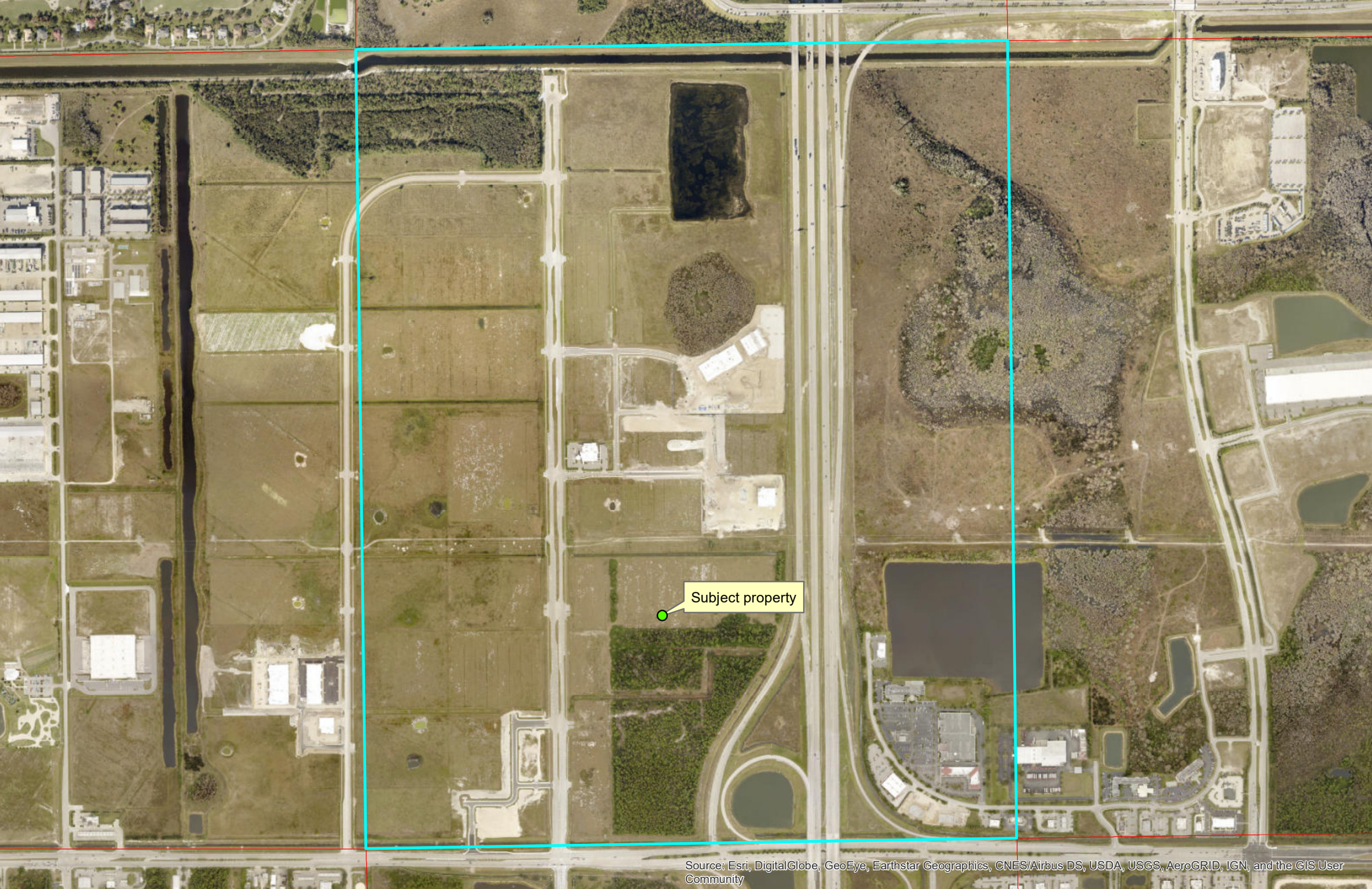
Greetings,

The attached is a request to search for previously recorded cultural resources on the subject property. I have attached the appropriate form, and a property boundary overlaid on an aerial. If you should require any additional information, please do not hesitate to contact me.

Best regards.

Daniel DeLisi, AICP
DeLisi, Inc.
dan@delisi-inc.com
www.delisi-inc.com

DELISI
Land Use Planning & Water Policy



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

DELISI
Land Use Planning & Water Policy

EXISTING AND FUTURE CONDITIONS ANALYSIS
EXHIBIT M16

In accordance with Policy 95.1.3 the following is a description of the impact that the proposed change will have on public services. This analysis is based on a comparison of the existing approved zoning on the property with the proposed zoning that is being submitted concurrent with the proposed plan amendment.

Approved Zoning	Proposed Zoning
Retail: 300,000 sq. ft.	**Retail**: 50,000 sq. ft.
Office: 51,000 sq. ft.	**Office**: 150,000 sq. ft.
Hotel: 125 Rooms	**Hotel**: 250 Rooms
Residential: N/A	**Residential**: 475 Units

a. Sanitary Sewer
b. Potable Water

See attached analysis from DeLisi Fitzgerald, Inc. The proposed land use change will result in an increase of approximately 84,850 additional gallons per day in demand and a total of approximately 150,000 GPD of total demand for water and wastewater. As demonstrated in the analysis, capacity exists in the Lee County Utilities system to meet the projected demand.

c. Surface Water/Drainage Basins

See attached analysis from DeLisi Fitzgerald, Inc. The proposed Future Land Use Map Amendment will have no impact on surface water. The current land use category allows for development consistent with state permitting. The proposed land use change does not alter the likelihood of development of the stormwater rules for permitting.

d. Parks, Recreation, and Open Space

The level of service for Parks is established in Policy 95.1.3.6 as follows:

NON-REGULATORY STANDARDS

6. Parks and Recreation Facilities:
Minimum Level of Service:

> *(a) Regional Parks - 6 acres of developed regional park land open for public use per 1000 total seasonal county population.*
>
> *(b) Community Parks - 0.8 acres of developed standard community parks open for public use per 1000 permanent population, unincorporated county only.*

According to the Lee County Concurrency Report for 2020, based on the County's population, there is a need for 5,202 acres of Regional Park area and 289 acres of community Park Area. The County is currently served by 7,051 acres of Regional Park area and 832 acres of Community Park area. Even without the additional planned park facilities, there is more than sufficient capacity to serve the proposed increase of 475 residential units.

e. Public Schools.

According to the Lee County School Board the student generation rate for multi-family units is .115 students per unit. With the proposed 475 units in the zoning that was submitted concurrent with this plan amendment, the total student generation would be 54. This is further broken down by school as follows:

School Type	**Generation Rate**	**Total Projected Students**
Elementary	0.058	27
Middle	0.028	13
High	0.030	14
Total		**54**

The subject property is located in South Choice Zone S2. According to the latest Capital Improvement Plan for the School District, capacity exists within the South Zone for the proposed increase in residential units.

TR TRANSPORTATION CONSULTANTS, INC

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

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

ALICO CROSSROADS CPD COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2108.35)

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

September 17, 2021

TRANSPORTATION CONSULTANTS, INC

CONTENTS

I. INTRODUCTION

II. EXISTING CONDITIONS

III. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

IV. ZONING ANALYSIS

V. CONCLUSION

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 an amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located on the east side of Three Oaks Parkway just north of Alico Road in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use designation on the approximately 25 acre subject site from Industrial Commercial Interchange to General Interchange to permit the site to include multi-family residential units on the site. The analysis will also determine the impacts of the proposed rezoning from the permitted 351,000 square feet of commercial uses and 125 hotel rooms, to the requested 200,000 square feet of commercial uses, 250 hotel rooms and 475 multi-family residential dwelling units. The transportation related impacts of the proposed Comprehensive Plan amendment will be assessed based on the comparison between the currently allowed uses and the requested use on the subject site. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to be provided to Three Oaks Parkway via one right-in/right-out only access and one full access drive.

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.

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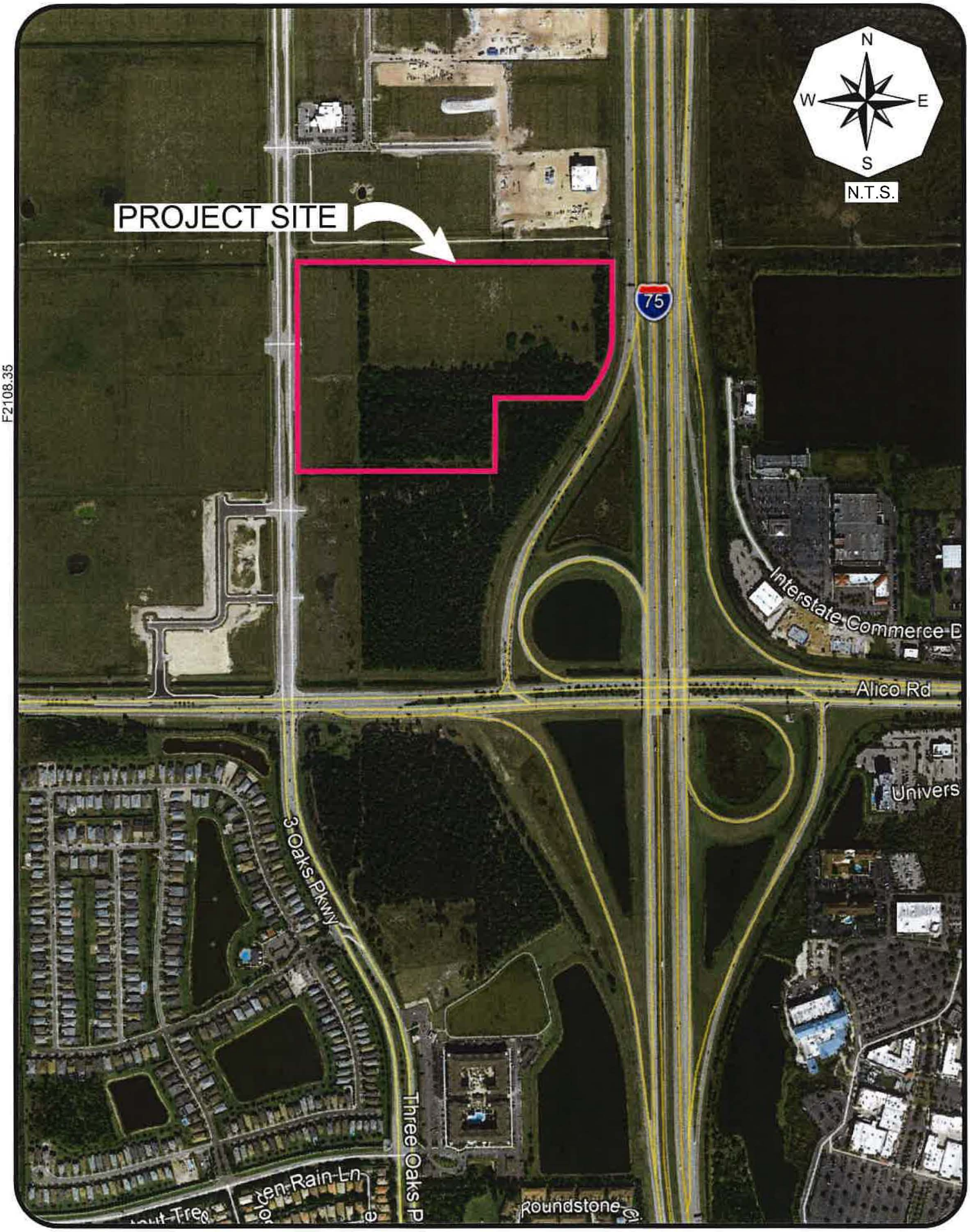


TR TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
ALICO CROSSROADS CPD

Figure 1

II. EXISTING CONDITIONS

The subject site is currently vacant. This subject site is bordered by the Florida Gulf Coast Business Center to the north, Three Oaks Parkway to the west, Vintage Commerce Center CPD to the south and by I-75 to the east.

Three Oaks Parkway is a four-lane divided arterial roadway adjacent to the subject site. Three Oaks Parkway, north of Alico Road currently extends for approximately 1.2 miles where it terminates. Lee County is extending Three Oaks Parkway to the north to intersect Daniels Parkway. This improvement is funded in Lee County's Five Year Adopted Capital Improvement Plan. Three Oaks Parkway has a posted speed limit of 45 mph and is under the jurisdiction of Lee County.

Alico Road is an east/west six-lane divided arterial roadway that is located to the south of the subject site. Alico Road has a posted speed limit of 45 mph. Alico Road is under the jurisdiction of the Lee County Department of Transportation to the west of Three Oaks Parkway and under the jurisdiction of Florida Department of Transportation (FDOT) to the east of Three Oaks Parkway.

III. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The proposed Map Amendment would change the future land use designation on the approximate 25 acre subject site from Industrial Commercial Interchange to General Interchange to permit multi-family residential dwelling units on the subject site. In terms of roadway impacts, the existing future land use category of Industrial Commercial Interchange permits the development of intense land uses such as commercial, industrial and office uses. These permitted uses on site are more intense in terms of trip generation potential than a multi-family residential use on the subject site. Should a portion or all of the site be developed with multi-family dwelling units, the floor area associated with the currently permitted industrial and commercial uses would be reduced. Therefore, the existing 2045 Long Range Transportation Plan as adopted by the Lee County

Metropolitan Planning Organization (MPO), will not be impacted as a result of the requested change to the General Interchange land use designation to permit multi-family dwelling units on the subject site. Therefore, no changes to the adopted long range transportation plan nor the Lee County's Five Year Capital Improvement Program (CIP) are required as result of the proposed land use change.

