

**AVALON ENGINEERING, INC.**

•Engineering•Planning•Design

LETTER OF TRANSMITTAL

TO: Brandon Dunn, Principal Planner
Lee County DCD Planning Section
1500 Monroe Street
Ft. Myers, Florida

PROJECT #: 20-118

PROJECT: CPA2021-00009 Burnt
Store Road Mixed Use
Development

FROM: Linda Miller, AICP
Vice President

DATE: December 13, 2021

WE ARE SENDING YOU THE FOLLOWING ITEMS:

- ☒ Attached Via e-Connect ☐ Under Separate Cover Via _____
- ☐ Plans/Prints ☐ Shop Drawings ☐ Specifications ☐ Contract ☐ Disc
- ☐ Permit Applications ☒ Other

DESCRIPTION OF SUBMITTAL ITEMS

Written Responses to 1 st Review Comments
Project Narrative
Project Request
Flood Zone Map
Community Facilities and Services Elements
Boundary Survey Sketch and Legal
Exhibit M7 Wetland Sketch and Legal
Exhibit M11 Lee Plan Consistency
Exhibit M12 Environmental Impact Analysis
Exhibit M13 Historic Resources Impact Analysis
Exhibit M15 Traffic Impact Study
Exhibit M16 Existing and Future Conditions Analysis
Exhibit M17 Letters of Service of Availability
Exhibit M18 State Policy Plan and Regional Policy Plan
Exhibit M19 Justification of Proposed Amendment

THIS DATA IS TRANSMITTED AS CHECKED BELOW:

- ☐ as requested ☐ for approval ☐ for signature ☒ for review & comment
- ☐ for your use/files/information ☒ for your distribution ☐ to be returned

REMARKS:



Avalon Engineering, Inc.

2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Web: AvalonEng.com
#EB 0003128

RECEIVED
DEC 13 2021
COMMUNITY DEVELOPMENT

CPA2021-00009 Burnt Store Mixed-Use Development

Responses to Staff's 1st Review Comments

Vice President: Linda Miller, AICP

(239-573-2077 or linda@avaloneng.com)

December 13, 2021

Planning Comments

Reviewer: Brandon Dunn, Principal Planner

APPLICATION MATERIALS COMMENTS

1. Please provide a certified metes and bounds legal description specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The currently provided legal description is not a metes and bounds legal description. 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 property contains wetlands, a metes and bounds legal description, as described above, must be submitted to describe the boundary of the wetlands in addition to the perimeter boundary of the property. (Application submittal item Exhibit M7)

Response: A metes and bounds legal description has been provided for the project site and the wetland area.

2. Environmental Impact Analysis:

- a. Please, at a minimum, provide an analysis of Lee Plan policies 60.1.1, 60.1.2, 60.4.2, 60.4.3, 61.3.2, 61.3.3, 61.3.7, 123.1.5, 123.2.3, 123.2.10, 123.2.15, 125.1.2, 125.1.3, 125.1.4, 126.1.1, and 126.1.4.

Response: An Environmental Impact Analysis has been provided.

- b. Please amend the Lee Plan consistency to include analysis of relevant Lee Plan Policies within the Community Facilities and Services Element, and the Conservation and Coastal Management Element.

Response: A Community Facilities and Services Analysis and a Conservation and Coastal Management Element Analysis has been provided.

- c. Please submit a topographic map depicting the property boundaries and the 100- year flood prone areas as identified by FEMA.

Response: The project site is not located within a Flood Zone. The Flood Zone Map has been provided.

3. Please provide Historic Resources Impact Analysis (Application submittal item Exhibit - M13).

Response: Exhibit M13 has been provided.

4. Please provide a Public Facilities Impact Analysis, including analysis of existing and future conditions of public facilities as described on page 2 of the application (Application submittal items Exhibit M14 and Exhibit M16).

Response: Exhibit M14 and Exhibit M16 have been provided.

5. Please provide a Traffic Impact Study/Traffic Circulation Analysis as described on page 2 of the application (Application submittal item Exhibit M15).

Response: Exhibit M15 has been provided.

6. Please provide additional letters of service availability for Fire, EMS, and Law Enforcement Services (Application submittal item Exhibit M17).

Response: Exhibit M17 has been provided. Letters of service availability for Fire, EMS and Law Enforcement Services are included.

7. Please provide analysis of impacts of the proposed amendments to the State and Regional Policy Plans as described on page 3 of the application (Application submittal item Exhibit M18).

Response: M18 has been provided.

8. Please provide a narrative to justify the proposed amendments based on Lee Plan policies and sound planning principles as described on page 3 of the application (Application submittal items Exhibit M11 and Exhibit M19).

Note: this narrative will likely be similar to the narrative that was provided as part of the cover letter/project narrative, but at a minimum should be updated to include additional Lee Plan analysis and should be based on the most recently effective amending Ordinance (Ord.# 21-09) and sound planning principles.

Response: M19 has been provided.

9. Will the applicant be submitting a concurrent rezoning request for the subject property? Please feel free to contact me at if you have any questions.

Response: Yes a Mixed Use PUD application will be submitted to obtain a zoning amendment.

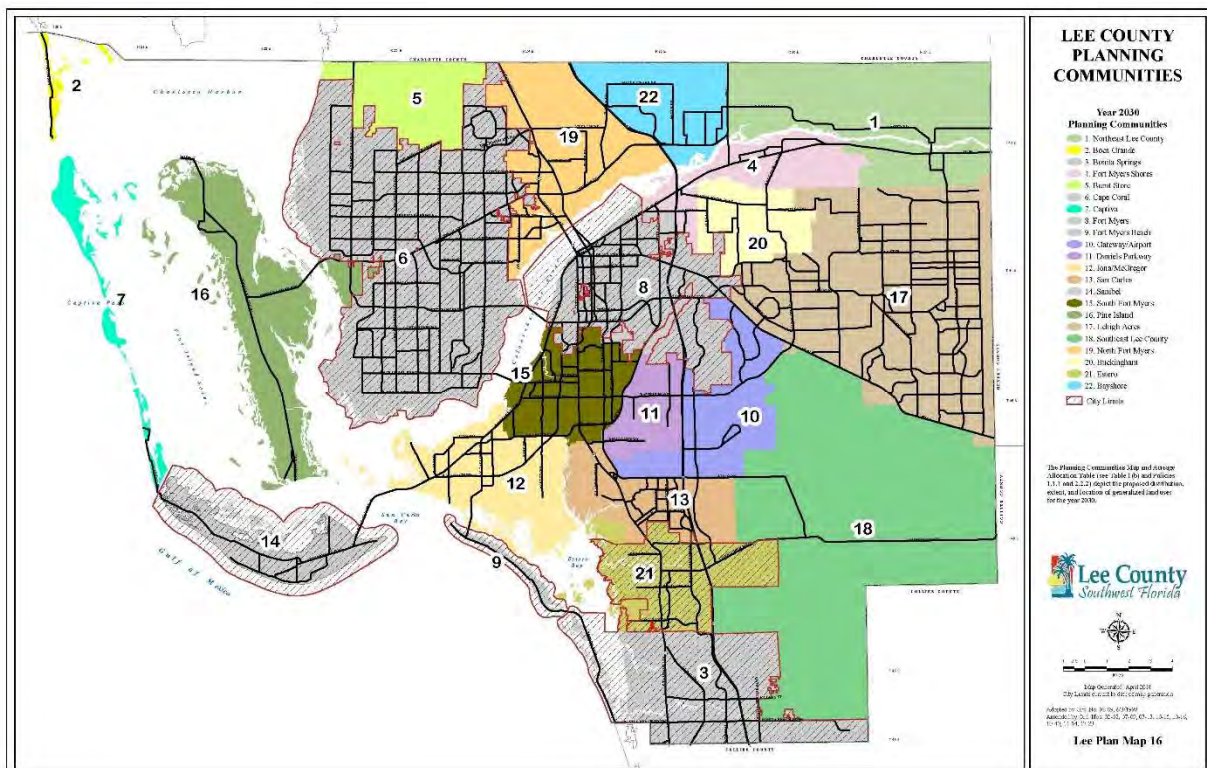


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**35.5 Acres Mixed Use Development
Comprehensive Plan Map Amendment
Project Narrative
December 13, 2021**

The property subject to this application request is two vacant parcels containing 18 +/- acres each located east of Burnt Store Road, north of Durden Parkway and south of the Charlee Road, in the far northwest corner of Lee County, Strap # 05-43-23-00-00003.0000, and 05-43-23-00-00003.0020. In addition to adjacent parcels within Lee County, there are two other governmental jurisdictions within close proximity to the subject parcels, the City of Cape Coral, along the western side of Burnt Store Road and Charlotte County north of the parcels.

The subject parcels are currently designated as Open Lands and are zoned AG-2 (Agricultural). The two parcels are square in size with approximately 1,289 feet in depth and 1,199 feet in length. The parcels are in the Burnt Store Planning Community, Area 5 as designated on the Lee County Planning Communities, Lee Plan Map 16.