IV. ZONING ANALYSIS

The subject site is currently governed by Zoning Resolution No. Z-03-017A which permits the development of the overall Alico Crossroads CPD with up to 351,000 square feet of commercial uses and 125 hotel rooms. The proposed rezoning request would allow the approximately 25 acre subject site to be developed with up to 200,000 square feet of commercial uses, 250 hotel rooms and 475 multi-family residential swelling units. **Table 1** summarizes the land uses that could be constructed under the existing zoning designation and the intensity of uses under the proposed zoning request.

Table 1
Land Uses
Alico Crossroads CPD

Land Use	Approved Under Z-03-017A	Proposed	Change
Retail	300,000 Sq. Ft.	50,000 Sq. Ft.	-250,000 Sq. Ft.
General Office	51,000 Sq. Ft.	150,000 Sq. Ft.	+ 99,000 Sq. Ft.
Hotel	125 Hotel Rooms	250 Hotel Rooms	+ 125 Rooms
Multi-Family	*	475 Dwelling Units	+ 475 Dwelling Units

Access to the subject site is proposed to be provided to Three Oaks Parkway via one right-in/right-out only access and one full access drive, which is consistent with the current Master Concept Plan approved under Z-03-017A.

Trip Generation

The trip generation for the proposed rezoning request was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 10th Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the proposed retail uses, Land Use Code 710 (General Office Building) was utilized for

the trip generation purposes of office uses, Land Use Code 310 (Hotel) was utilized for the trip generation purposes of hotel rooms and Land Use Code 221 (Multi-Family Housing Mid-Rise) was utilized for the trip generation purposes of multi-family residential dwelling units. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the CPD as currently approved. **Table 3** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the CPD as proposed with this zoning amendment.

Table 2
Trip Generation – Approved
Alico Crossroads CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (300,000 Sq. Ft.)	187	115	302	588	637	1,225	12,690
General Office (51,000 Sq. Ft.)	64	10	74	10	50	60	552
Hotel (125 Hotel Rooms)	34	23	57	35	33	68	984
Total Trips	**285**	**148**	**433**	**633**	**720**	**1,353**	**14,226**

Table 3
Trip Generation – Proposed
Alico Crossroads CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (50,000 Sq. Ft.)	110	67	177	156	169	325	3,752
General Office (150,000 Sq. Ft.)	144	23	167	27	140	167	1,572
Hotel (250 Hotel Rooms)	71	49	120	81	80	161	2,396
Multi-Family (475 Dwelling Units)	41	117	158	121	77	198	2,587
Total Trips	**366**	**256**	**622**	**385**	**466**	**851**	**10,307**

The total trips generated by the project will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the approved CPD and the proposed CPD Amendment. This interaction is called "internal

capture". In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding roadways. ITE, in conjunction with a study conducted by the NCHRP (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For uses shown in Table 2 and Table 3, there is data in the ITE report for interaction between the retail, office, hotel and residential uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ***ITE Trip Generation Handbook***, 3rd Edition. The resultant analysis indicates that with the approved CPD scenario there will be an internal trip capture reduction of five percent (5%) in the A.M. peak hour and four percent (4%) in the PM peak hour between the retail, office and hotel uses. The analysis also indicates that with the proposed CPD Amendment scenario there will be an internal trip capture reduction of eight percent (8%) in the AM peak hour and twenty-two percent (22%) in the P.M. peak hour between the retail, office, hotel and residential uses. The summary sheets utilized to calculate these internal capture rates for the weekday AM peak hour and PM peak hour are included in the Appendix of this report for reference.

Pass-by traffic was also taken into account based on the retail uses presented in each scenario. The current version of the ***ITE Trip Generation Handbook***, 3rd Edition, indicates that the weekday PM peak hour pass-by rate for Land Use Code 820 is thirty-four percent (34%). However, consistent with previous analysis approved by Lee County, thirty percent (30%) of the total project traffic was assumed to be pass-by traffic. **Table 4** indicates the total external trips of the subject site based on the approved CPD. **Table 5** indicates the total external trips of the subject site based on the proposed CPD Amendment.

Table 4
Trip Generation – Net New Trips of Approved Uses
Alico Crossroads CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	285	148	433	633	720	1,353	14,226
Less Internal Capture 5% AM / 4% PM	-11	-11	-22	-24	-24	-48	-711
Total Trips (Less Internal Capture)	**274**	**137**	**411**	**609**	**696**	**1,305**	**13,515**
Less LUC 820 Pass-By Trips	-43	-43	-86	-176	-176	-352	-3,617
Net New Trips	**231**	**94**	**325**	**433**	**520**	**953**	**9,898**

Table 5
Trip Generation – Net New Trips of Proposed Uses
Alico Crossroads CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	366	256	622	385	466	851	10,307
Less Internal Capture 8% AM / 22% PM	-24	-24	-48	-94	-94	-188	-2,268
Total Trips (Less Internal Capture)	**342**	**232**	**574**	**291**	**372**	**663**	**8,039**
Less LUC 820 Pass-By Trips	-24	-24	-48	-38	-38	-76	-878
Net New Trips	**318**	**208**	**526**	**253**	**334**	**587**	**7,161**

Table 6 indicates the trip generation difference between the uses approved in the CPD and the proposed uses in the CPD Amendment (Table 4 vs Table 5).

Table 6
Trip Generation Comparison – Approved Zoning vs Proposed Zoning
Table 4 vs Table 5

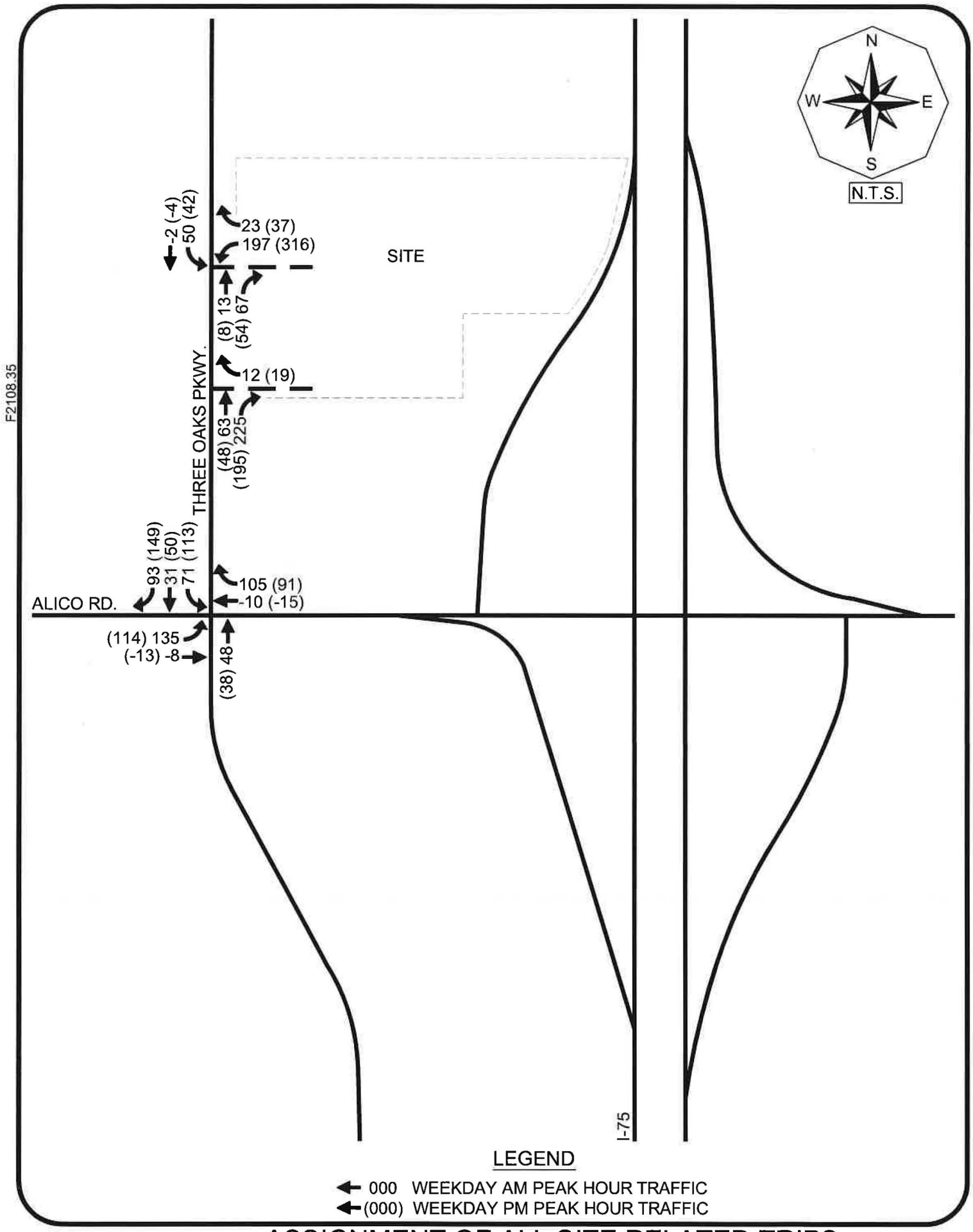
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Zoning	317	207	524	253	334	587	7,161
Approved Zoning	-231	-94	-325	-433	-520	-953	-9,898
Resultant Trip Change	**+87**	**+114**	**+201**	**-180**	**-186**	**-366**	**-2,737**

As can be seen from Table 6, the requested zoning will increase the traffic impacts of the development by approximately 62% in the AM peak hour and decrease the traffic impacts of the development by approximately 38% in the PM peak hour and approximately 28% over the entire weekday from what is currently approved. The weekday P.M. peak hour trip generation is typically the period utilized for the Level of Service impacts to the surrounding roadway network as this is the hour that generates the greatest number of vehicle trip, which remains the case in the amendment. The weekday P.M. peak hour trips shown in Table 5 are approximately 12% higher than the trips in the A.M. peak hour. Therefore, the trips analyzed in the previous zoning approval (953 weekday P.M. peak hour trips) are still substantially higher than the trips analyzed as part of this zoning amendment (587 weekday P.M. peak hour trips).

Trip Distribution

The trips the proposed development is anticipated to generate, as shown in the Table 5, were then assigned to the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure A-1**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the net new project trips. **Figure A-2**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. The Level of Service threshold volumes were obtained from the ***Lee County Generalized Peak Hour Directional Service Volume Tables*** (June, 2016). Based on Table 1A, only Three Oaks Parkway between Alico Road and the site is projected to be significantly impacted as a result of the proposed CPD Amendment. A copy of the Generalized Service Volume Table is located in the Appendix of this report for reference.



TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT OF ALL SITE RELATED TRIPS
NET NEW + PASS-BY TRIPS
ALICO CROSSROADS CPD

Figure 2

Level of Service Analysis

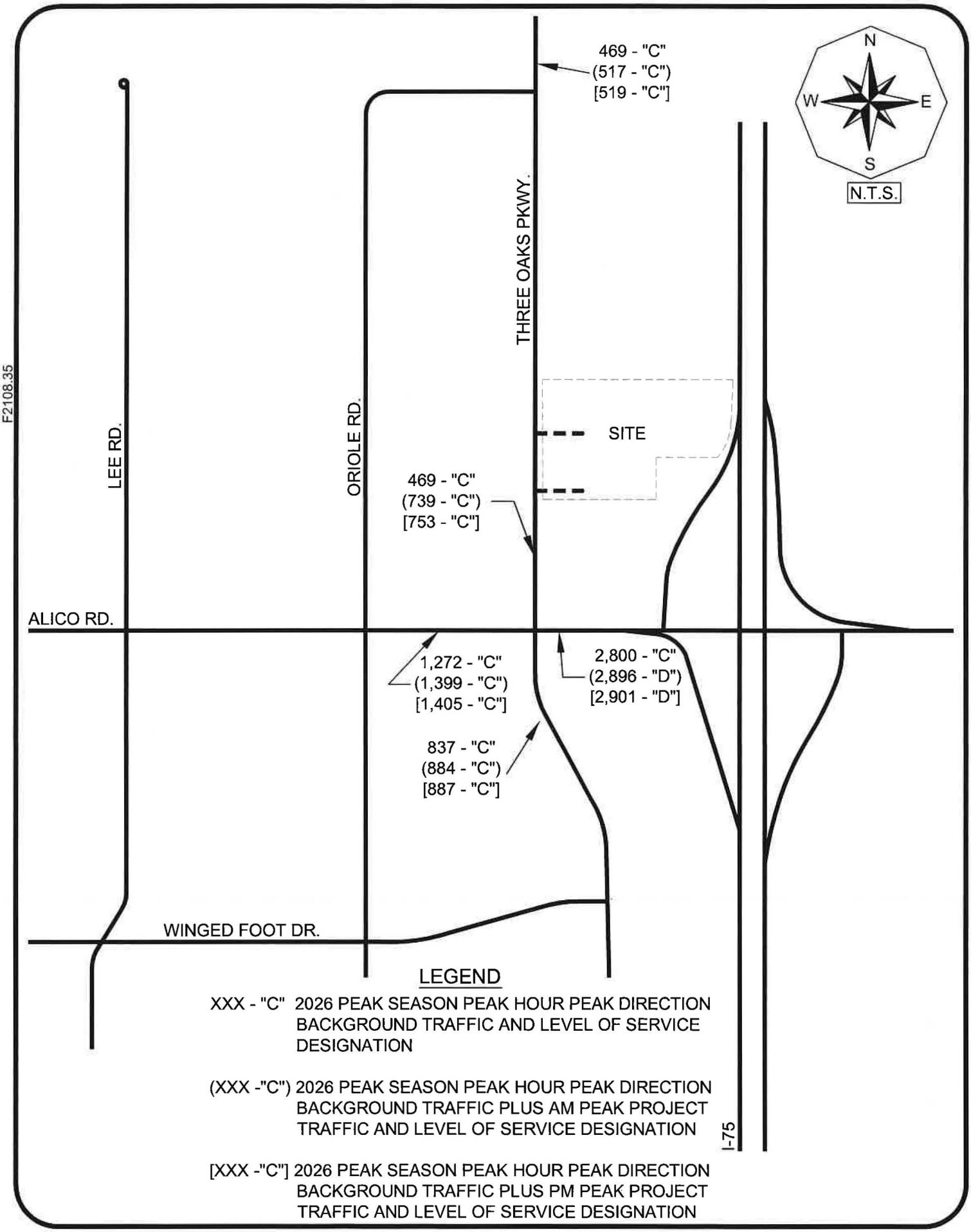
The future Level of Service analysis was based on a 5-year horizon, or year 2026. Based on this horizon year analysis, the surrounding roadway network was analyzed under 2026 traffic conditions. A growth rate was applied to the existing traffic conditions for all roadway links and intersections that could be significantly impacted by this development. For the Alico Road and Three Oaks Parkway, the existing and historical traffic data was obtained from the 2020 ***Lee County Traffic Count Report***.

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 analyzed. The existing 2019 peak hour peak season peak direction volumes for all roadways were obtained from the 2020 ***Lee County Public Facilities Level of Service and Concurrency Report***.

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 A.M and P.M. peak hours with the development traffic added to the roadways. Figure 3 is derived from Table 2A contained in the Appendix.

As can be seen from Figure 3, all analyzed roadway links are anticipated to maintain their minimum recommended Level of Service standards as contained in the Lee County Comprehensive Plan. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed development.

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



TR TRANSPORTATION CONSULTANTS, INC

2026 LEVEL OF SERVICE ANALYSIS
ALICO CROSSROADS CPD

Figure 3

VII. CONCLUSION

The proposed project is located on the east side of Three Oaks Parkway just north of Alico Road in Lee County, Florida. As discussed in the report, uses permitted within the existing future land use category of Industrial Commercial Interchange generates more external vehicle trips than multi-family residential dwelling units, which would be permitted in a zoning amendment should the Future Lane Use Category be changed to General Interchange. Therefore, the 2045 Financially Feasible Roadway network and the County's 5-year Capital Improvement Program currently in place will not require modification in order to accommodate the proposed Land Use change.

Based upon the roadway link Level of Service analysis conducted as a part of the proposed rezoning request, all roadway links are anticipated to maintain their minimum recommended Level of Service standards as contained in the Lee County Comprehensive Plan. Therefore, no roadway capacity improvements are necessary to accommodate the proposed development.

APPENDIX

TABLE 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
ALICO CROSSROADS CPD

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	526 VPH	IN=	318	OUT=	208
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	587 VPH	IN=	253	OUT=	334

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
Alico Rd.	W. of Lee Rd.	6LD	0	400	2,840	2,940	2,940	30%	100	3.5%
	W. of Oriole Rd.	6LD	0	400	2,840	2,940	2,940	35%	117	4.1%
	W. of Three Oaks Pkwy.	6LD	0	400	2,840	2,940	2,940	40%	134	4.7%
	E. of Three Oaks Pkwy.	6LD	0	400	2,840	2,940	2,940	30%	100	3.5%
	E. of I-75	6LD	0	400	2,840	2,940	2,940	15%	50	1.8%
Three Oaks Pkwy.	N. of Oriole Rd	4LD	0	250	1,840	1,960	1,960	15%	50	2.7%
	N. of Alico Rd	4LD	0	250	1,840	1,960	1,960	85%	284	**15.4%**
	S. of Alico Rd.	4LD	0	250	1,840	1,960	1,960	15%	50	2.7%
I-75	N. of Alico Rd.	6LF	0	3,410	4,650	5,780	6,340	10%	33	0.7%
	S. of Alico Rd.	6LF	0	3,410	4,650	5,780	6,340	5%	17	0.4%
Oriole Rd.	S. of Alico Rd.	2LU	0	0	310	660	740	5%	17	5.4%
Lee Rd.	S. of Alico Rd.	2LU	0	0	310	660	740	5%	17	5.4%

* Level of Service thresholds were obtained from the Lee County Link Specific Service Volume and the Lee County Generalized Level of Service Volumes on Arterials

* For I-75, FDOT Q/LOS Handbook, Table 7 service volumes were utilized.

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
ALICO CROSSROADS CPD

TOTAL PROJECT TRAFFIC AM =	526	VPH	IN =	318	OUT=	208
TOTAL PROJECT TRAFFIC PM =	587	VPH	IN=	253	OUT=	334

ROADWAY	SEGMENT	PCS#	BASE YR ADT	2020 ADT	YRS OF GROWTH	ANNUAL RATE	2019 PK HR PK SEASON PEAK DIR.[1]	2026 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2026 BCKGRND + AM PROJ VOLUME	LOS	2026 BCKGRND + PM PROJ VOLUME	LOS
Alico Rd.	W. of Three Oaks Pkwy.	10	38,400	41,900	6	2.00%	1,107	1,272	C	40%	127	134	1,399	C	1,405	C
	E. of Three Oaks Pkwy.	10	38,400	41,900	6	2.00%	2,438	2,800	C	30%	95	100	2,896	D	2,901	D
Three Oaks Pkwy.	N. of Oriole Rd	N/A	N/A	N/A	N/A	N/A	N/A	469	C	15%	48	50	517	C	519	C
	N. of Alico Rd	N/A	N/A	N/A	N/A	N/A	N/A	469	C	85%	270	284	739	C	753	C
	S. of Alico Rd.	414	9,500	13,600	9	4.07%	633	837	C	15%	48	50	884	C	887	C

1 The 2019 100th highest hour traffic volumes were obtained from the 2020 Lee County Public Facilities Level of Service and Concurrency Report.

* AGR for Alico Road and Three Oaks Parkway was calculated based the historical traffic data obtained from 2020 Lee County Traffic Count Report.

Note: For Three Oaks Pkwy north of Alico Road, the future peak hour peak season peak direction volume was obtained from the 2027 FSUTMS provided by the County.

INTERNAL CAPTURE SPREADSHEET

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:	Approved	**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**AM Street Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office	710	51,000	SF	74	64	10
Retail	820	300,000	SF	302	187	115
Restaurant				0		
Cinema/Entertainment				0		
Residential				0		
Hotel	310	125	Rooms	57	34	23
All Other Land Uses[2]				0		
				433	285	148

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	0	0	0	0
Retail	3		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	2	3	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	433	285	148
Internal Capture Percentage	5%	4%	7%
External Vehicle-Trips[5]	411	274	137
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	8%	30%
Retail	3%	3%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	0%	22%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:	Approved	**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office	710	51,000	SF	60	10	50
Retail	820	300,000	SF	1,225	588	637
Restaurant				0		
Cinema/Entertainment				0		
Residential				0		
Hotel	310	125	Rooms	68	35	33
All Other Land Uses[2]				0		
				1,353	633	720

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		10	0	0	0	0
Retail	3		0	0	0	6
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	5	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	1,353	633	720
Internal Capture Percentage	4%	4%	3%
External Vehicle-Trips[5]	1,305	609	696
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	30%	20%
Retail	3%	1%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	17%	15%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.
[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).
[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made
[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
[6]Person-Trips
*Indicates computation that has been rounded to the nearest whole number.

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NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:	Proposed	**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**AM Street Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office	710	150,000	SF	167	144	23
Retail	820	50,000	SF	177	110	67
Restaurant				0		
Cinema/Entertainment				0		
Residential	221	475	Dwelling Units	158	41	117
Hotel	310	250	Rooms	120	71	49
All Other Land Uses[2]				0		
				622	366	256

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		6	0	0	0	0
Retail	6		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	2	1	0	0		0
Hotel	4	4	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	622	366	256
Internal Capture Percentage	8%	7%	9%
External Vehicle-Trips[5]	574	342	232
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	8%	26%
Retail	10%	10%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	3%
Hotel	0%	16%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

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NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:	Proposed	**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office	710	150,000	SF	167	26	141
Retail	820	50,000	SF	325	156	169
Restaurant				0		
Cinema/Entertainment				0		
Residential	221	475	Dwelling Units	198	121	77
Hotel	310	250	Rooms	161	82	79
All Other Land Uses[2]				0		
				851	385	466

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	0	0	3	0
Retail	3		0	0	44	8
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	16	0	0		2
Hotel	0	3	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	851	385	466
Internal Capture Percentage	22%	24%	20%
External Vehicle-Trips[5]	663	291	372
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	23%	11%
Retail	20%	33%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	39%	27%
Hotel	12%	4%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

LEE COUNTY GENERALIZED SERVICE VOLUMES TABLE

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

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

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

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

Class II (35 mph or slower posted speed limit)

Level of Service

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

Controlled Access Facilities

Level of Service

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

Collectors

Level of Service

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

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

FDOT GENERALIZED PEAK HOUR DIRECTIONAL VOLUMES

TABLE 7

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 THE LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

5/25/2020

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	CAPACITY	2019 100TH HIGHEST HOUR LOS	VOLUME	FORECAST FUTURE LOS	VOLUME	NOTES
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	380	C	399	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	270	C	284	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	481	D	506	
00400	ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	D	553	D	581	
00500	ALEXANDER BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	553	D	626	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,107	B	1,163	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,107	B	1,468	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,107	B	1,355	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,438	B	2,563	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,246	B	1,393	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN	E	1,100/1,840	C	385	E	789	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	C	162	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	116	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	612	C	870	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	2,100	C	1,690	C	1,750	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	2,100	C	1,703	C	1,831	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,100	C	1,285	C	1,683	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	924	C	710	C	678	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	924	C	515	C	520	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,402	B	1,474	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,402	B	1,505	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,127	B	1,219	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,017	A	1,069	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	346	C	548	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	581	C	611	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,530	C	1,608	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,167	C	1,318	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,864	C	1,959	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,132	C	2,241	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	671	B	705	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	END OF CO. MAINTAINED	4LD	E	2,020	B	671	B	705	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	692	E	782	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,776	E	1,866	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	276	C	290	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	197	C	218	
03500	BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	269	C	304	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	C	405	C	426	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	423	D	445	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	538	F	1,207	Buckingham 345 & Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	B	942	B	990	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	465	C	563	
04200	BUS 41 (N TAMIAMI TR, SR 7	CITY LIMITS (N END EDIS	PONDELLA RD	6LD	D	3,171	C	1,471	C	1,673	
04300	BUS 41 (N TAMIAMI TR, SR 7	PONDELLA RD	SR 78	6LD	D	3,171	C	1,471	C	1,673	
04400	BUS 41 (N TAMIAMI TR, SR 7	SR 78	LITTLETON RD	4LD	D	2,100	C	959	C	1,003	
04500	BUS 41 (N TAMIAMI TR, SR 7	LITTLETON RD	US 41	4LD	D	2,100	C	552	C	575	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,074	D	3,231	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	E	860	C	267	C	302	Constrained, old count(2010)
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	242	C	255	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	105	C	150	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	268	C	420	Estero maintains to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,059	D	2,164	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,059	D	2,164	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,825	D	1,918	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	F	3,049	F	3,204	
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	F	2,882	F	3,028	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,117	C	2,225	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	100	C	105	
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	245	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	1,007	C	1,272	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	F	2,129	F	2,386	Estero Crossing
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,194	C	1,255	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	466	C	678	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	466	D	793	EEPCO Study, The Place
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	293	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	496	C	521	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	324	C	340	