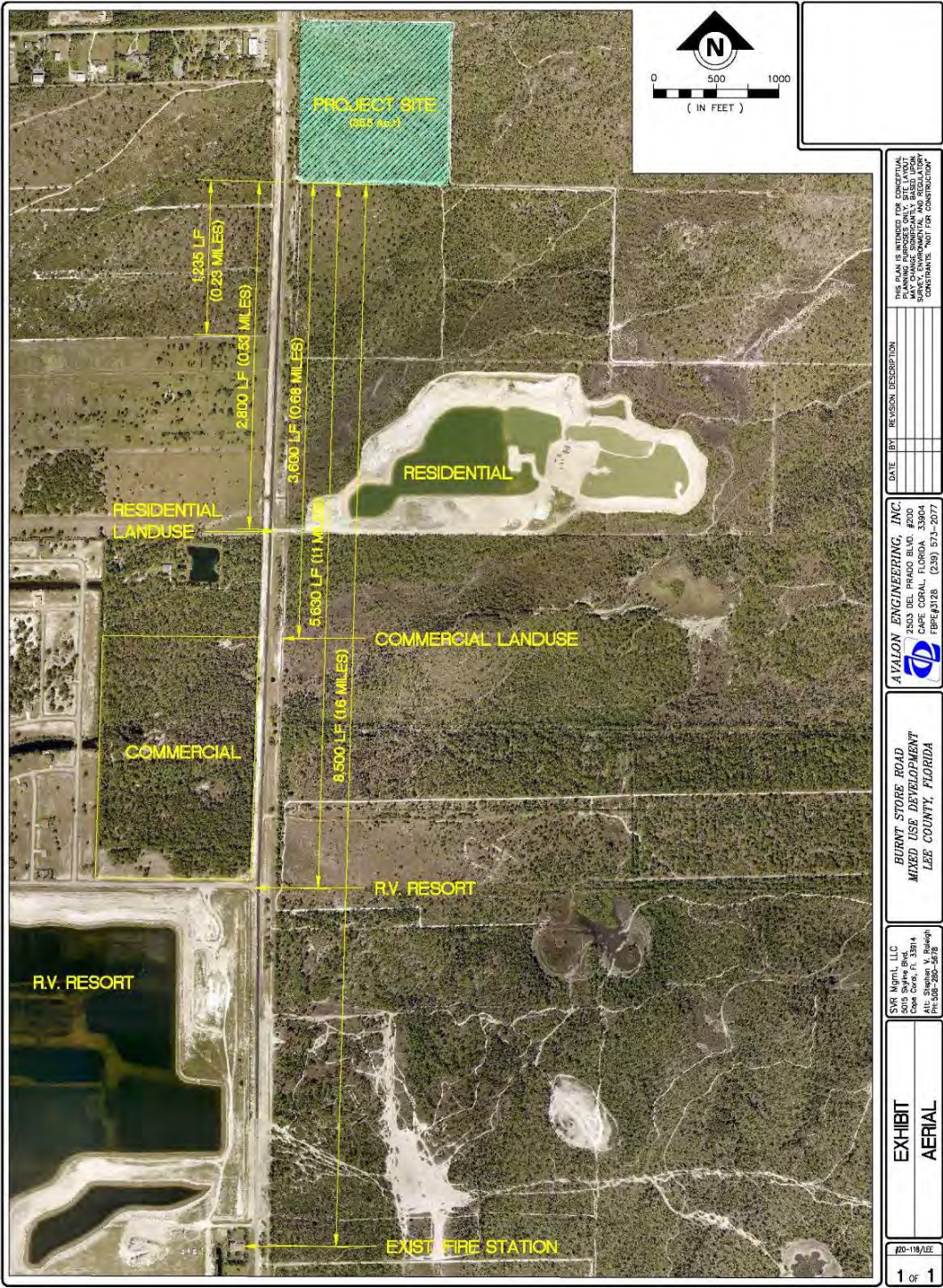
“Burnt Store - This Community is located in the northwest corner of the mainland of unincorporated Lee County. The property east of Burnt Store Road is designated Open Lands and the land west of Burnt Store Road is designated as Rural (also known as Burnt Store Marina) with the exception of 10 acres designated as Outlying Suburban. Most of The Burnt Store Marina development was approved prior to the adoption of the 1984 Lee Plan and is “vested” for densities higher than allowed by the current plan. This development is primarily residential with a high percentage of seasonal residents. There are some commercial and marine oriented amenities within the Burnt Store Marina development primarily serving residents of that development. This area is expected to substantially grow through the year 2030. Today, most of the community's commercial needs are served outside of the community in Cape Coral, North Fort Myers and Fort Myers, or in Charlotte County. This development pattern is expected to remain through 2020.”

The subject parcels are currently vacant with the closest development being the Dollar General on Burnt Store Road north of the parcels, an 18-lot residential development on Burnt Store Road south of the subject parcels and Burnt Store Marina, a residential community also north of the subject parcels.

The subject properties are near properties within the City of Cape Coral, on the west side of Burnt Store Road, and south of the subject property that have a Future Land Use designation that supports a higher density and greater intensity of uses than what is currently permitted by the Open Lands Future Land Use on these parcels. The Lee County Open Lands Future Land Use permits one dwelling unit per every 5 acres and limited commercial uses.

Within 1.6 miles of the subject parcel, heading south on Burnt Store Road, there is a total of 125.12 acres that support a greater density and intensity land use than the subject parcels: within 0.23 of a mile there are 87.48 acres in Cape Coral that have a Commercial Activity Center Land Use, which is a Mixed-Use Land Use supporting a minimum of 12 du/acres or 75 units and a maximum of 16 du/ac of density and 1.0 FAR of intensity. Within 0.68 of a mile, there are 56 acres in Cape Coral designated as Commercial Land Use, which supports a variety of commercial retail, office and support uses with an FAR of 1.0. Within 0.53 of a mile, there are 21.12 acres, currently designated as Single Family/Multi-Family, which if zoned RML would support 16 du/ac and a 502 site RV Resort location just over a mile south of the subject parcels.

“Policy 1.15.m of the City of Cape Coral’s Future Land Use Element of their Comprehensive Plan. The purpose of the Commercial Activity Center (CAC) future land use classification is to promote non-residential and mixed-use development at key locations, within proximity to major corridors throughout the City of Cape Coral in areas where a mix of uses may be developed. The Commercial Activity Center classification is a mixed-use classification designed to minimize the need for vehicle trips through the development of both residential and non-residential uses in a single project. Furthermore, the purpose of the Commercial Activity Center is to integrate all uses through landscape, site, and architectural design standards. In addition, the Commercial Activity Center land use classification is intended to provide locations that offer employment opportunities and daily goods and services to the local community and, in some instances, attract patrons from the region. Commercial Activity Centers are intended to be pedestrian friendly and interconnected with adjacent projects – whether residential or non-residential”.



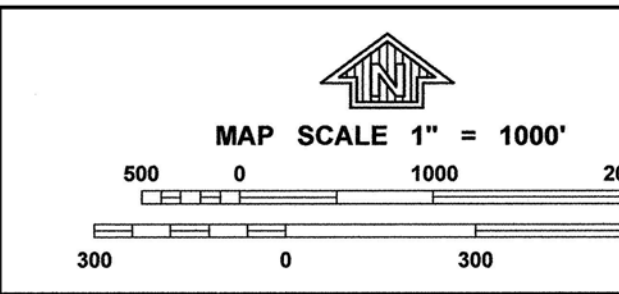
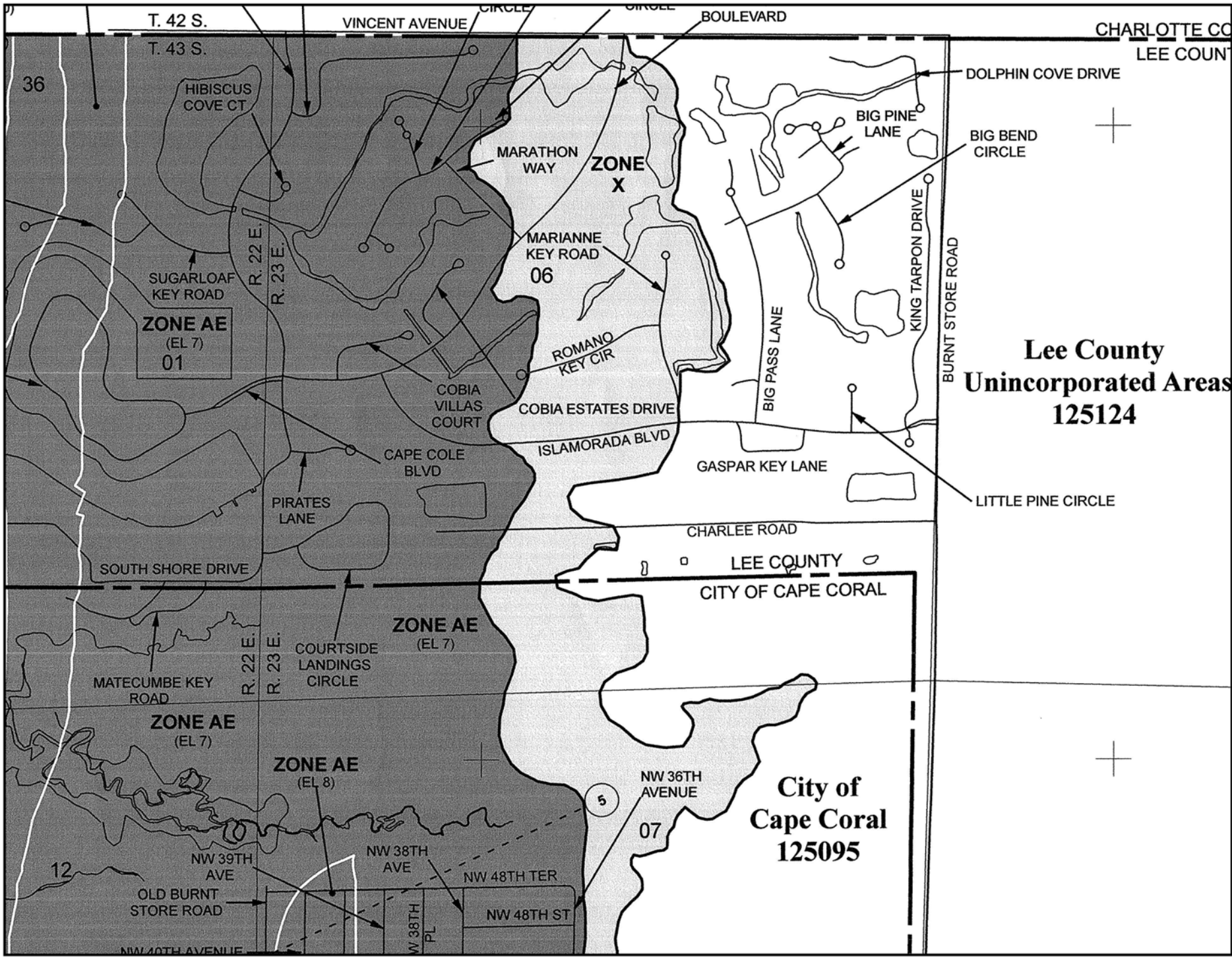
“Policy 1.15.m of the City of Cape Coral’s Future Land Use Element of their Comprehensive Plan. Commercial/Professional: Intensities of use in the Commercial/Professional (CP) land use classification shall not exceed a floor to lot area ratio (FAR) of 1.0. The Commercial (C) District is designed to facilitate a broad variety of large or small commercial uses. Uses allowed in the C District range from a variety of small or neighborhood-based commercial uses to larger retail or service uses, which may serve a relatively large trade area and, which may be developed as major shopping facilities. As many commercial uses have the potential to generate relatively high levels of vehicular trips from customers and sometimes delivery vehicles, preferred 4-10 locations for the C District have direct access onto arterial or collector roads and adequate depth (a minimum of 250 feet) for larger- scale development.”

Within a little over a half of a mile to the south of the subject parcels is a Planned Community called “Hudson Creek”. Hudson Creek is a mixed-use development in the City of Cape Coral. The project consists of a total of 1732 acres with residential, commercial, and conservation/preserve land use. The project is obtaining approval of a MXPUD for 3500 residential units (2500 single family and 1000 multi-family units), an Assisted Living Facility with 800 beds, a university, retail, and restaurant square footage totaling 425,000, 150,000 square feet of office uses and a 500 room Hotel.

Project Request for Proposed Amendment
Central Urban Future Land Use
Application for CPA - Map

Project Request

The requested Comprehensive Plan Amendment would amend the Future Land Use for 33.48 acres from Open Lands to Central Urban and 2.01 acres from Open Lands to Wetlands.



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0070F

FIRM

FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 70 OF 685

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CAPE CORAL, CITY OF	125095	0070	F
LEE COUNTY	125124	0070	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
12071C0070F

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Community Facilities and Services Element
Central Urban Future Land Use
Application for CPA - Map

Community Facilities Services Element

POLICY 53.1.9: New development will pay through appropriate financial mechanisms its fair share of the costs of providing standard potable water for that development. (Ordinance No. 00- 22).

The development of the site will be required to pay for the cost of providing potable water to this site.

POLICY 57.1.4: Continue to require that all development will pay the appropriate fees and connect to a reuse water system if such system is near or adjacent to the development and has sufficient surplus to supply the development.

This site will have access to reuse water from Charlotte County through an interlocal agreement between Lee County and Charlotte County.

POLICY 57.1.5: Continue to encourage the developer driven expansion of infrastructure to provide reuse water service when sufficient supply is available.