5/25/2020

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

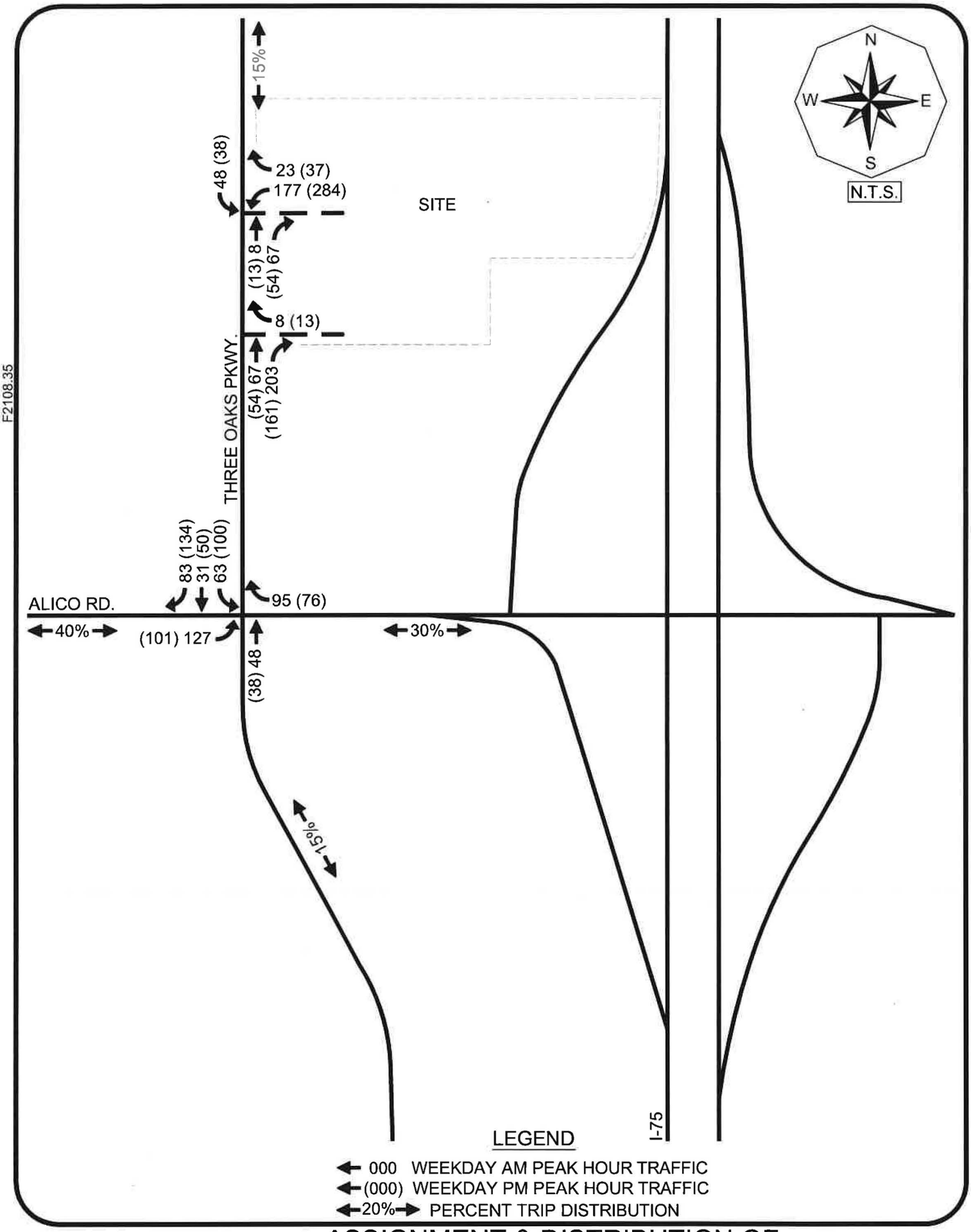
LINK NO.	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	CAPACITY	2019 100TH HIGHEST HOUR LOS	VOLUME	FORECAST FUTURE LOS	VOLUME	NOTES
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,696	C	1,843	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,690	C	1,750	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	499	C	545	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	286	C	545	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	286	C	301	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	288	C	417	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	672	D	706	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	841	C	884	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	B	774	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,164	B	1,239	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	953	B	1,002	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	93	C	98	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	79	C	91	*
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	79	C	83	*
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS B.	MAIN ST	2LD	D	970	F	1,055	F	1,176	Constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,055	C	1,176	PD&E Study
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	970	C	744	C	847	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	2,100	C	744	C	847	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	427	C	449	*
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	484	C	508	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	944	E	992	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	290	C	304	*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,778	C	1,950	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,398	B	1,469	
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,149	B	1,352	
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,050	B	1,104	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,050	A	1,104	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	402	C	423	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	644	D	677	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	643	C	610	PD&E/SEIR Study
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	820	C	564	C	460	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	189	C	215	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	551	D	652	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	C	551	D	648	
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,919	A	2,149	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,919	A	2,016	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,919	A	2,016	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,454	C	1,552	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,783	B	1,874	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,916	B	2,014	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,916	B	2,014	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,260	D	1,324	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,260	D	1,324	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	42	C	53	
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	369	C	388	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	369	C	388	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	D	596	D	626	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	D	623	D	655	
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	650	D	683	
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,230	B	1,413	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	A	623	B	724	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	A	633	B	976	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	163	C	171	old count(2010)
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	203	D	716	Elementry U.
27000	TREELINE AVE	TERMIMAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,272	A	1,510	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	880	A	924	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	880	A	924	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,662	C	2,712	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	2,422	C	2,485	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,623	C	2,686	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,623	C	2,730	
30200	US 41 (S TAMIAMI TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	3,171	C	2,905	D	3,092	

TRAFFIC DATA FROM THE LEE COUNTY TRAFFIC COUNT REPORT

Updated 2/24/21			Daily Traffic Volume (AADT)									
STREET	LOCATION	Sta-tion #	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
ALABAMA RD	S OF HOMESTEAD RD	200	8800	11100	9000	9300	10300	11000		10200	10700	7900
ALICO RD	E OF US 41	204	21800	21700	23400	19900	21900	24100	22100	22800	24200	25600
ALICO RD	E OF LEE RD	207										
ALICO RD	W OF I - 75	10	25800	27200	29100	38400	41100	43600	44800	47900	49800	41900
ALICO RD	E OF I - 75	53	26200	26000	26900	28400	25600	24300	24600	26200	24200	20200
ALICO RD	E OF BEN HILL GRIFFIN PKWAY	205				7500		8500		8900		
BASS RD	N OF SUMMERLIN RD	216	8200		8400		8200		11500		11400	

Updated 2/24/21			Daily Traffic Volume (AADT)									
STREET	LOCATION	Sta-tion #	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
SUNSHINE BLVD	N OF IMMOKALEE RD	413			3900	4000		3900		3300		
SUNSHINE BLVD	S OF LEE BLVD	406			6100	7100		7500		7500		8500
SUNSHINE BLVD	N OF LEE BLVD (CR 884)	412			10300	8300		10100		12100		14000
TERMINAL ACCESS RD	E OF TREELINE AVE	59	24000	23300	23500	26400				27100	28500	18400
THREE OAKS PKWY	S OF CORKSCREW RD	525	16100	18700	18800		20900	21800	25100	20800	23900	
THREE OAKS PKWY	N OF CORKSCREW RD	415	14700	20200	19900							
THREE OAKS PKWY	S OF ESTERO PKWY	72			16000	16600	16500	16800	17900		21700	18000
THREE OAKS PKWY	S OF ALICO RD	414	9500	12700	13700	11800	12300	13100	14100	12300		13600
TICE ST	W OF ORTIZ AV	417										
TICE ST	W OF I 75	416				3000		3500		3800		3400
TREELINE AVE	S OF PELICAN COLONY BLVD	62	7300	8200	8900	9700	10800	11600	11800	13100	13700	11600
TREELINE AVE	N OF AIRPORT TERMINAL	61	23600	23800	24500	25500	23800	25000	23800	23400	22700	14600
12 ST W	E OF GUNNERY RD	472					4100				5200	
23RD ST SW	E OF GUNNERY RD	469			10200	11000		11800	12700	13200		16400

SITE TRAFFIC ASSIGNMENT
SUPPLEMENTAL GRAPHICS
FIGURES A-1 & A-2



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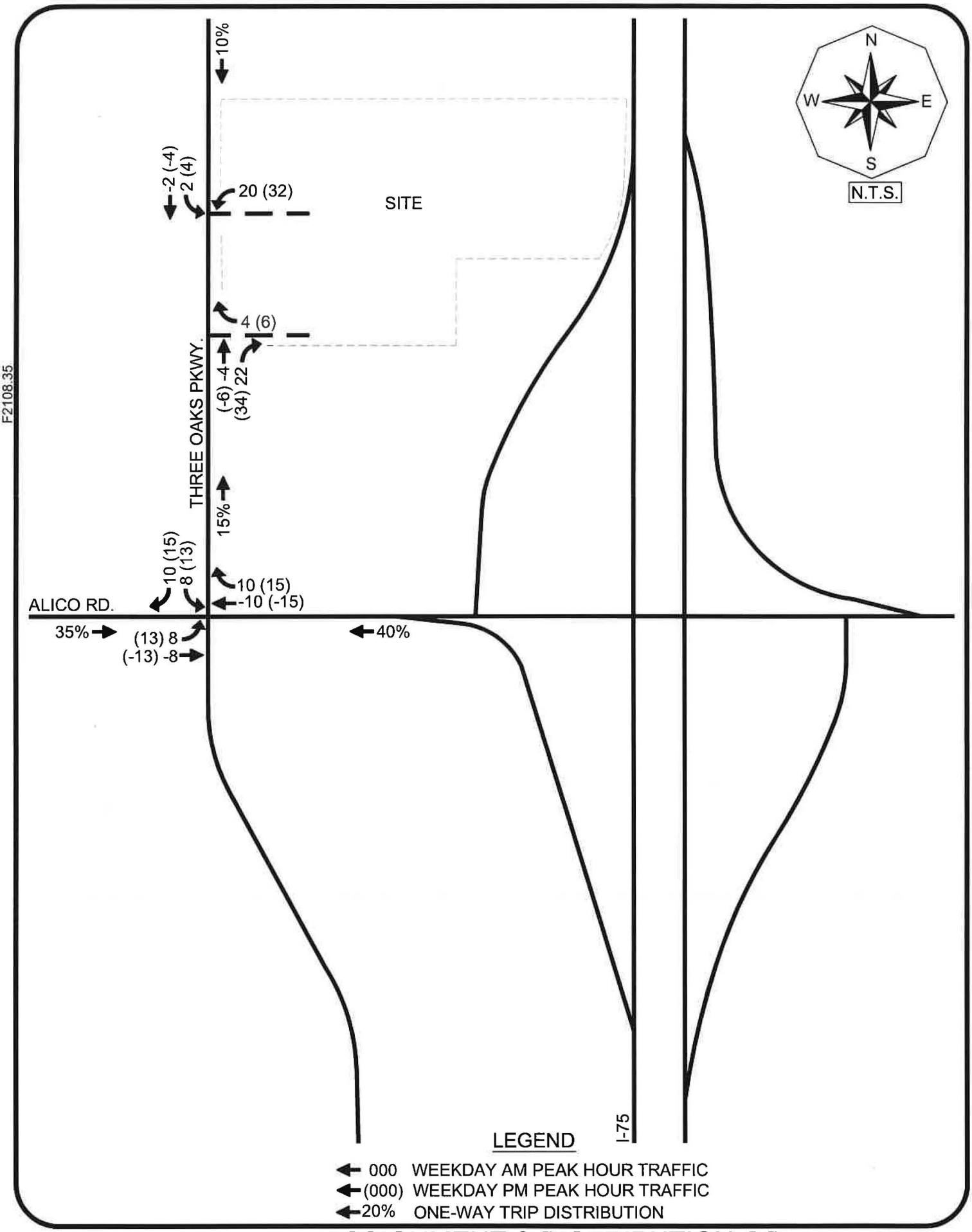
TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT & DISTRIBUTION OF
NET NEW PROJECT TRIPS
ALICO CROSSROADS CPD

Figure A-1



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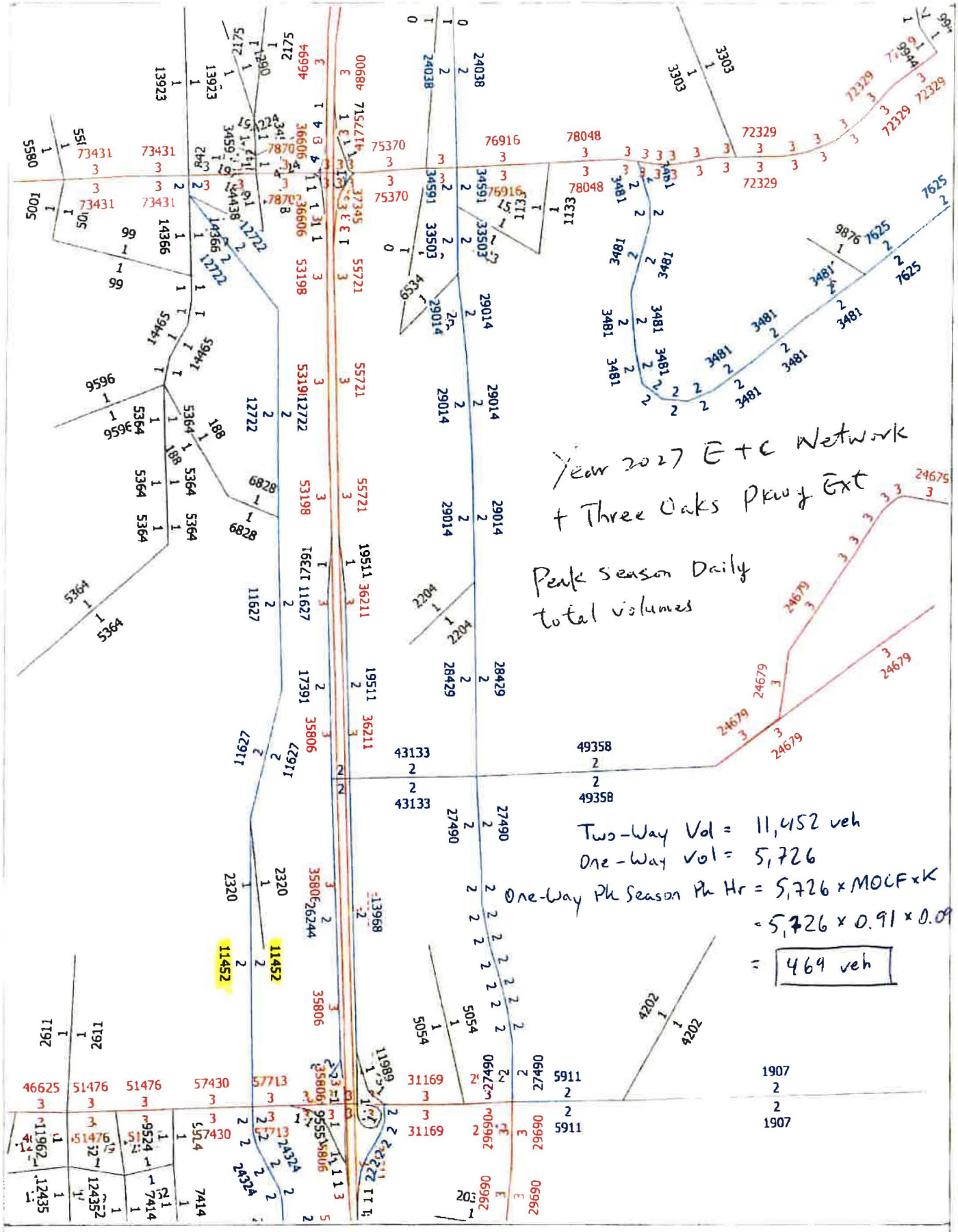
TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT & DISTRIBUTION OF
PASS-BY PROJECT TRIPS
ALICO CROSSROADS CPD

Figure A-2

2027 FSUTMS TRAFFIC DATA
PROVIDED BY LEE COUNTY



cube (Licensed to Florida Department of Transportation)

TRIP GENERATION EQUATIONS

Multifamily Housing (Mid-Rise)
(221)

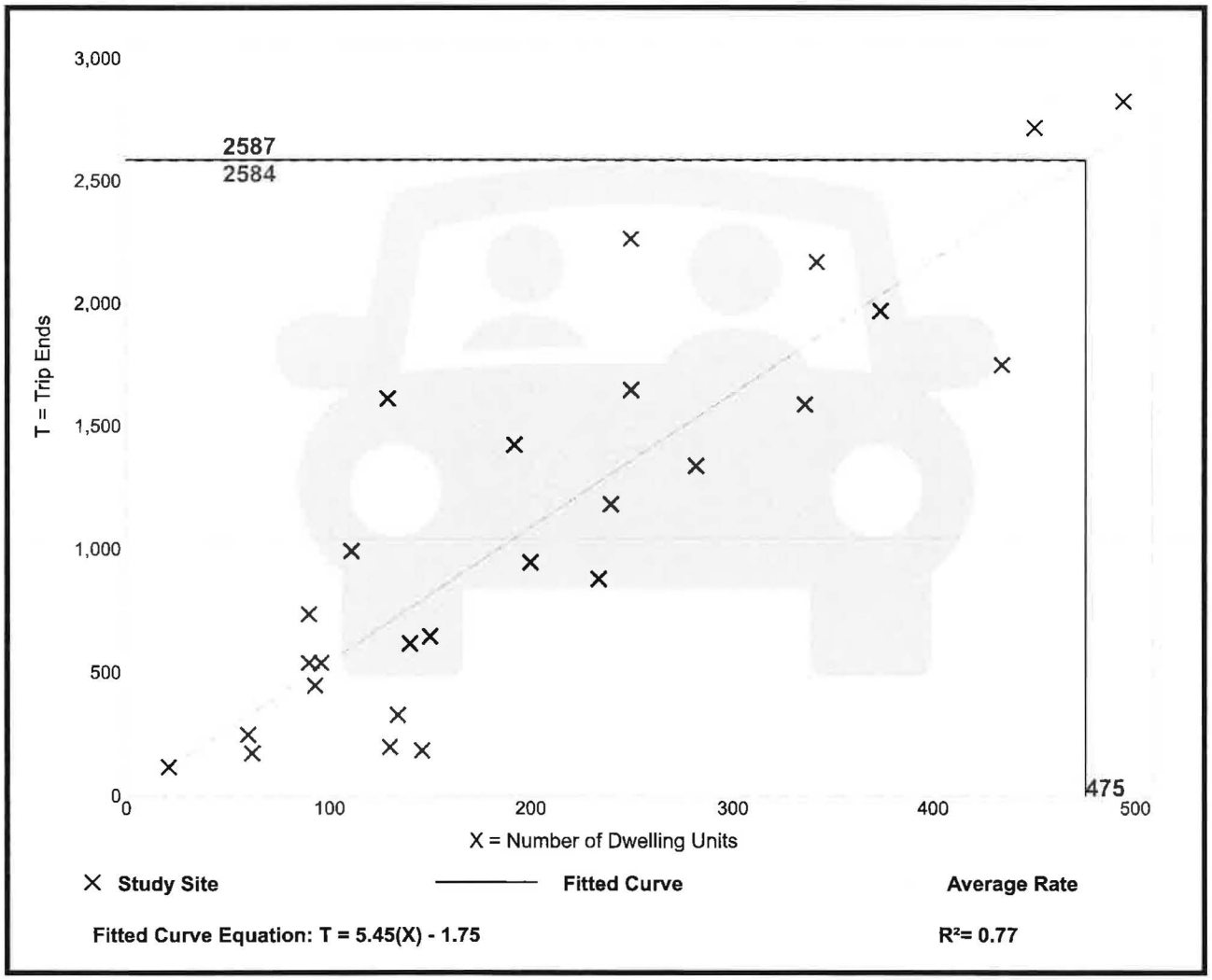
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



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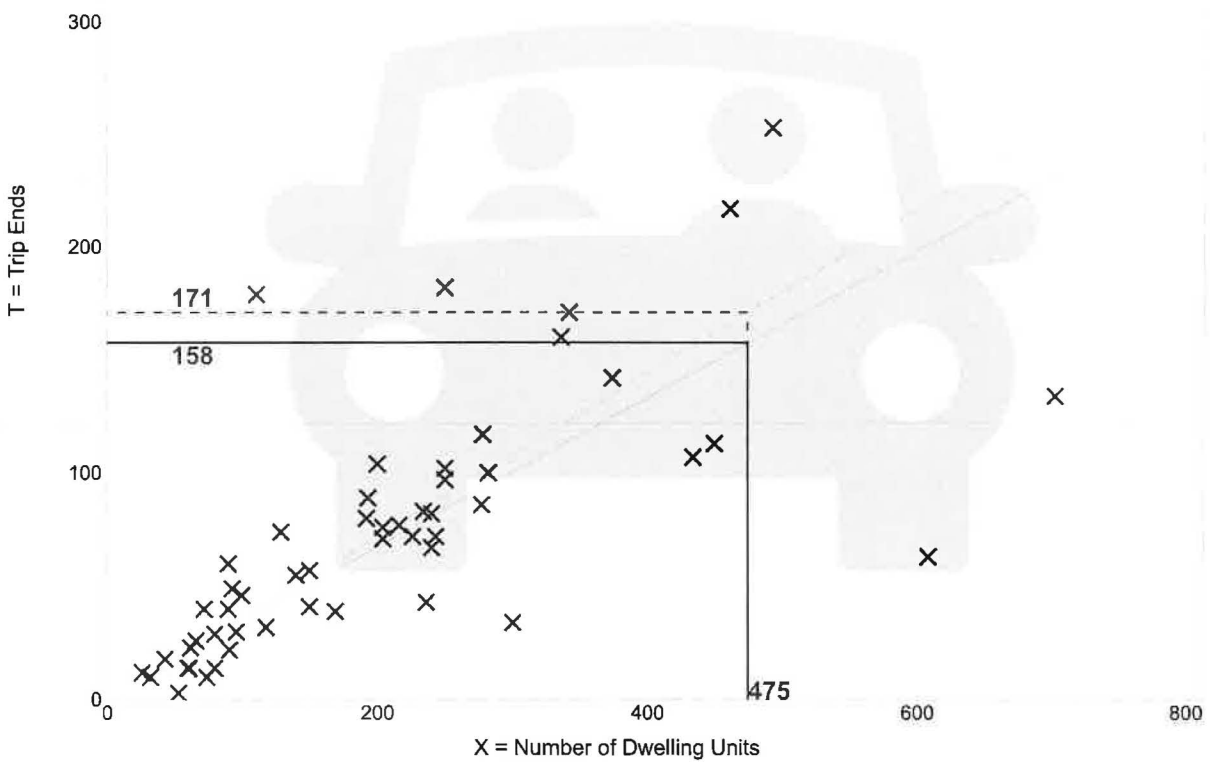
Multifamily Housing (Mid-Rise)
(221)

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: 53
Avg. Num. of Dwelling Units: 207
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



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

Fitted Curve Equation: Ln(T) = 0.98 Ln(X) - 0.98 **R^2= 0.67**

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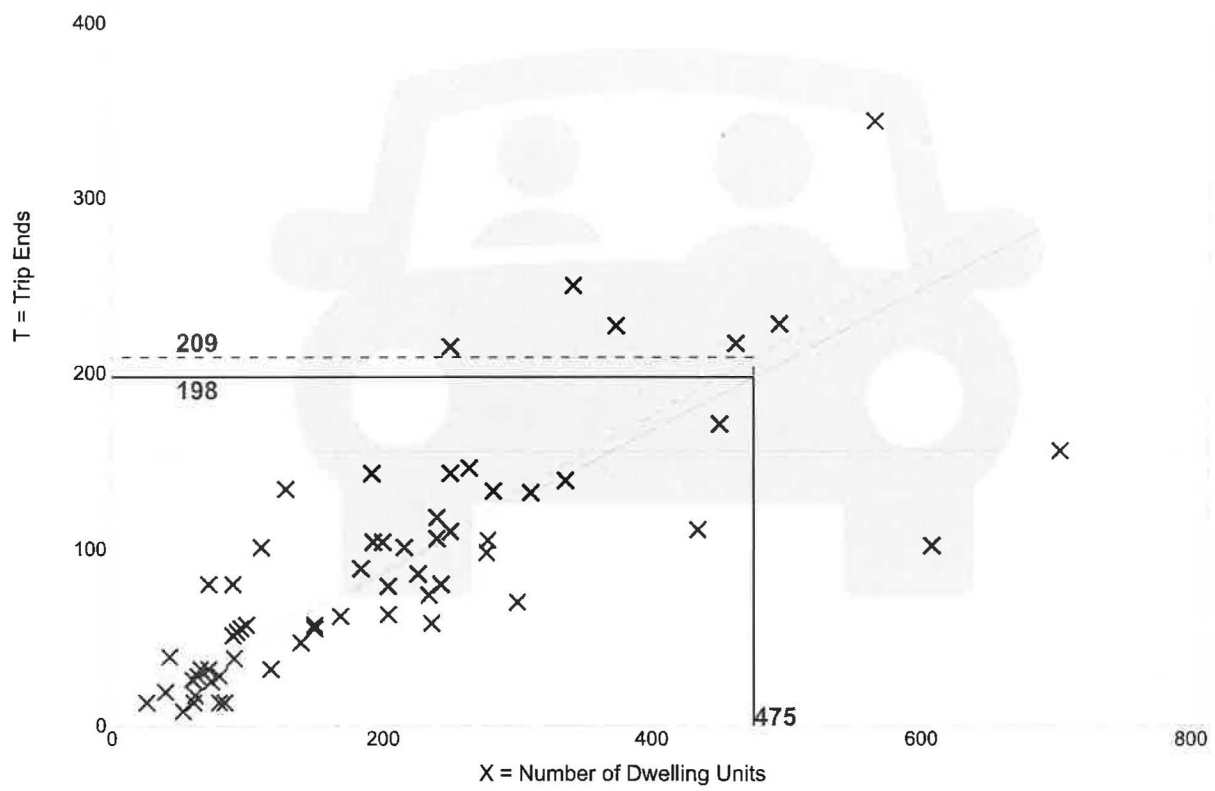
Multifamily Housing (Mid-Rise)
(221)

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:	60
Avg. Num. of Dwelling Units:	208
Directional Distribution:	61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



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

Fitted Curve Equation: Ln(T) = 0.96 Ln(X) - 0.63 **R^2= 0.72**

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Hotel
(310)