This site will extend reuse water service to serve the proposed development.

Community Facilities and Services Element

GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.

POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater. (Ordinance No. 07-12, 18-28)

The project's storm water management system will be designed to meet or exceed the South Florida Water Management District's Environmental Resource Permitting criteria which will protect the groundwater.

POLICY 60.1.2: Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats. (Ordinance No. 07-12)

The applicant will remove exotic vegetation from the onsite flowway which will help to restore this natural surface water. The creek, surrounding wetland, and a 25' average native upland buffer will be included in the preserved onsite flowway which will be protected by the placement of a conservation easement.

POLICY 60.4.2: The county encourages new developments to design their surface water outfall management system to incorporate existing wetland systems. (Ordinance No. 03-06, 19-02)

The onsite wetlands will not be impacted by the proposed development except for a vehicular bridge. The creek, surrounding wetland, and a 25' average native upland buffer will be included in the preserved onsite flowway which will be protected by the placement of a conservation easement.

POLICY 60.4.3: The county encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways. (Ordinance No. 03-06, 19-02)

The creek, surrounding wetland, and a 25' average native upland buffer will be included in the preserved onsite flowway which will be protected by the placement of a conservation easement.

GOAL 61: PROTECTION OF WATER RESOURCES. To protect the county's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters

POLICY 61.3.3: Keep floodways as unobstructed as possible (Ordinance No. 00-22, 18-28)

The applicant will remove exotic vegetation from the onsite flowway which will help to restore this natural surface water. The creek, surrounding wetland, and a 25' average native upland buffer will be included in the preserved onsite flowway which will be protected by the placement of a conservation easement. The onsite wetlands will not be impacted by the proposed development except for a vehicular bridge which will be designed to not obstruct the floodway.

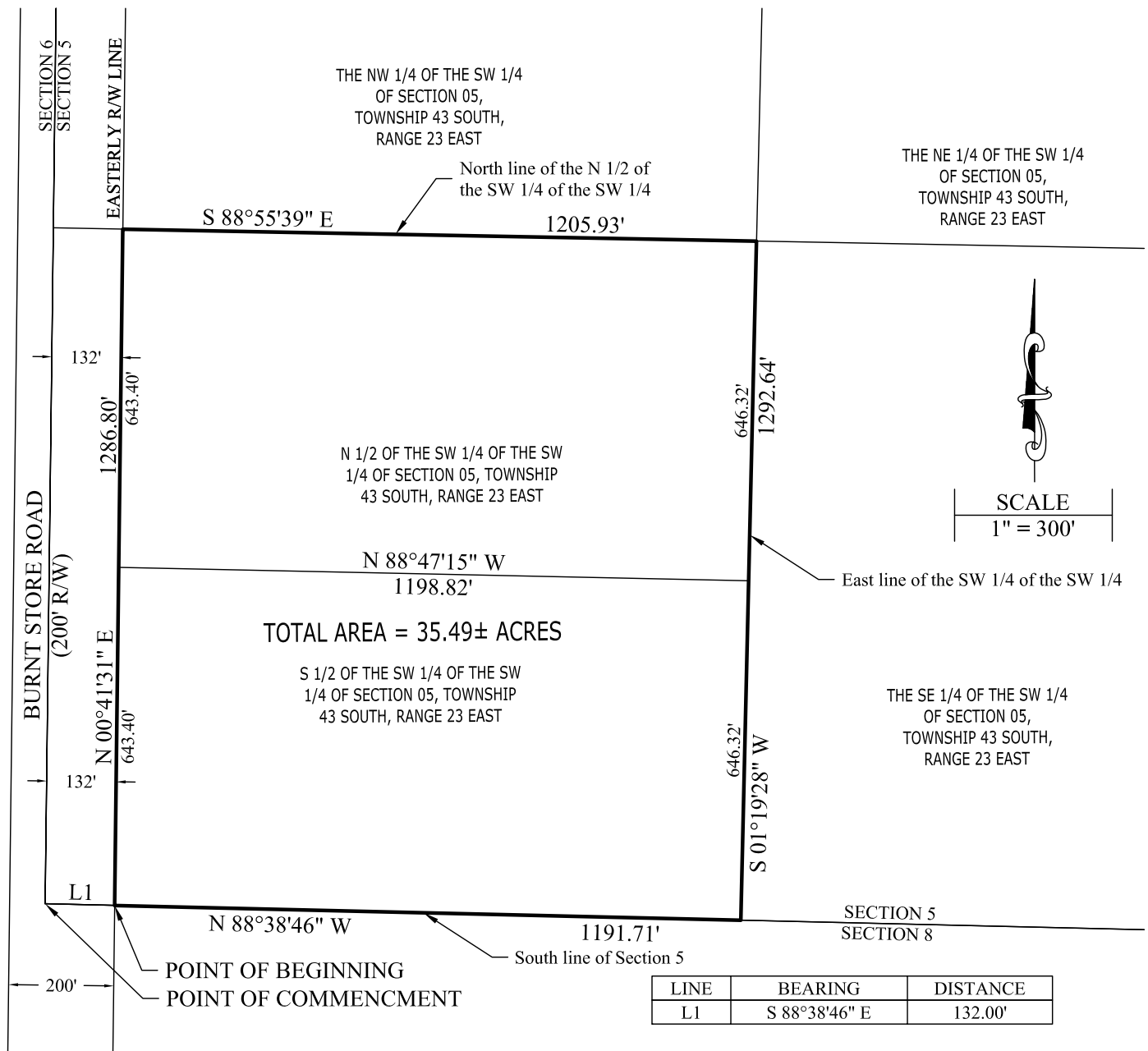
POLICY 61.3.7: Channelization of natural streams and rivers is prohibited; channelization of other natural watercourses is discouraged. (Ordinance No. 00-22)

The onsite stream is not proposed to be channelized. The creek, surrounding wetland, and a 25' average native upland buffer will be included in the preserved onsite flowway which will be protected by the placement of a conservation easement.

POLICY 65.1.4: Refer requests for rezonings and development reviews to independent fire districts for comments and recommendations.

The site is served by the Cape Coral Fire Department. A Letter of Availability has been provided.

Sketch



SURVEY NOTES:

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF BURNT STORE ROAD BEING N00°41'31"E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.
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LEGEND:

R/W = RIGHT-OF-WAY

Sheet 1 of 2

Sketch to Accompany Description

Burnt Store Road Parcels
lying in Section 05, Township 43 South,
Range 23 East, Lee County, Florida.

THIS IS NOT A SURVEY



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324 Nicholas Parkway W, Unit A
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I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **March 15, 2021** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

JEFFREY D. STOUTEN (FOR THE FIRM)

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SHEET 1 OF 2

Prepared for: SVR Management, LLC

SECTION 05, TOWNSHIP 43S, RANGE 23E

Description

LEGAL DESCRIPTION:

A parcel or tract of land lying in the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of Section 5, Township 43 South, Range 23 East, Lee County, Florida, being more particularly described as follows: Commencing at the Southwest corner of said Section 5, thence S88°38'46"E, along the South line of said Section 5, a distance of 132.00 feet to an intersection with the Easterly right-of-way line of Burnt Store Road and the POINT OF BEGINNING. From said Point of Beginning, thence run N00°41'31"E, along said Easterly right-of-way line, a distance of 1,286.80 feet to an intersection with the north line of the North one half (N 1/2) of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of said Section 5; thence run S88°55'39"E, along the North line of said North one half (N 1/2), a distance of 1,205.93 feet to an intersection with the East line of said Southwest quarter (SW 1/4) of the Southwest quarter; thence run S01°19'28"W, along said East line, a distance of 1,292.64 feet to an intersection with the South line of said Section 5; thence run N88°38'46"W, along said South line, a distance of 1,191.71 feet to an intersection with said Easterly right-of-way line and the POINT OF BEGINNING.

Said parcel contains 35.49 acres (more or less)

Bearings are based on the Easterly right-of-way line of Burnt Store Road being N00°41'31"E.

THIS IS NOT A SURVEY

Description to Accompany Sketch
Burnt Store Road Parcels
lying in Section 05, Township 43 South,
Range 23 East, Lee County, Florida.

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Sheet 2 of 2



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See Sheet 1 of 2 for Signature and Seal

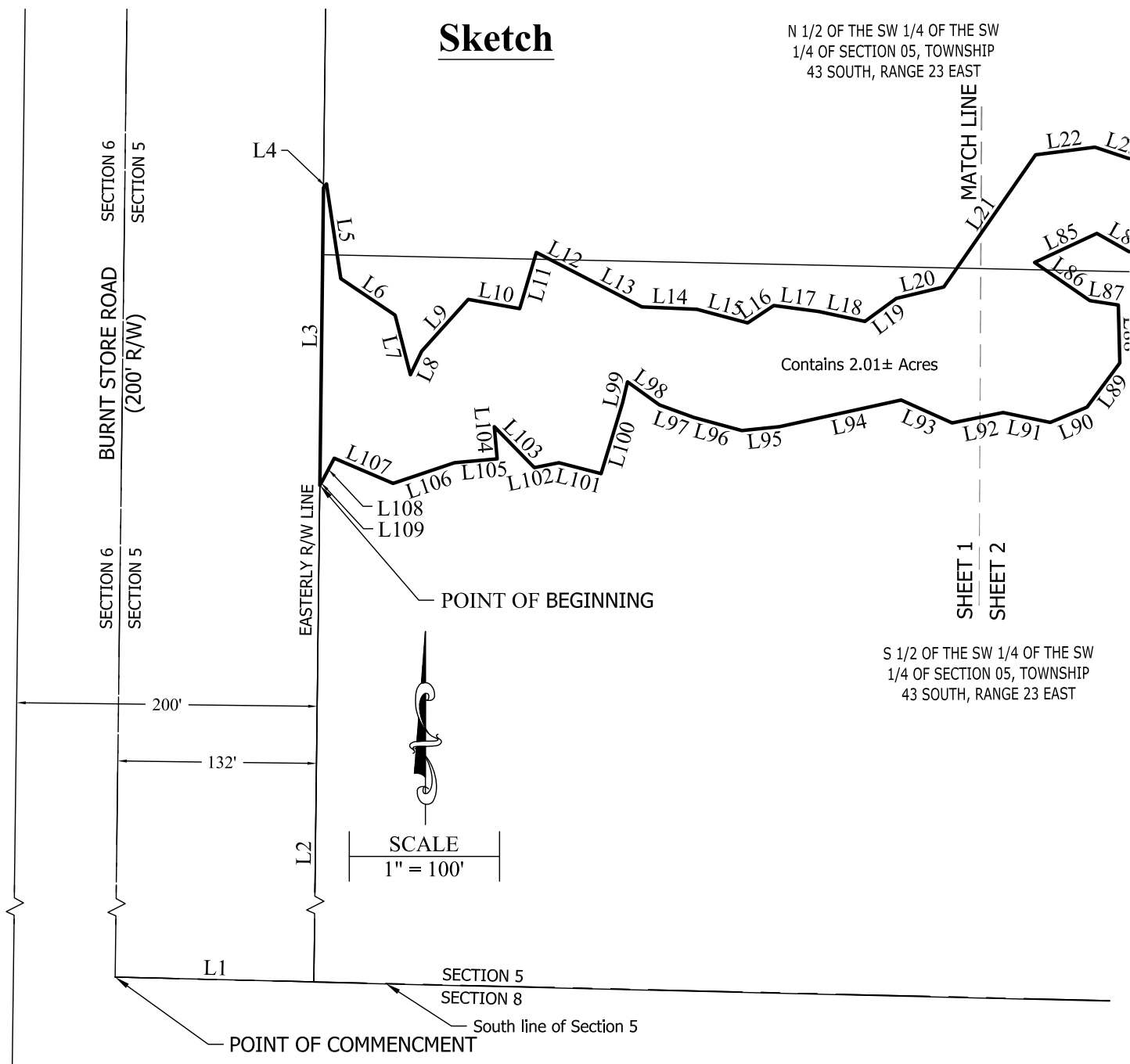
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Prepared for: SVR Management, LLC

SECTION 05, TOWNSHIP 43S, RANGE 23E

Sketch

N 1/2 OF THE SW 1/4 OF THE SW
1/4 OF SECTION 05, TOWNSHIP
43 SOUTH, RANGE 23 EAST



SURVEY NOTES:

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF BURNT STORE ROAD BEING N00°41'31"E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
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LEGEND:

R/W = RIGHT-OF-WAY

Sheet 1 of 6

Sketch to Accompany Description

Burnt Store Road Parcels
lying in Section 05, Township 43 South,
Range 23 East, Lee County, Florida.

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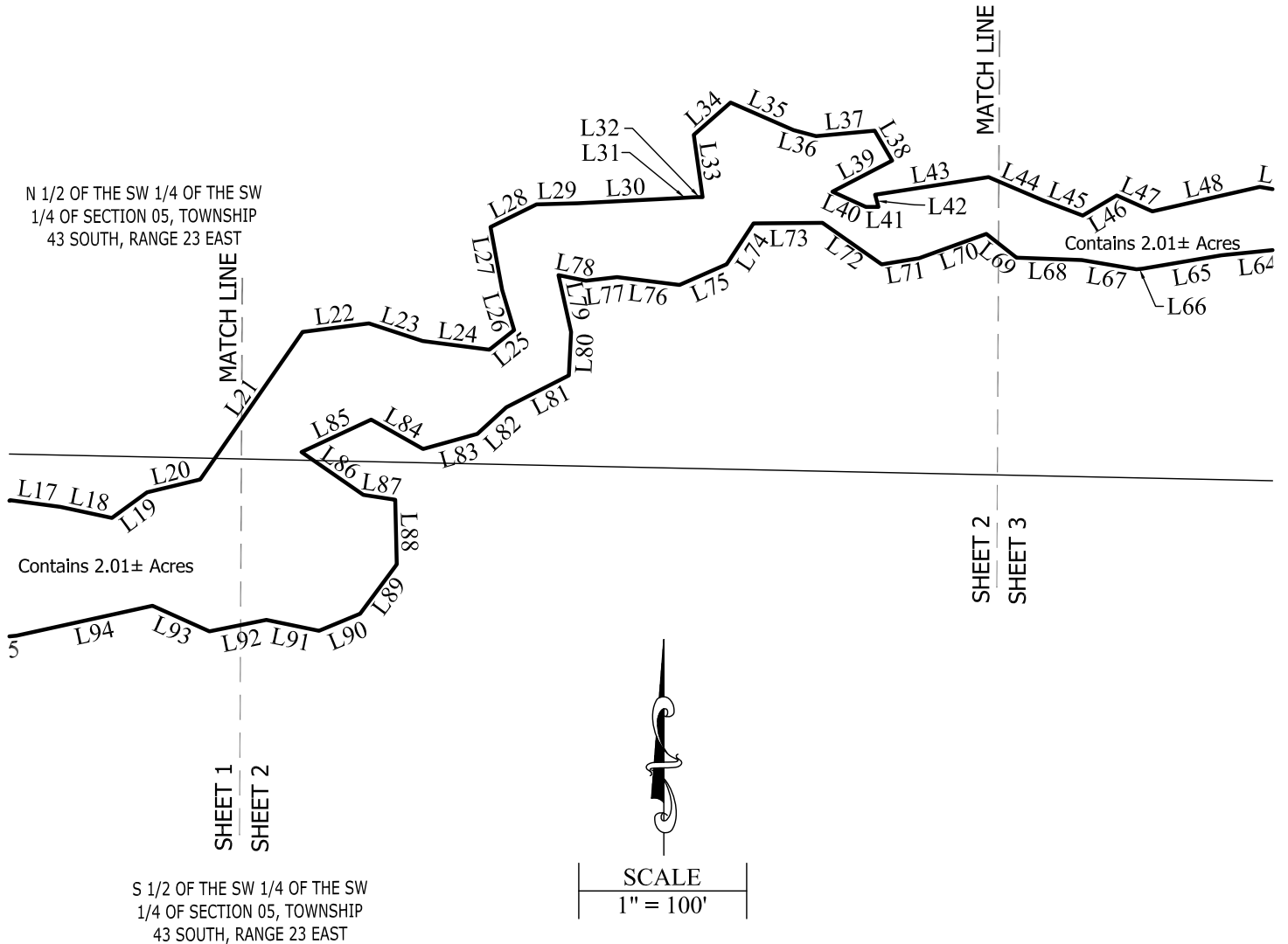
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SHEET 1 OF 6

Prepared for: SVR Management, LLC

SECTION 05, TOWNSHIP 43S, RANGE 23E

Sketch



Not Valid without Sheets 1,3,4,5&6 of 6

Sketch to Accompany Description
Wetland Area
lying in Section 05, Township 43 South,
Range 23 East, Lee County, Florida.

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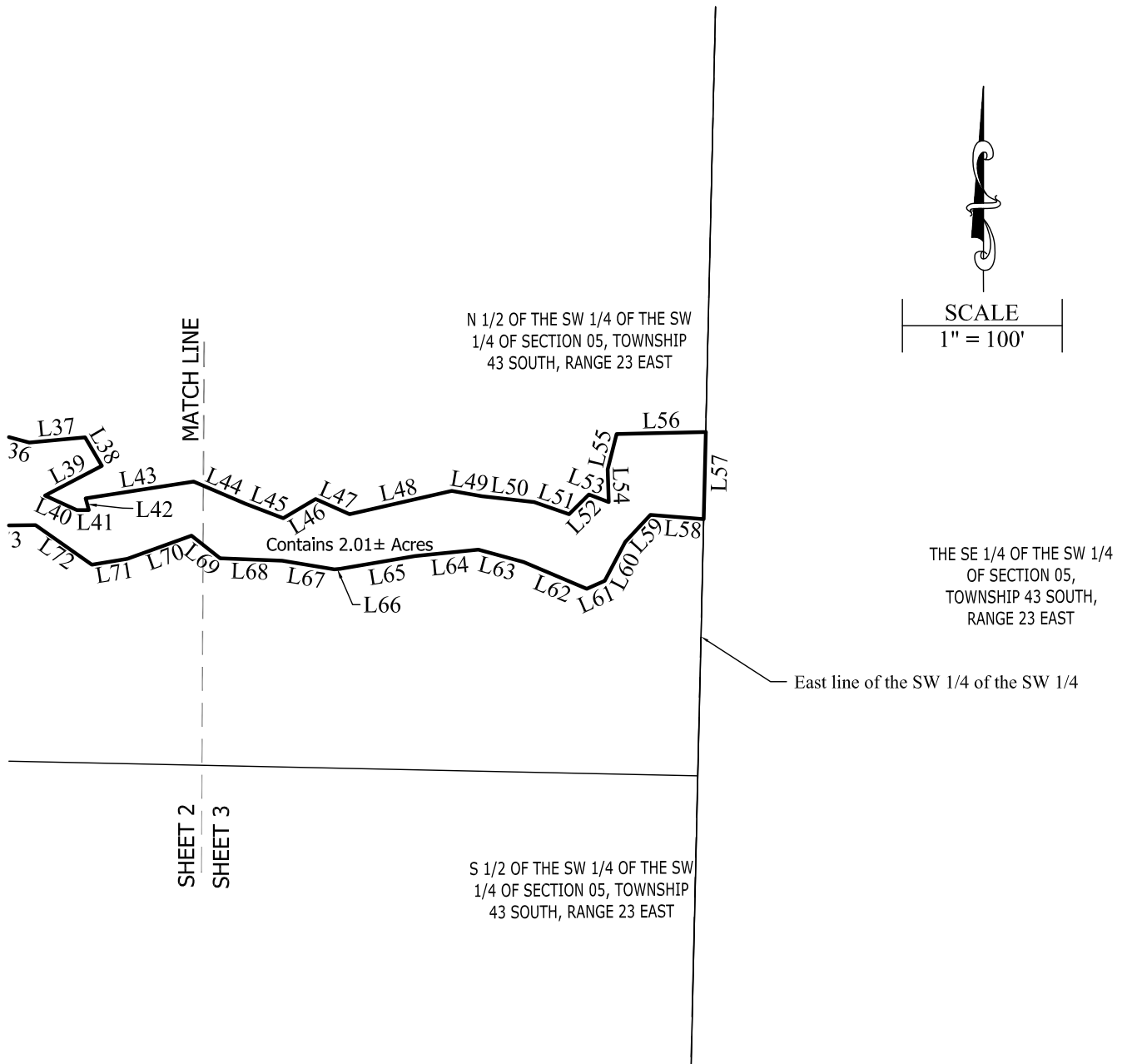
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SHEET 2 OF 6

Prepared for: SVR Management, LLC

SECTION 05, TOWNSHIP 43S, RANGE 23E

Sketch



Not Valid without Sheets 1,2,4,5&6 of 6

Sketch to Accompany Description
Wetland Area
lying in Section 05, Township 43 South,
Range 23 East, Lee County, Florida.