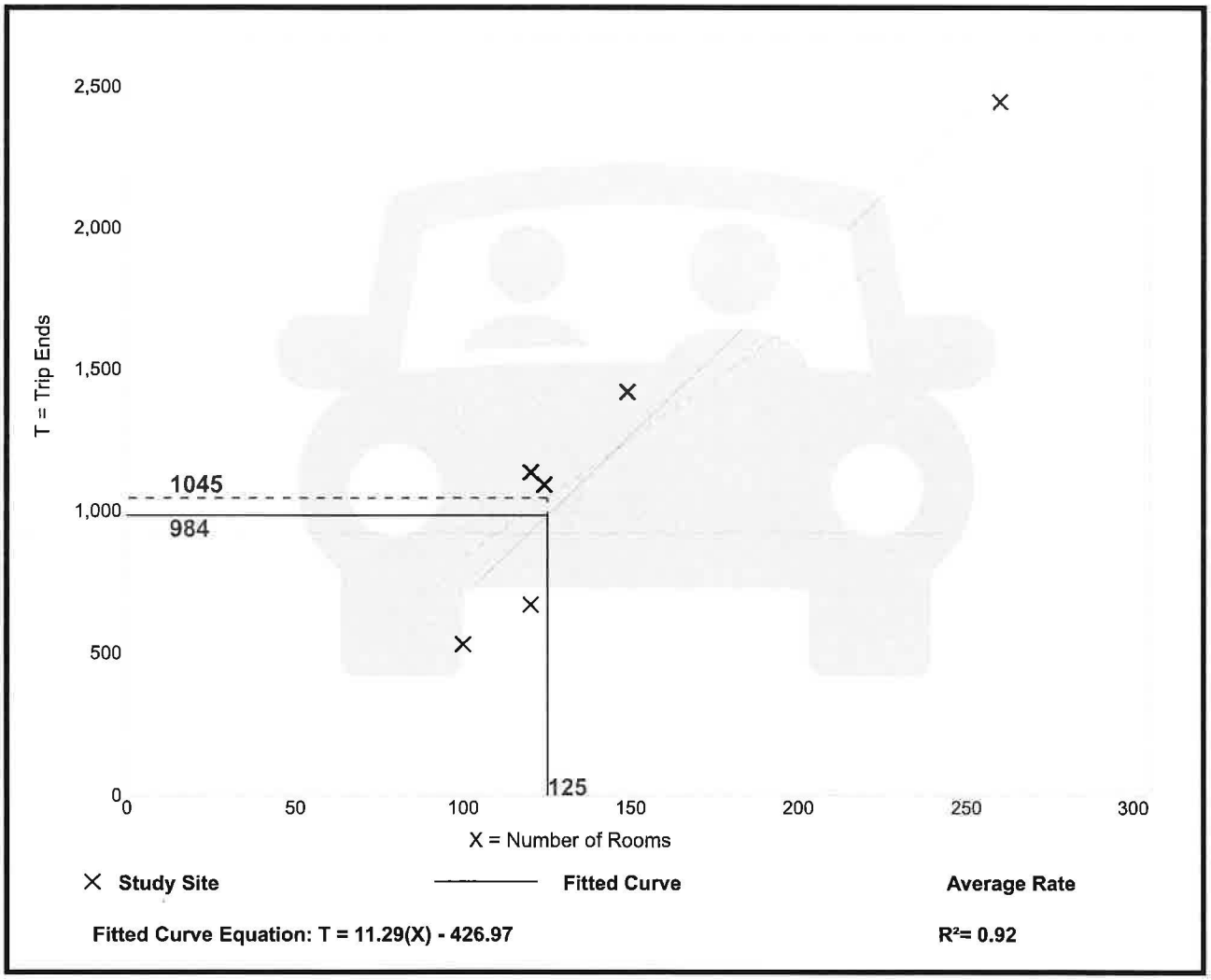
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Rooms: 146
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

Data Plot and Equation



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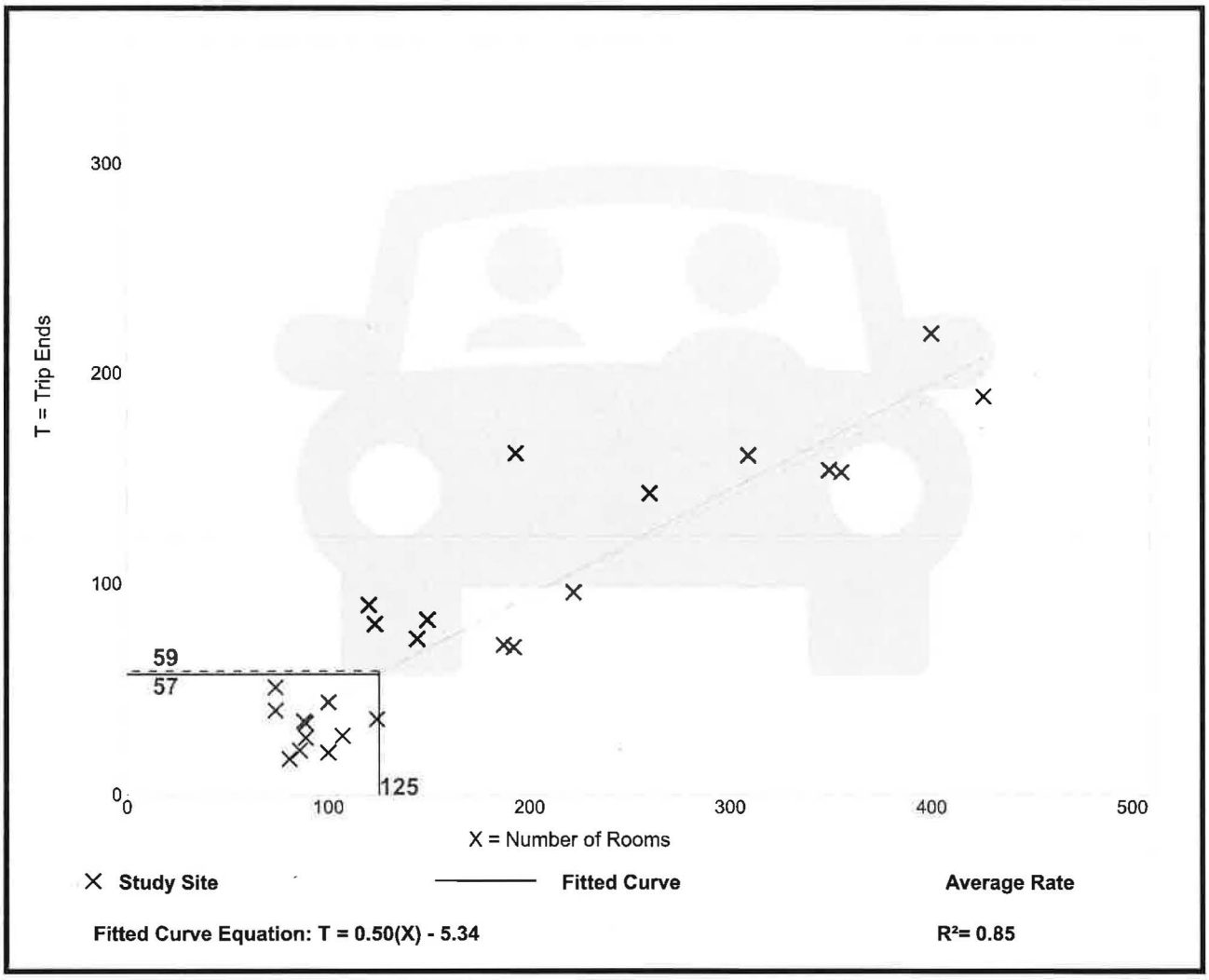
Hotel
(310)

Vehicle Trip Ends vs:	**Rooms**
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:	25
Avg. Num. of Rooms:	178
Directional Distribution:	59% entering, 41% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.20 - 0.84	0.14

Data Plot and Equation



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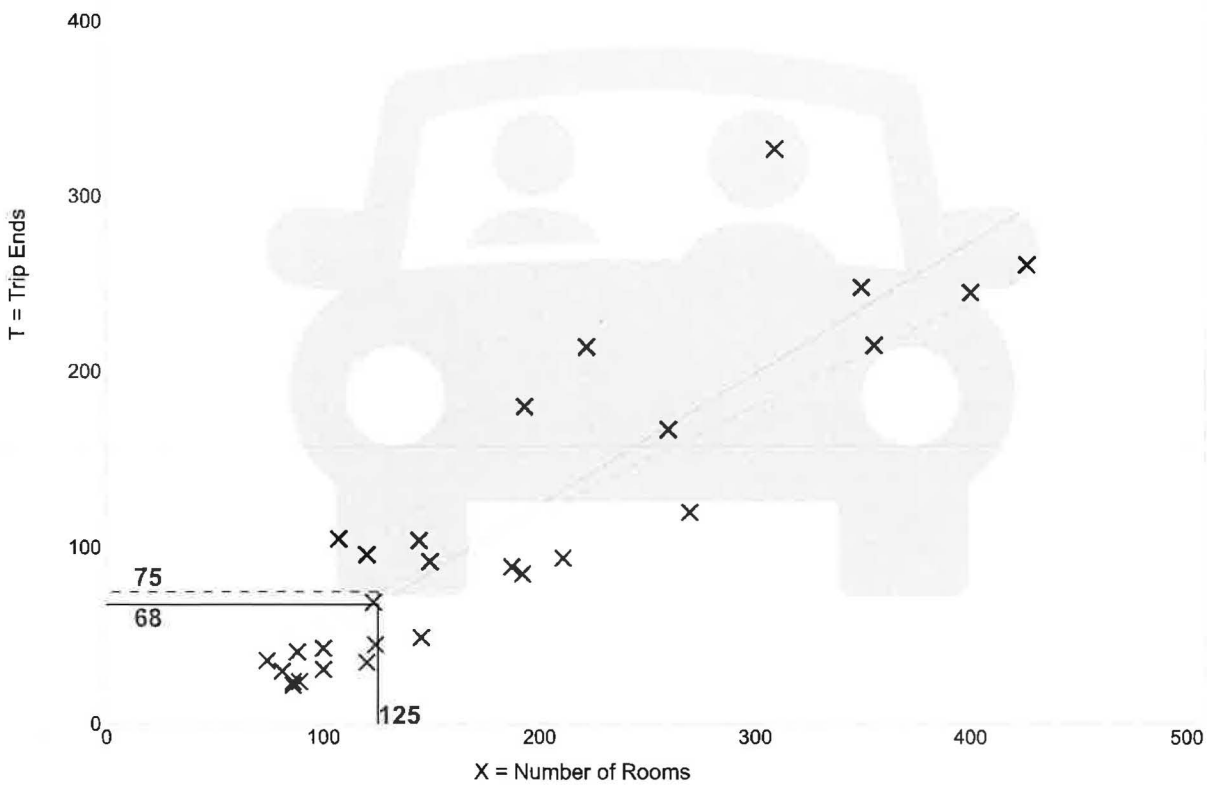
Hotel
(310)

Vehicle Trip Ends vs:	**Rooms**
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:	28
Avg. Num. of Rooms:	183
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



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

Fitted Curve Equation: T = 0.75(X) - 26.02 **R^2= 0.80**

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General Office Building
(710)

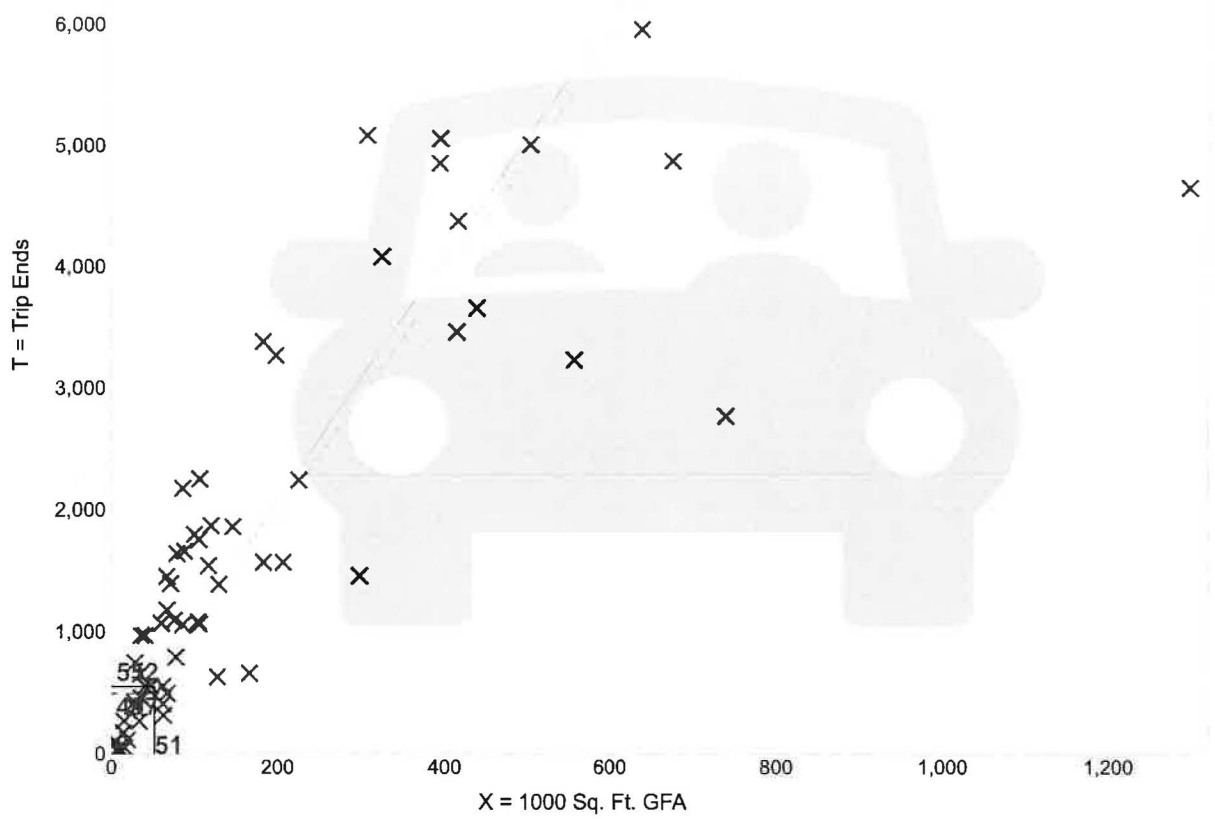
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location:	**General Urban/Suburban**
Number of Studies:	66
Avg. 1000 Sq. Ft. GFA:	171
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.97 Ln(X) + 2.50 **R^2= 0.83**