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SHEET 3 OF 6

Prepared for: SVR Management, LLC

SECTION 05, TOWNSHIP 43S, RANGE 23E

Tables

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 88°38'46" E	132.00'	L37	N 84°39'48" E	35.07'	L73	S 89°30'34" W	41.12'
L2	N 00°41'43" E	489.88'	L38	S 30°21'55" E	20.65'	L74	S 33°18'09" W	29.13'
L3	N 00°41'43" E	198.19'	L39	S 62°29'14" W	40.11'	L75	S 66°14'51" W	30.66'
L4	N 41°51'49" E	3.07'	L40	S 65°26'26" E	21.88'	L76	N 82°44'40" W	37.50'
L5	S 08°32'27" E	63.59'	L41	S 90°00'00" E	7.51'	L77	S 83°19'42" W	18.73'
L6	S 56°04'01" E	43.65'	L42	N 15°03'25" W	7.53'	L78	N 78°38'44" W	16.64'
L7	S 14°18'19" E	40.89'	L43	N 81°08'45" E	68.36'	L79	S 12°30'04" E	34.63'
L8	N 25°39'58" E	17.34'	L44	S 66°50'01" E	35.13'	L80	S 02°53'36" W	25.97'
L9	N 41°55'54" E	46.41'	L45	S 69°06'10" E	25.50'	L81	S 63°00'47" W	41.79'
L10	S 79°45'34" E	34.82'	L46	N 59°21'07" E	23.52'	L82	S 47°33'34" W	23.40'
L11	N 16°31'24" E	39.05'	L47	S 65°58'03" E	23.22'	L83	S 74°18'19" W	33.56'
L12	S 62°41'33" E	34.88'	L48	N 77°12'29" E	65.59'	L84	N 60°30'39" W	35.59'
L13	S 62°41'33" E	44.06'	L49	S 80°10'39" E	19.21'	L85	S 65°01'22" W	45.74'
L14	S 87°27'56" E	36.58'	L50	S 83°37'41" E	32.83'	L86	S 55°22'33" E	44.80'
L15	S 74°59'33" E	35.13'	L51	S 70°44'16" E	23.16'	L87	S 81°14'55" E	19.15'
L16	N 56°05'36" E	20.84'	L52	N 45°06'38" E	17.51'	L88	S 01°26'20" E	38.54'
L17	S 82°23'48" E	30.29'	L53	S 69°07'24" E	13.27'	L89	S 36°36'44" W	36.67'
L18	S 77°56'32" E	31.36'	L54	N 01°49'15" W	20.37'	L90	S 67°26'08" W	26.51'
L19	N 53°50'56" E	25.87'	L55	N 14°03'42" E	22.86'	L91	N 78°11'10" W	32.00'
L20	N 76°27'28" E	32.56'	L56	N 88°39'45" E	55.84'	L92	S 78°30'48" W	34.63'
L21	N 34°45'54" E	107.06'	L57	S 01°19'28" W	54.57'	L93	N 65°45'44" W	37.21'
L22	N 82°40'20" E	39.81'	L58	N 85°20'06" W	33.48'	L94	S 77°36'15" W	82.86'
L23	S 71°44'22" E	33.67'	L59	S 42°57'28" W	23.11'	L95	S 84°14'03" W	25.25'
L24	S 82°41'57" E	40.13'	L60	S 27°43'35" W	27.53'	L96	N 74°43'27" W	33.15'
L25	N 51°37'56" E	18.73'	L61	S 66°16'33" W	12.31'	L97	N 69°52'48" W	24.32'
L26	N 16°38'34" W	25.04'	L62	N 67°01'57" W	42.88'	L98	N 54°14'16" W	26.13'
L27	N 10°21'20" W	38.06'	L63	N 74°47'21" W	29.42'	L99	S 13°18'32" W	14.19'
L28	N 63°52'50" E	30.53'	L64	S 84°14'00" W	39.69'	L100	S 16°55'04" W	49.39'
L29	N 88°18'53" E	24.48'	L65	S 80°21'27" W	47.66'	L101	N 75°27'34" W	28.99'
L30	N 87°07'03" E	57.50'	L66	S 84°14'00" W	3.61'	L102	S 78°40'44" W	16.64'
L31	N 86°49'59" E	13.07'	L67	N 80°29'53" W	33.08'	L103	N 44°24'35" W	38.17'
L32	S 90°00'00" E	3.92'	L68	N 87°50'23" W	38.86'	L104	S 05°06'16" E	21.53'
L33	N 07°59'58" W	37.44'	L69	N 51°40'45" W	22.87'	L105	S 84°53'44" W	28.50'
L34	N 48°37'49" E	29.14'	L70	S 70°06'09" W	42.69'	L106	S 71°18'33" W	43.06'
L35	S 66°25'55" E	40.94'	L71	S 80°42'46" W	22.48'	L107	N 66°51'36" W	42.58'
L36	S 74°47'02" E	13.86'	L72	N 54°56'21" W	43.05'	L108	S 27°44'19" W	16.84'
						L109	S 30°03'12" W	3.56'

THIS IS NOT A SURVEY

Description to Accompany Sketch
Wetland Area
 lying in Section 05, Township 43 South,
 Range 23 East, Lee County, Florida.

Not Valid without Sheets 1,2,3,5&6 of 6

Sheet 4 of 6



324 Nicholas Parkway W, Unit A
 Cape Coral, Florida 33991
 Phone: (239) 673-9541
 www.Ardurra.com
 License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **March 15, 2021** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

See Sheet 1 of 6 for Signature and Seal

JEFFREY D. STOUTEN (FOR THE FIRM)
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6584
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR
 DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Prepared for: SVR Management, LLC

SECTION 05, TOWNSHIP 43S, RANGE 23E

Description

LEGAL DESCRIPTION:

A parcel or tract of land lying in the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of Section 5, Township 43 South, Range 23 East, Lee County, Florida, being more particularly described as follows: Commencing at the Southwest corner of said Section 5, thence S88°38'46"E, along the South line of said Section 5, a distance of 132.00 feet to an intersection with the Easterly right-of-way line of Burnt Store Road; thence run N00°41'43"E, along said Easterly right-of-way line, a distance of 489.88 feet to the POINT OF BEGINNING. From said Point of Beginning, thence continue N00°41'43"E, along said Easterly right-of-way line a distance of 198.19 feet; thence run N41°51'49"E, departing said Easterly right-of-way line, a distance of 3.07 feet; thence run S08°32'27"E a distance of 63.59 feet; thence run S56°04'01"E a distance of 43.65 feet; thence run S14°18'19"E a distance of 40.89 feet; thence run N25°39'58"E a distance of 17.34 feet; thence run N41°55'54"E a distance of 46.41 feet; thence run S79°45'34"E a distance of 34.82 feet; thence run N16°31'24"E a distance of 39.05 feet; thence run S62°41'33"E a distance of 34.88 feet; thence run S62°41'33"E a distance of 44.06; thence run S87°27'56"E a distance of 36.58 feet; thence run S74°59'33"E a distance of 35.13 feet; thence run N56°05'36"E a distance of 20.84 feet; thence run S82°23'48"E a distance of 30.29 feet; thence run S77°56'32"E a distance of 31.36 feet; thence run N53°50'56"E a distance of 25.87 feet; thence run N76°27'28"E a distance of 32.56 feet; thence run N34°45'54"E a distance of 107.06 feet; thence run N82°40'20"E a distance of 39.81 feet; thence run S71°44'22"E a distance of 33.67 feet; thence run S82°41'57"E a distance of 40.13 feet; thence run N51°37'56"E a distance of 18.73 feet; thence run N16°38'34"W a distance of 25.04 feet; thence run N10°21'20"W a distance of 38.06 feet; thence run N63°52'50"E a distance of 30.53 feet; thence run N88°18'53"E a distance of 24.48 feet; thence run N87°07'03"E a distance of 57.50; thence run N86°49'59"E a distance of 13.07 feet; thence run S90°00'00"E a distance of 3.92 feet; thence run N07°59'58"W a distance of 37.44 feet; thence run N48°37'49"E a distance of 29.14 feet; thence run S66°25'55"E a distance of 40.94 feet; thence run S74°47'02"E a distance of 13.86 feet; thence run N84°39'48"E a distance of 35.07 feet; thence run S30°21'55"E a distance of 20.65 feet; thence run S62°29'14"W a distance of 40.11 feet; thence run S65°26'26"E a distance of 21.88 feet; thence run S90°00'00"E a distance of 7.51 feet; thence run N15°03'25"W a distance of 7.53 feet; thence run N81°08'45"E a distance of 68.36 feet; thence run S66°50'01"E a distance of 35.13 feet; thence run S69°06'10"E a distance of 25.50 feet; thence run N59°21'07"E a distance of 23.52 feet; thence run S65°58'03"E a distance of 23.22 feet; thence run N77°12'29"E a distance of 65.59 feet; thence run S80°10'39"E a distance of 19.21 feet; thence run S83°37'41"E a distance of 32.83 feet; thence run S70°44'16"E a distance of 23.16 feet; thence run N45°06'38"E a distance of 17.51 feet; thence run S69°07'24"E a distance of 13.27 feet; thence run N01°49'15"W a distance of 20.37 feet; thence run N14°03'42"E a distance of 22.86 feet; thence run N88°39'45"E a distance of 55.84 feet to an intersection with the East line of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of said Section 5; thence run S01°19'28"W, along said East line, a distance of 54.57 feet; thence run N85°20'06"W, departing said East line, a distance of 33.48 feet; thence run S42°57'28"W a distance of 23.11 feet; thence run S27°43'35"W a distance of 27.53 feet; thence run S66°16'33"W a distance of 12.31 feet; thence run N67°01'57"W a distance of 42.88 feet; thence run N74°47'21"W a distance of 29.42 feet; thence run S84°14'00"W a distance of 39.69 feet; CONTINUED ON SHEET 6 OF 6

<p>THIS IS NOT A SURVEY</p>	<p>Description to Accompany Sketch</p> <p><i>Wetland Area</i></p> <p>lying in Section 05, Township 43 South, Range 23 East, Lee County, Florida.</p>	<p><i>Not Valid without Sheets 1,2,3,4&6 of 6</i></p>
<p><i>Sheet 5 of 6</i></p>	 <p>324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610</p> <p>ARDURRA</p> <p>COLLABORATE. INNOVATE. CREATE.</p>	<p>I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 15, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.</p> <p><i>See Sheet 1 of 6 for Signature and Seal</i></p>
<p>Prepared for: SVR Management, LLC</p> <p>SECTION 05, TOWNSHIP 43S, RANGE 23E</p>		<p>JEFFREY D. STOUTEN (FOR THE FIRM)</p> <p>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6584 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>

Description

LEGAL DESCRIPTION: (CONTINUED FROM SHEET 5 OF 6)

thence run S80°21'27"W a distance of 47.66 feet; thence run S84°14'00"W a distance of 3.61 feet; thence run N80°29'53"W a distance of 33.08 feet; thence run N87°50'23"W a distance of 38.86; thence run N51°40'45"W a distance of 22.87 feet; thence run S70°06'09"W a distance of 42.69 feet; thence run S80°42'46"W a distance of 22.48 feet; thence run N54°56'21"W a distance of 43.05 feet; thence run S89°30'34"W a distance of 41.12 feet; thence run S33°18'09"W a distance of 29.13 feet; thence run S66°14'51"W a distance of 30.66 feet; thence run N82°44'40"W a distance of 37.50 feet; thence run S83°19'42"W a distance of 18.73 feet; thence run N78°38'44"W a distance of 16.64 feet; thence run S12°30'04"E a distance of 34.63 feet; thence run S02°53'36"W a distance of 25.97 feet; thence run S63°00'47"W a distance of 41.79 feet; thence run S47°33'34"W a distance of 23.40 feet; thence run S74°18'19"W a distance of 33.56 feet; thence run N60°30'39"W a distance of 35.59 feet; thence run S65°01'22"W a distance of 45.74 feet; thence run S55°22'33"E a distance of 44.80 feet; thence run S81°14'55"E a distance of 19.15 feet; thence run S01°26'20"E a distance of 38.54 feet; thence run S36°36'44"W a distance of 36.67 feet; thence run S67°26'08"W a distance of 26.51 feet; thence run N78°11'10"W a distance of 32.00 feet; thence run S78°30'48"W a distance of 34.63 feet; thence run N65°45'44"W a distance of 37.21 feet; thence run S77°36'15"W a distance of 82.86 feet; thence run S84°14'03"W a distance of 25.25 feet; thence run N74°43'27"W a distance of 33.15 feet; thence run N69°52'48"W a distance of 24.32 feet; thence run N54°14'16"W a distance of 26.13 feet; thence run S13°18'32"W a distance of 14.19 feet; thence run S16°55'04"W a distance of 49.39 feet; thence run N75°27'34"W a distance of 28.99 feet; thence run S78°40'44"W a distance of 16.64 feet; thence run N44°24'35"W a distance of 38.17 feet; thence run S05°06'16"E a distance of 21.53 feet; thence run S84°53'44"W a distance of 28.50 feet; thence run S71°18'33"W a distance of 43.06 feet; thence run N66°51'36"W a distance of 42.58 feet; thence run S27°44'19"W a distance of 16.84 feet; thence run S30°03'12"W a distance of 3.56 feet to an intersection with said Easterly right-of-way line and the POINT OF BEGINNING.

Said parcel contains 2.01 acres (more or less)

Bearings are based on the Easterly right-of-way line of Burnt Store Road being N00°41'31"E.

<p style="text-align: center;">THIS IS NOT A SURVEY</p>	<p style="text-align: center;">Description to Accompany Sketch <i>Wetland Area</i> lying in Section 05, Township 43 South, Range 23 East, Lee County, Florida.</p>	<p style="text-align: center;"><i>Not Valid without Sheets 1,2,3,4&5 of 6</i></p>
<p style="text-align: center;"><i>Sheet 6 of 6</i></p>	<div style="text-align: center;">  <p>324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610</p> <p>ARDURRA</p> <p>COLLABORATE. INNOVATE. CREATE.</p> </div>	<p>I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 15, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.</p> <p style="text-align: center;"><i>See Sheet 1 of 6 for Signature and Seal</i></p>
<p>Prepared for: SVR Management, LLC</p> <p>SECTION 05, TOWNSHIP 43S, RANGE 23E</p>		<p>JEFFREY D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6584 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>

**Exhibit M11 Lee Plan Consistency
Central Urban Future Land Use
Application for CPA**

The proposed development is consistent with the Lee Plan, specifically these objectives and policies.

Burnt Store Planning Community - This Community is in the northwest corner of the mainland of unincorporated Lee County. This area is expected to substantially grow through the year 2030. Today, most of the community's commercial needs are served outside of the community in Cape Coral, North Fort Myers, and Fort Myers, or in Charlotte County. This development pattern is expected to remain through 2020."

We believe that parcels on both sides of Burnt Store Road north of Durden Parkway, whether in the City of Cape Coral or within the jurisdiction of Lee County, will be develop with similar densities and intensities to other parcels within the City of Cape Coral to the south and west and Charlotte County, and the City of Punta Gorda to the north, expanding the Urban Core of the City of Cape Coral to reach the Charlotte County line. This area will offer commercial services not currently available in either of the two other judications within this area.

Future Land Use Element

POLICY 1.1.3: The Central Urban Future Land Use Category can best be characterized as the "urban core" of the county. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed-use, as described in Objective 11.1, where appropriate.

Mixed-use developments are a desired use within the Central Urban Future Land Use classification. Burnt Store Road in this area of Lee County is planned to support a variety of commercial uses as well as many residential options. The subject parcels should be included in this core area and be utilized to provide jobs, grow businesses, and expand the residential options (by providing Multi-family units) within an area planned for future growth.

POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) 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 District 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.

The Allocation Table provides for commercial and industrial acreage within the Burnt Store Community. The subject parcels will develop a Mixed-Use project, providing the commercial and industrial uses envisioned and also providing multi-family residential units that are currently not available in this area of Lee County.

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.

The Burnt Store area will be the new growth area within Lee County within the next five years. The Burnt Store roadway improvements planned to continue to expand and improve Burnt Store Road from Pine Island Road to US 41 connecting Cape Coral to Charlotte County will provide the adequate public facilities needed to develop the parcels with direct access to Burnt Store Road. Utility services are in place to have water, sewer and reuse water to the site.

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

The development of the subject parcels will include a mixture of uses, commercial including office and retail as well as flex space and multi-family residential.

Transportation Element

POLICY 39.1.1: Adopt development regulations providing traffic impact statement requirements for development orders and rezoning; and developer provided site-related improvements, including multi-modal connections and facilities required at time of local development order.

A traffic impact statement was provided for this amendment. Additional traffic information will be provided as part of the development order process for future development of these tracts.

POLICY 39.1.3: Through the plan amendment and zoning process, the County will direct high intensity land uses to land proximate to existing and future transit corridors identified on the Transportation Map Series, MPO Long Range Transportation Plan, and TDP.

The Burnt Store roadway improvements planned to expand and improve Burnt Store Road from Pine Island Road to US 41 connecting Cape Coral to Charlotte County will provide the adequate public facilities needed to develop the parcels with direct access to Burnt Store Road. This Comprehensive Plan Map Amendment will plan for a future high intensity area of this section of Lee County.

Community Facilities Services Element

POLICY 53.1.9: New development will pay through appropriate financial mechanisms its fair share of the costs of providing standard potable water for that development. (Ordinance No. 00- 22).

The development of the site will be required to pay for the cost of providing potable water to this site.

POLICY 57.1.4: Continue to require that all development will pay the appropriate fees and connect to a reuse water system if such system is near or adjacent to the development and has sufficient surplus to supply the development.

This site will have access to reuse water from Charlotte County through an interlocal agreement between Lee County and Charlotte County.

POLICY 57.1.5: Continue to encourage the developer driven expansion of infrastructure to provide reuse water service when sufficient supply is available.

This site will extend reuse water service to serve the proposed development.

POLICY 65.1.4: Refer requests for rezonings and development reviews to independent fire districts for comments and recommendations.

The site is served by the Cape Coral Fire Department. A Letter of Availability has been provided.

Park and Recreational Element

OBJECTIVE 77.1: Development regulations will continue to require that new residential developments provide sufficient open space to meet the needs of their residents.

This development will be required to provide 30% open space within the residential and commercial sections of this development.

POLICY 77.3.1: Any new development with existing indigenous vegetation is encouraged to provide half of the required open space as existing native plant communities. Any new development with existing native trees without associated native groundcover or understory is encouraged to provide half of the required open space with areas containing existing native trees. The planting of native shrub species within native tree protection areas is encouraged.

The development of this site will comply with this policy.

Housing Element

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.

Currently, there are no multi-family housing projects within this area of Lee County and Cape Coral. Approving a Land Use classification that permits multi-family residential in this area of Lee County will comply with this policy.

Historic Preservation Element

POLICY 141.1.2: Require all applications for development review to identify the location and status of historic resources (including archaeological sites). The Lee County Historic and Architectural Survey and the Archaeological Site Inventory and Zone Management Plan will serve as data bases. The Historic Preservation Board will advise the Board of County Commissioners as to any action it deems appropriate or perform other duties as specified in the Historic Preservation Ordinance.

Even though there are no historic resources noted on this site, the development of the site will comply with all policies and procedures if any archaeological items are discovered during construction.

Economic Element

POLICY 158.3.5: Lee County will ensure that adequate land is allocated in this Plan to meet future commercial, industrial, agricultural, residential, and recreational needs.

This amendment will allocate for commercial uses within this area of Lee County, where the growth is occurring.

OBJECTIVE 158.4: Lee County, in coordination with the Horizon Council and other appropriate entities, will maintain programs which are designed to encourage the retention and expansion of the County's existing economic base.

This amendment will allow for the expansion of some existing business and provide space to encourage new commercial uses.

Exhibit M12 Environmental Impact Analysis
Central Urban Future Land Use
Application for CPA

Conservation and Coastal Management Element

GOAL 123: RESOURCE PROTECTION. Manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

POLICY 123.1.5: Encourage private restoration of natural habitats to support connectivity between public and private conservation and preservation efforts.

The creek, surrounding wetland, and a 25' average native upland buffer will be included in the preserved onsite flowway which will be protected by the placement of a conservation easement. This creek and the preserved surrounding native habitat is adjacent to the adjacent state lands to the east of the parcel and supports connectivity between public and private conservation and preservation efforts.

POLICY 123.2.3: Prevent water management and development projects from altering or disrupting the natural function of significant natural systems.

The proposed preservation of the onsite creek, surrounding wetland, and a 25' average native upland buffer ensures that the project will not disrupt the natural function of the flowway.

POLICY 123.2.10: Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas.

The creek, surrounding wetland, and a 25' average native upland buffer will be included in the preserved onsite flowway which will be protected by the placement of a conservation easement. The preservation areas have been designed to protect the natural character and public investment in the area.

POLICY 123.2.15: Protect Rare and Unique upland habitats from development impacts, to the maximum extent possible, through conservation and/or site design.

The creek, surrounding wetland, and a 25' average native upland buffer will be included in the preserved onsite flowway which will be protected by the placement of a conservation easement. The preservation areas have been designed to protect the rare and unique upland habitats to the maximum extent possible.

GOAL 125: WATER QUALITY. To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County.

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.

This development will comply with the surface water quality standards as required by the South Florida Water Management District and Lee County at the time of Development Order approval.

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

This development will comply with the surface water quality standards as required by the South Florida Water Management District and Lee County at the time of Development Order approval.

POLICY 125.1.4: Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data.

This development will comply with the surface water quality standards as required by the South Florida Water Management District and Lee County at the time of Development Order approval.

GOAL 126: WATER RESOURCES. Conserve, manage, and protect the natural hydrologic systems of Lee County to ensure continued water resource availability. (Ordinance No. 94-30, 18-28)

POLICY 126.1.1: Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed. (Ordinance No. 18-28)

The creek, surrounding wetland, and a 25' average native upland buffer will be included in the preserved onsite flowway which will be protected by the placement of a conservation easement. This area will be managed per a Preservation Maintenance and Monitoring Plan. The onsite natural water system feature will be protected and managed in perpetuity.

Burnt Store Road Property Environmental Assessment

Section 05, Township 43 South, Range 23 East
Lee County, Florida

March 2021

Prepared for:

**SVR MGMT, LLC
5015 Skyline Blvd
Cape Coral, Florida 33914**

Prepared by:

***DexBender*
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966**

Introduction

The 35.49± acre Burnt Store Road property consists of Strap Numbers 05-43-23-00-00003.0020 and 05-43-23-00-00003.0000. The property is located within a portion of Section 5, Township 43 South, Range 23 East, Lee County, Florida (Exhibit A). The property is bisected by Yucca Pens Creek.

This project consists of two separate parcels. Based on a review of historic aerial photography, the property has been undeveloped.

The proposed mixed use development, consisting of commercial along Burnt Store Road and Multi-family units located to the rear or eastern portion of the site, would be located on uplands with approximately 2.0 acres of the indigenous habitats preserved.

The analysis below addresses the character of the proposed project for commercial use in light of the proposed enhancement and preservation onsite.

Existing Vegetative Communities

The predominant upland and wetland vegetation associations were mapped in the field on 2020 digital color 1" = 200' scale aerial photography. The approximate property boundary was obtained from Ardurra Group, Inc. 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 approximate boundary on the aerial photography. Three vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Exhibit B depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
411E	Pine Flatwoods invaded by Exotics (5-9%)	33.48
*510	Stream	0.43
**617E	Mixed Wetland Hardwoods invaded by Exotics (5-9%)	1.58
Upland Subtotal		33.48
Wetland Subtotal		1.58
Surface Waters		0.43
Other Surface Waters Subtotal		0
Total		35.49

* Surface Waters

** Potential Jurisdictional Wetland

Surrounding Land

The lands to the north and east of the site consist of state owned conservation land that is part of the Yucca Pens Unit of the Fred C. Babcock - Cecil M. Webb Wildlife Management Area managed by the Florida Fish and Wildlife Conservation Commission. These lands are undeveloped. The land adjacent to the south is privately owned undeveloped land. The property to the west of the project across Burnt Store Road consists of undeveloped publicly owned and residential/ranch privately owned land. See Exhibit C for the Surrounding Land Map.