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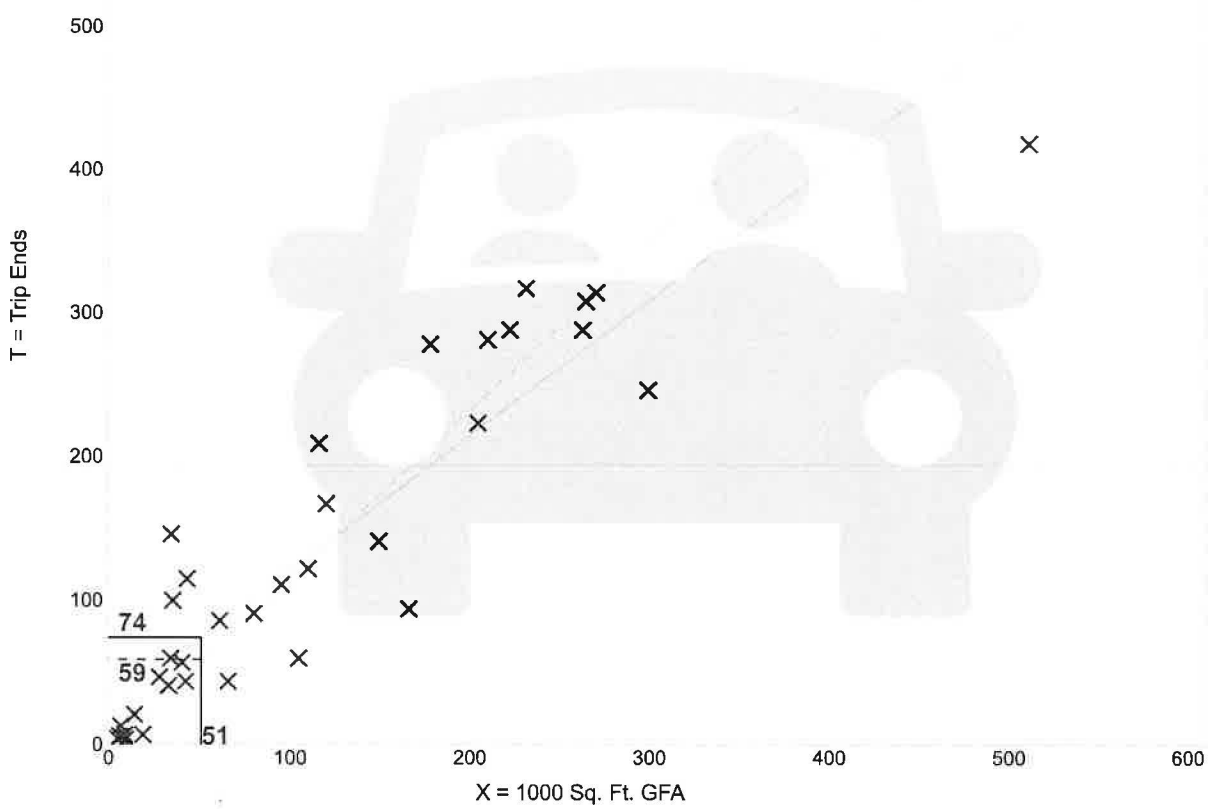
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 35
Avg. 1000 Sq. Ft. GFA: 117
Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



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

Fitted Curve Equation: T = 0.94(X) + 26.49 **R^2= 0.85**

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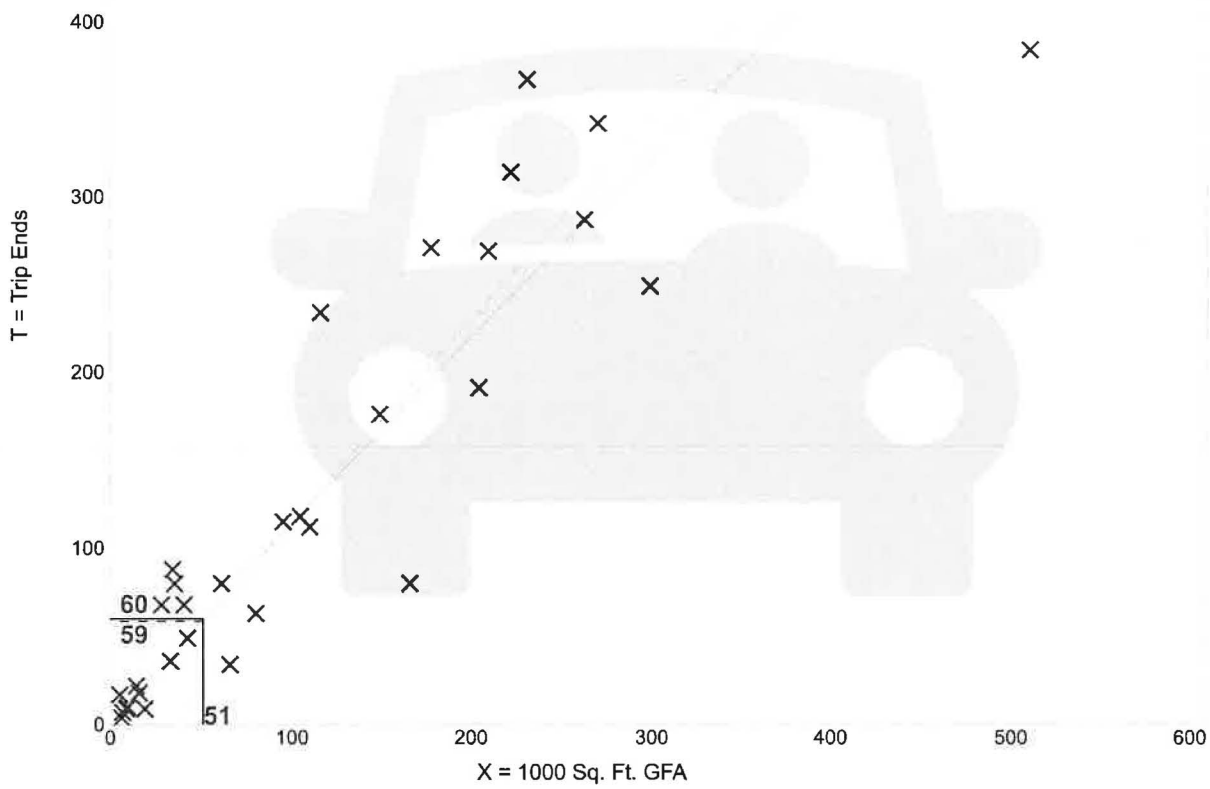
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 32
Avg. 1000 Sq. Ft. GFA: 114
Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



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

Fitted Curve Equation: Ln(T) = 0.95 Ln(X) + 0.36 **R^2= 0.88**

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Shopping Center
(820)

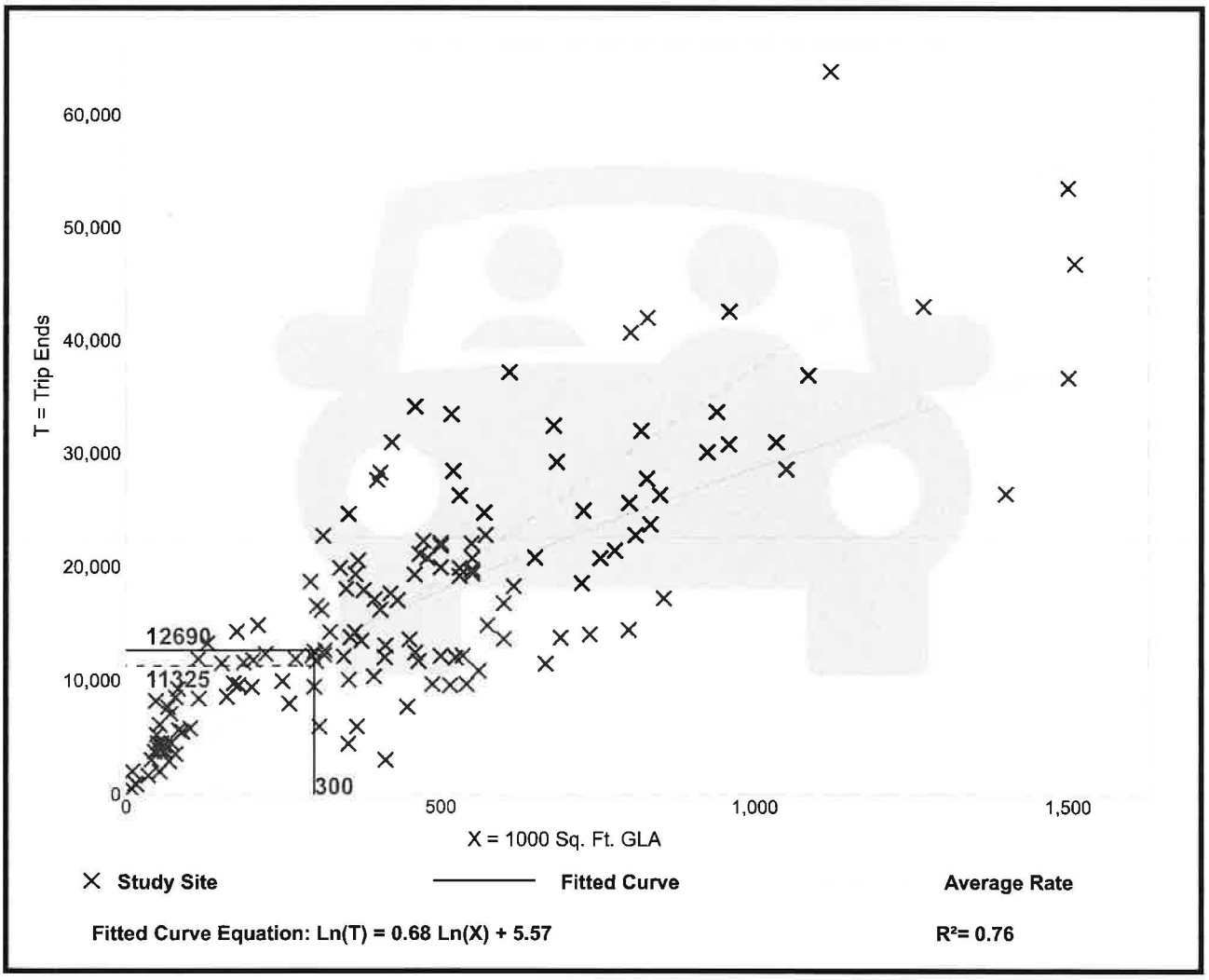
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



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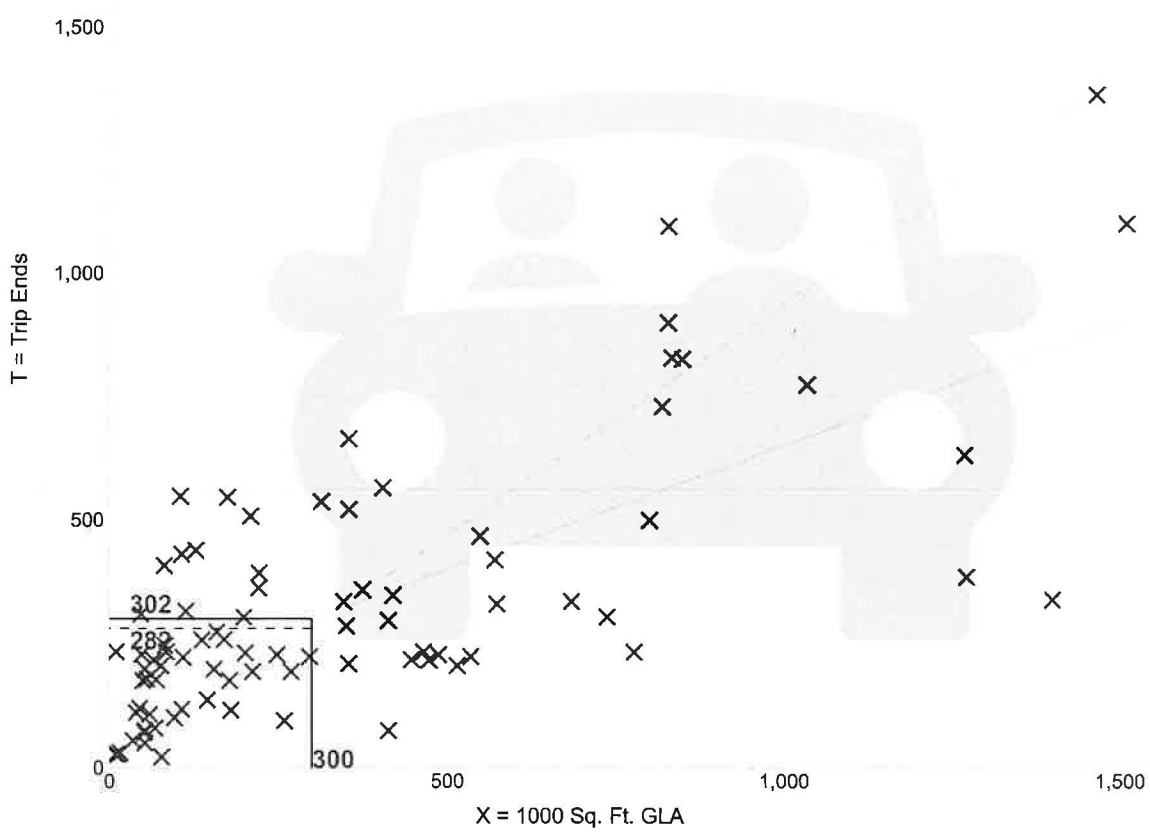
Shopping Center
(820)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