Soils

26. Pineda Fine Sand – This is a nearly level poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches is yellowish brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower part of the subsoil is light brownish gray fine sandy loam with light gray sandy intrusions about 18 inches thick. The substratum is light gray fine sand to a depth of 80 inches or more. Included with this soil in mapping are small areas of Wabasso, Valkaria, Felda, Hallendale, Boca, and Malabar soils. Also included are small areas of Pineda soils that are in higher positions on the landscape. Small areas of Pineda, depressional soils are also included. Some area of this soils are underlain by limestone or shell fragments at a depth of 60 inches or more. In a few places, a thin layer of very friable calcareous material is at a depth of 10 to 30 inches, and in other places a thin dark brown or black layer occurs at the base of the subsurface layer. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months, and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more. The available water capacity is very low in the surface and subsurface layers and in the upper, sandy part of the subsoil and medium in the lower, loamy part of the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers of the upper, sandy part of the subsoil and slow or very slow in the lower, loamy part of the subsoil. Natural vegetation consists of pineland threeawn, panicums, sedges, maidencane, wax myrtle, South Florida slash pine, and scattered clumps of saw palmetto. This soil has poor suitability for cultivated crops because of wetness.

33. Oldsmar Sand - This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand

about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. Included with this soil in mapping are small areas of Wabasso, Immokalee, and EauGallie soils. Some areas also have limestone at a depth of 70 to 80 inches below the surface. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods. The available water capacity is low in the surface layer and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers, moderate in the upper part of the subsoil, and slow or very slow in the lower part of the subsoil. Natural vegetation consists of saw palmetto, South Florida slash pine, pineland threeawn, and meadow beauty. This soil is poorly suited to cultivated crops primarily because of wetness.

35. Wabasso Sand - This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is dark gray sand about 6 inches thick. The subsurface layer is sand to a depth of 24 inches. The upper 11 inches is light brownish gray with dark grayish brown stains along root channels, and the lower 7 inches is light gray with dark grayish brown stains. The subsoil is about 38 inches thick. The upper 4 inches is dark brown sand with few iron concretions. The next 8 inches is brownish yellow sandy clay loam with light brownish gray, light gray, and reddish-brown mottles. The lower 26 inches is light gray sandy clay loam with pale olive and olive mottles and stains along root channels. Below is light gray fine sandy loam with olive mottles extending to a depth of 80 inches *or more*. Included with this soil in mapping *are* small areas of Boca, EauGallie, Hallandale, Felda, Myakka, and Oldsmar soils. Also included *are* soils, similar to this Wabasso soil, with a surface layer that is *more* than 8 inches thick. Included soils make up about 10 to 15 percent of any mapped *area*. In most years, under natural conditions, the water table is less than 10 inches below the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months. It recedes to a depth of more than 40 inches during extended dry periods. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers, moderate in the upper part of the subsoil, and slow *or very* slow in the lower part of the subsoil. Natural vegetation consists of saw palmetto, South Florida slash pine, pineland threeawn, cabbage palm, and bluestem. This soil is poorly suited to cultivated crops because of wetness.

42. Wabasso Sand, limestone substratum - This is a nearly level, poorly drained soil on broad flatwoods. Slopes range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is sand about 16 inches thick. The upper 10 inches is gray, and the lower 6 inches is light gray. The subsoil is about 32 inches thick. The upper 2 inches is dark brown sand that is well coated with organic matter. The next 2 inches is dark reddish brown friable sand. The next 14 inches is brown loose sand with dark brown streaks along root channels. The lower 14 inches is light brownish gray, firm fine sandy loam with light olive brown mottles. A hard, fractured limestone ledge and

boulders are at a depth of 51 inches. Included with this soil in mapping are small areas of Boca, Myakka, Oldsmar, and Wabasso soils on similar landscape positions. Also included are similar soils with limestone at a depth of less than 40 inches or at a depth of more than 60 inches. In addition, there are similar soils that have iron-cemented sandstone in the subsoil. Included soils make up about 15 percent of any mapped area. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months. It is 10 to 40 inches below the surface for 2 to 4 months. It is below the limestone during extended dry periods. The available water capacity is low in the surface and subsurface layers and the upper part of the subsoil and medium in the lower part of the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and the upper part of the subsoil. It is slow in the lower part of the subsoil. Natural vegetation consists of saw palmetto, South Florida slash pine, dwarf huckleberry, cabbage palm, gallberry, and pineland threeawn. This soil is poorly suited to cultivated crops because of wetness

49. Felda Fine Sand, Depressional - This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is gray fine sand about 4 inches thick. The subsurface layers extend to a depth of 35 inches. The upper 13 inches is grayish brown fine sand and the lower 18 inches is light gray fine sand with yellowish brown mottles. The subsoil is about 17 inches thick. The upper 6 inches is gray sandy loam and the lower 11 inches is sandy clay loam with many yellowish brown and strong brown mottles. Below this is light gray fine sand to a depth of 80 inches or more. Included with this soil in mapping are small areas of Anclothe, Boca, Malabar, Pineda, Pompano, Winder, and Floridiana soils. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and moderate or moderately rapid in the subsoil. Natural vegetation consists of bald cypress, wax myrtle, and water-tolerant grasses and weeds.

Please see Exhibit D for the Soils Map.

FEMA Flood Narrative

The parcel is not located within a Fema Flood Zone, Flood Zone X on Map Number 12071C0070F.

Wetlands

The property contains areas that meet the criteria to be SFWMD jurisdictional wetlands, surface waters, and other surface waters. Areas mapped as FLUCCS Code 617E (1.58± acres) are likely to be claimed as jurisdictional wetland by the SFWMD (Exhibit F). The

area mapped as FLUCCS Code 510 (0.43± acres) is likely to be claimed as surface waters by the SFWMD.

The wetland areas on site are higher quality (FLUCCS Codes 617E) and are associated with Yucca Pens Creek. The wetlands are infested with a minor amount of exotic vegetation.

Potential Listed Species

The property has been evaluated for the potential presence of listed species. A review of the Florida Fish and Wildlife Conservation Commission (FWC) listed species occurrence database (updated June 2019) shows that there are no known state or federally listed species in the project area (Exhibit G).

This assessment focuses on identifying the federal and state listed species that potentially could be found within the various vegetative habitats on the project site (Table 2).

Table 2. Listed Species That Could Potentially Occur Onsite

FLUCCS CODE	Species Name	Status
411	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)	FT, ST
	Gopher Tortoise (<i>Gopherus polyphemus</i>)	ST
	Red-cockaded Woodpecker (<i>Picoides borealis</i>)	FE, SE
	Southeastern American Kestrel (<i>Falco sparverius paulus</i>)	ST
	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)	ST
	Florida Panther (<i>Felis concolor coryi</i>)	FE,SE
	Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>)	FE,SE
	Fakahatchee Burmannia (<i>Burmannia flava</i>)	SE
	Florida Coontie (<i>Zamia floridana</i>)	NA
	Satinleaf (<i>Chrysophyllum olivaeforme</i>)	NA
510	American Alligator (<i>Alligator mississippiensis</i>)	FT,ST
	Little Blue Heron (<i>Egretta caerulea</i>)	ST
	Reddish Egret (<i>Egretta rufescens</i>)	ST
	Roseate Spoonbill (<i>Ajaia ajaja</i>)	ST
	Tricolored Heron (<i>Egretta tricolor</i>)	ST
	Everglades Mink (<i>Mustela vison evergladensis</i>)	ST
617	Little Blue Heron (<i>Egretta caerulea</i>)	ST
	Tricolored Heron (<i>Egretta tricolor</i>)	ST
	Florida Panther (<i>Felis concolor coryi</i>)	FE,SE

ST – State designated Threatened
SE – State designated Endangered
FT – Federally designated Threatened
FE – Federally designated Endangered

Nesting habitat for the bald eagle does occur within the property but there are no nests onsite. The closest bald eagle nest (LE-009 last active 2015 - 2016) is located approximately 590' northeast of the property. Approximately 70' of the northeast property corner is within the 660' bald eagle nest protection zone. Please see Exhibit C. If any activities or construction is proposed within the 660' zone, a permit from the US Fish and Wildlife Service (FWS) will be obtained and a Bald Eagle Management Plan will be presented to the Lee County Eagle Technical Advisory Committee for approval by the Lee County Board of County Commissioners.

According to the FWC listed species occurrence database the property is located within the FWS designated Core Foraging Area of a wood stork colony. The wood stork (*Mycteria americana*) is listed as threatened by both the FWC and the FWS. No wood storks have been observed onsite. Colony locations provided by FWS show two colonies within a 15 mile radius of the property, the closest being 13.4 miles east.

The property is not located within a primary or secondary zone of the 2007 Florida Panther Focus Area and is not within the 2003 Panther Consultation Area identified by the FWS. The Florida panther (*Felis concolor coryi*) is listed as endangered by both the FWS and FWC. There are no telemetry points on or near the subject property.

The Florida bonneted bat (*Eumops floridanus*) is listed as endangered by the FWS and the FWC. The FWS established a Consultation Area for this species in its October 22, 2019 letter to the COE. This letter also establishes survey protocols for determining both potential roosting and foraging activities on proposed development sites and potential Best Management Practices (BMP) to lessen the potential impacts of development on the species. The property is located within the Consultation Area. This bat typically roosts in cavities within large live or dead trees but may also roost in abandoned buildings and under bridges. Florida bonneted bats forage in a variety of upland, wetland, and open water habitats preferring open areas.

Several potentially occupied gopher tortoise (*Gopherus polyphemus*) burrows were observed in the pine flatwoods (FLUCCS 411E) on subject property. The gopher tortoise is listed as threatened by the FWC but not listed by the FWS. It is likely that gopher tortoise burrows are scattered throughout the pine flatwoods on this site. A permit from the FWC will be required if gopher tortoise burrows are found to be located within or immediately adjacent (25 feet or less) to proposed development areas that result in earthwork, mechanical land clearing, or other activities that could collapse the burrow.

Given the habitats on-site and the presence of gopher tortoise burrows, the eastern indigo snake (*Drymarchon corais couperi*) may also be present on the property. The

eastern indigo snake is listed as threatened by the FWC and FWS. The FWS uses a model that focuses on the size of contiguous potential habitat (both on and off the site) as well as the habitat types and proximity to reported eastern indigo snake sightings to determine if they believe this species is likely to be present on-site. FWS's standard protection measures for the eastern indigo snake (educational materials, letting a snake move out of harm's way if seen, etc.) are typically sufficient to address any potential impacts to the eastern indigo snake.

According to the FWC listed species occurrence database the property is located within the FWS Red-cockaded Woodpecker Consultation Area. Red-cockaded woodpeckers (*Picoides borealis*) are listed as endangered by both the FWC and the FWS.