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

Fitted Curve Equation: T = 0.50(X) + 151.78 **R^2= 0.50**

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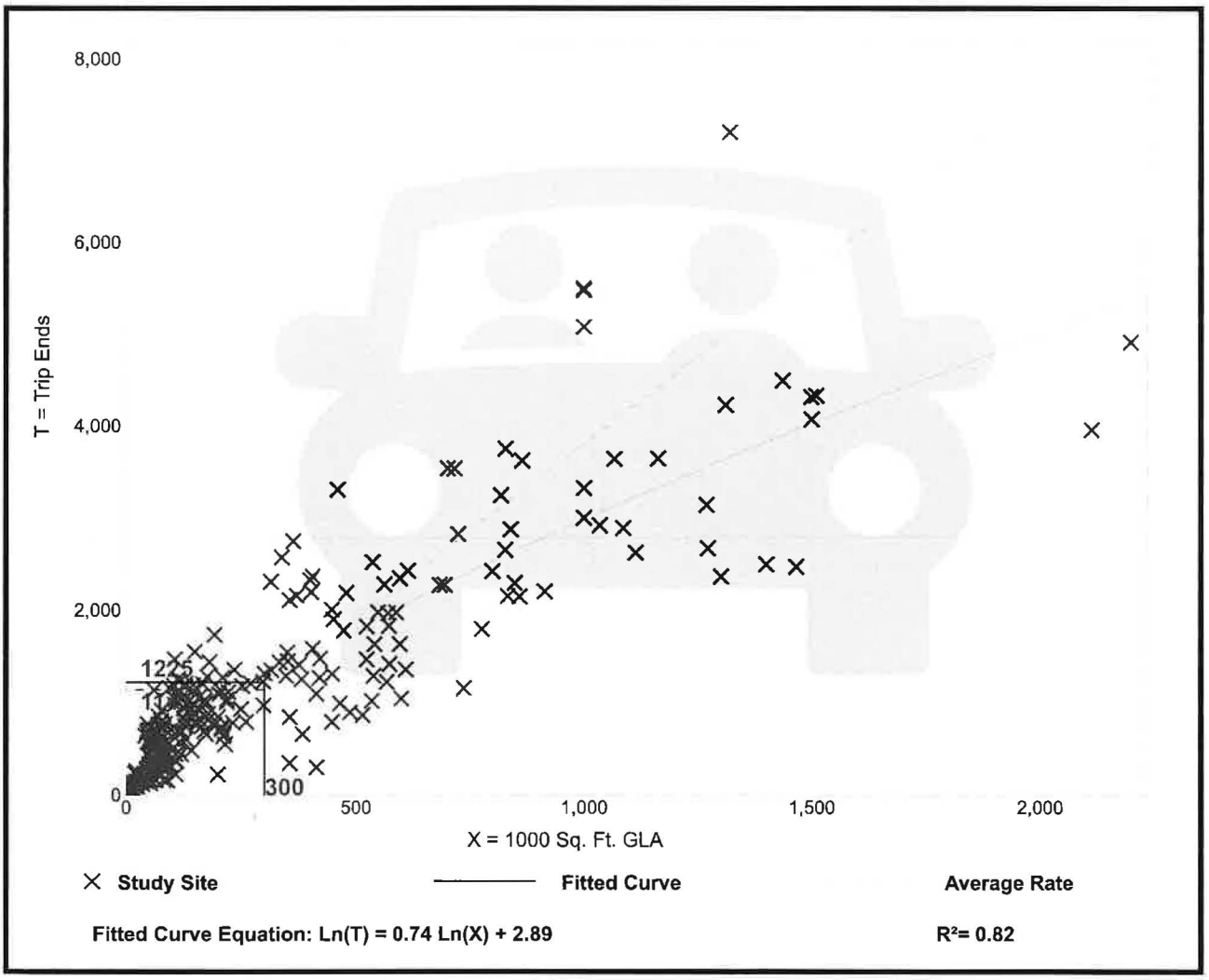
Shopping Center
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 261
Avg. 1000 Sq. Ft. GLA: 327
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



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San Carlos Park Fire Protection and Rescue Service District

19591 Ben Hill Griffin Parkway • Fort Myers, Florida 33913-8989

Emergency **911**
Office **239.267.7525**
Fax **239.267.7505**

September 8, 2021

DeLisi, Inc.
Mr. Daniel DeLisi, AICP
520 27th Street
West Palm Beach, Florida 33407

Re: Three Oaks Extension

Dear Mr. DeLisi,

Thank you for this opportunity to inform you about our fire district. The San Carlos Park Fire Protection and Rescue Service District is one of 17 Special Fire Districts in Lee County. The Insurance Service Office (ISO) currently rates our department with a Property Protection Class (PPC) of 2/2X. The district consists of a 52 square mile area with 4 stations staffed 24/7 with 58 full time firefighters, which also provide non-transport Advanced Life Support (ALS) services and supported by an administrative staff.

The property in question, the Three Oaks Extension, just north of Alico Road, on the west side of I-75, is within the jurisdiction of the San Carlos Park Fire District and is located approximately 1.3 miles from our station 54 located at 16900 Oriole Road, Fort Myers, FL 33912. With a response time of less than 3 minutes.

We are able to provide fire suppression and emergency medical services to the proposed development, as well as fire prevention, and public education service. If you require additional information, please do not hesitate to contact my office at (239) 267.7525. Trusting this meets with your approval, I remain,

Yours in Service,

David Cambareri,
Fire Chief

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

August 27, 2021

Daniel DeLisi
DeLisi, Inc.
520 27th Street
West Palm Beach, Florida 33407

Re: Letter of Service Availability – Three Oaks Commercial

Mr. DeLisi,

I am in receipt of your letter requesting a Letter of Service Availability for the commercial development along Three Oaks Extension. This property is identified as STRAP 03-46-25-00-00001.1080. The proposed entitlements are 50,000 square feet of retail, 150,000 square feet of office, 250 hotel rooms and 475 multi-family residential units.

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

The primary ambulance for this location is Medic 9, located 3.0 miles southwest; there is an additional EMS station within 4 miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

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

Sincerely,

Benjamin Abes
Director, Public Safety

Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

August 27, 2021

Daniel DeLisi
DeLisi, Inc.
520 27th St.
West Palm Beach, FL, 33407

Mr. DeLisi,

The Lee County Sheriff's Office has reviewed your Letter of Service Availability request to change the land use category for 16541 Three Oaks Parkway, STRAP number 03-46-25-00-00001.1080 from Industrial Commercial Interchange to General Interchange.

The proposal for 50,000 square feet of retail, 150,000 square feet of office, 250 hotel rooms and 475 multi-family residential units would not affect the ability of the Lee County Sheriff's Office to provide core levels of service at this time.

Law enforcement services will be provided from our South District offices in Bonita Springs. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment.

Please contact Community Response Unit Manager Beth Schell at (239) 477-1676 with any questions regarding the CPTED study.

Respectfully,

Mark Shelly
Commander, Patrol Bureau

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

August 26, 2021

Delisi Land Use Planning
Attn: Daniel Delisi
520 27th Street
West Palm Beach, FL 33407

RE: Letter of Service Availability – Lee County Solid Waste

Dear Mr. Delisi:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the referenced general interchanged land use category. Disposal of the solid waste generated from the offices, hotel, a multifamily units will be performed at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please ensure compliance with Solid Waste Ordinance No. 11-27 and LCLDC 10-261 for space requirements of garbage and recycling containers and accessibility of the collection vehicles. While there is no requirement in Ordinance No. 11-27 for bulk waste storage, please consider some additional space for the storage of bulk waste items that may not fit into a dumpster (mattress, appliance, furniture disposal etc.).

Garbage and recycling collections require the hotel owner/or the Management Company to secure a service agreement for the collection and an agreement for the lease of waste containers from the County's MSW and Recycling Collection Franchise Hauler, currently Waste Pro phone (239) 337-0800.

Solid Waste Ordinance (11-27) establishes that the Property Owner(s) will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Justin Lighthall
Public Utilities Manager

Lee County
Southwest Florida
BOARD OF COUNTY COMMISSIONERS

3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0340

Kevin Ruane
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Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

August 26, 2020

Daniel DeLisi, AICP
DeLisi, Inc.

RE: **Request for Letter of Availability**
Three Oaks Extension

Mr. DeLisi,

LeeTran has reviewed your request for service availability in regards to a proposed Comprehensive Plan Amendment to the Future Land Use Map and its Schedule of Uses. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

- Subject area is within one-quarter mile of a fixed-route corridor, but not adjacent, to bus route 60, going eastbound on Alico Road
- Closest bus stop is not within one-quarter mile of a bus stop
- The 2016 TDP does not identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because project area is not adjacent to the bus route.

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

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or jpuente@leegov.com.

Sincerely,

Jorge J Puente

Jorge J Puente, Transit Service Planner
Lee County Transit

STATE POLICY PLAN AND REGIONAL POLICY PLAN
EXHIBIT M18

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

PLANNING JUSTIFICATION
EXHIBIT M19

Location and Property Description

The subject property is located in the northwest Interchange of I-75 and Alico Road. The property is in the Commercial Industrial Interchange land use category approximately a quarter mile north of Alico Road with direct access to the Three Oaks Parkway extension.

Proposed Request

The prosed amendment to the Lee Plan is to extend the General Interchange future land use category north to encompass the subject property. The current land use category on the property is Commercial Industrial Interchange, which generally allows for the same uses with the exception of higher density residential development.

Surrounding Uses/Compatibility

The subject property is located in an area with a mix of commercial and industrial uses. I-75 isolates the subject property from the uses that are located to the east. Across I-75 are a mix of commercial and industrial uses and zoned properties. To the north of the subject property are a mix of office/corporate headquarters and research and development uses. To the west of the subject property are vacant lands zoned for commercial and industrial uses.

To the south, of the subject property is the Vintage CPD. In 2020, The Board of County Commissioners adopted an amendment to the Lee Plan to change the Vintage property from the Commercial Industrial Interchange to General Interchange. This change allowed for an amendment to the zoning to be processed simultaneously to allow for the inclusion of residential units through a conversion of commercial floor area. The approved residential uses are located contiguous to the subject property at the northern most parcel in the Vintage CPD. Similar to the subject property's requested Comprehensive Plan Amendment, the Vintage CPD is now in the General Interchange future land use category, which allows for the development of the residential uses.

Changing Conditions

In 2003, the subject property was zoned for a variety of commercial office, retail and hotel uses, but has remained vacant for the last 18 years. Since 2003 there have been minor amendments to the zoning approval but has remained a commercial site. To the north of the subject property, development activity has started to occur with the location of the Geonomics headquarters and … These uses are developing in a more efficient manner by

building vertically with greater square footage than the type of corporate office development that this area of Lee County has experienced in the past. As a result, the workforce that is being accommodated per acre is greater than past assumptions of development. We expect that trend to continue as the surrounding properties continue to develop and increase entitlements. As the area to the north of the subject property continues to develop for office and research and development uses, and the properties to the east, across I-75, near the airport, continues to develop, there will be an increasing need for a variety of housing opportunities to serve the growing workforce in the area.

In 2016, Lee County amended the General Interchange future land use category to allow for high density multi-family residential uses. Higher densities of residential development are strategic at these specific transportation nodes as they allow the workforce convenient access to employment locations both at and proximate to the interchanges and throughout Lee County. Since this amendment, zoning for residential projects at both the Daniels and Alico Interchanges have been approved.

Changing the future land use category of the subject property from Industrial Commercial Interchange will simply allow for a greater diversity of uses, including multi-family residential development. The subject property is already zoned for retail and office development. The zoning that is being processed concurrent with this amendment will maintain the current commercial uses but will reduce the total amount of retail, increase the office development and add multi-family residential development contiguous with the approved multi-family to the south. Overall, this is a more diverse mixed-use plan that will continue to allow for the office development that is desirable at this location but add residential uses that will house the workforce of the office and industrial development of the subject property and surrounding properties.

The proposed amendment will have no impact on environmentally sensitive resources in Lee County. The subject property is mostly cleared and in improved pasture. The vegetated Pine Flattwood area on the property is heavily infested with exotic vegetation. Shifting from one urban use (Commercial) to another urban use (residential and commercial) has little impact on the site's development or environment, however, adding residential development to the site will increase the development's indigenous preservation requirement.

The subject property contains no historic resources. The proposed amendment will have no impact to historic resources. According to the attached Archeological Sensitivity Map, the subject property is not located in any sensitivity zone. The Division of Historic Resources has also issued a response stating that there are no known historic resources on the subject property.

<u>Conclusion</u>

In conclusion, the subject property is already entitled for commercial development. Development of the property will not have negative environmental or transportation impacts and will not negatively impact historic resources in Lee County. The proposed land

use change simply adds multi-family residential to the mix of uses on the subject property. The addition of multi-family residential development at this location both diversifies the areas housing opportunities and provides for needed housing in very close proximity to major employment centers at the Alico Interchange, with easy access to the entire County via I-75. The proposed amendment is consistent with and implements several policies in the Lee Plan. For these reasons, the proposed amendment should be approved.