It is likely that a variety of both listed and non-listed wading bird species forage within the wetlands onsite. This foraging activity is likely concentrated in the creek and wetland habitats.

Proposed Site Conditions

The proposed impacts to SFWMD jurisdictional wetlands will be limited to a crossing of the creek with minimal impacts to the creek and adjacent wetlands. The remaining wetlands will be enhanced by the removal of exotic vegetation and preserved by the placement of a conservation easement.

Approximately 2.0 acres of indigenous habitats will be enhanced and preserved. The proposed preservation of indigenous habitats represents the amount required by the Land Development Code.

The habitat improvements and preservation resulting from implementation of the wetland enhancement and preservation plan are expected to encourage native species to thrive in the preserve areas onsite as well as reduce the exotic vegetation seed source for the surrounding properties.

Conclusions

If the proposed future land use map change is approved, the proposed onsite wetland enhancement and preservation will provide long-term viability for a myriad of fish and wildlife species, including county, state and federally listed species located onsite and on the surrounding properties.

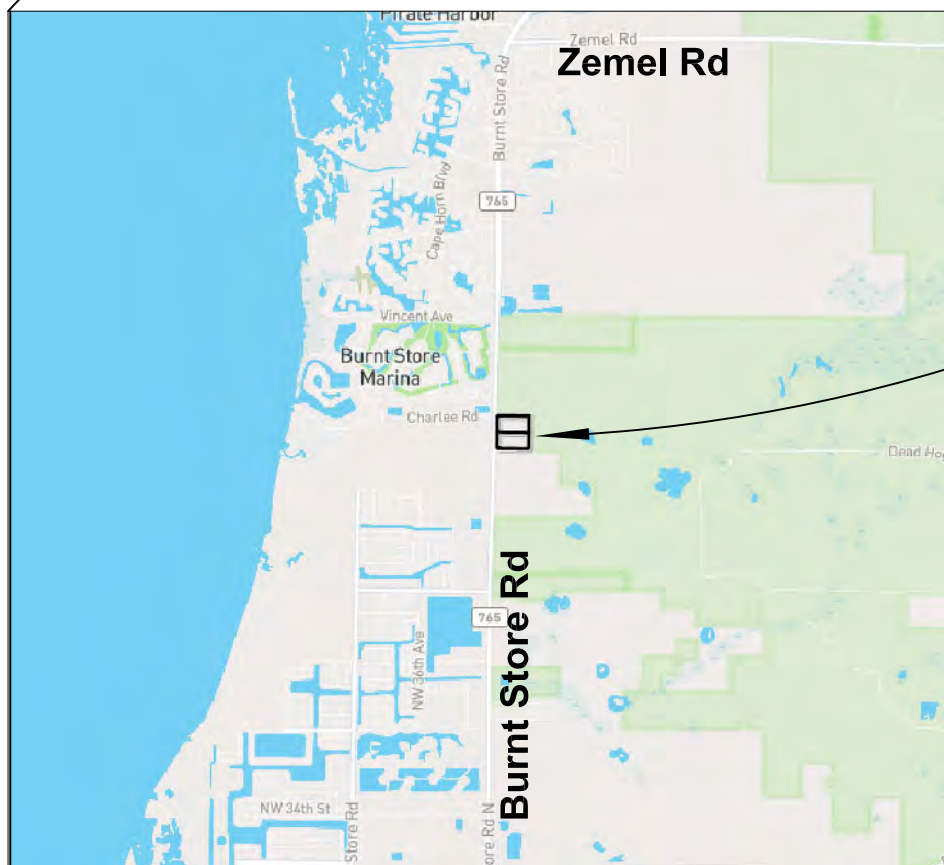
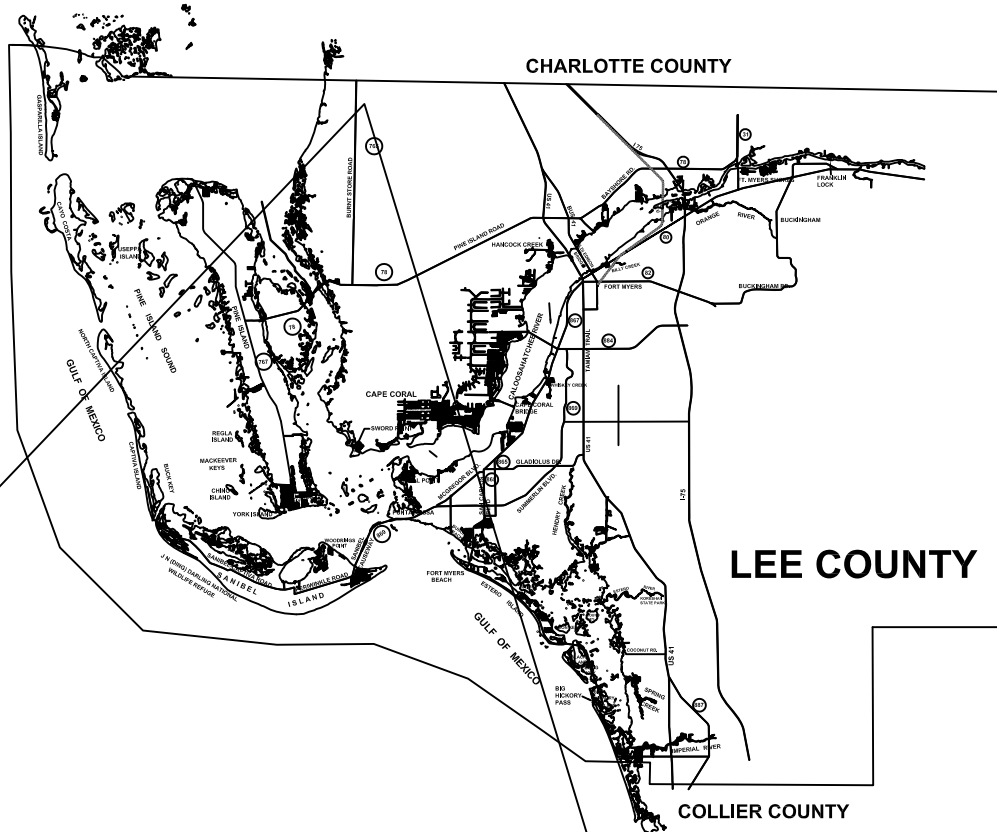
It is expected that existing prey and forage habitat for listed and non-listed species will be enhanced through removal and maintenance of invasive exotic plants and protected by implementation of the proposed enhancement and preservation of onsite wetlands.

Exhibit A

Location Map

SECTION: 5
TOWNSHIP: 43 S
RANGE: 23 E

35.5± Acre Parcel N Burnt Store Road



Project Location

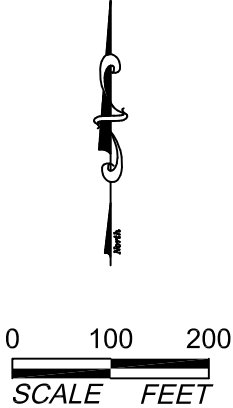
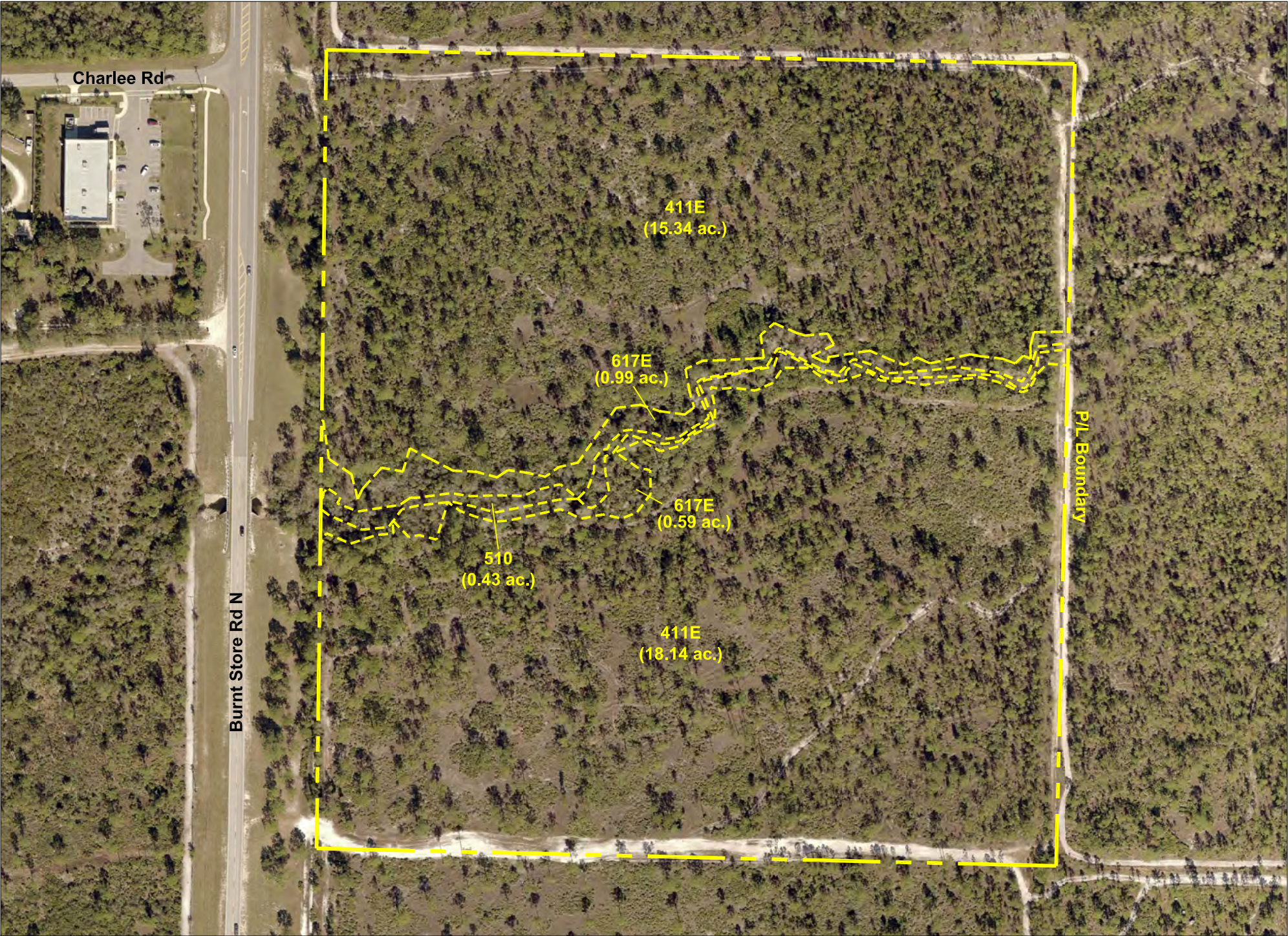
*PERMIT USE ONLY,
NOT FOR CONSTRUCTION*

July 14, 2020 3:27:18 p.m.
Drawing: SVRAL-1 LOCATION MAP.DWG

Figure 1. Location Map

Exhibit B
Vegetation Map

SECTION: 5
TOWNSHIP: 43 S
RANGE: 23 E



FLUCCS	Description	Acreage
411E	Pine Flatwoods Invaded by Exotics (5-9%)	33.48 ac.
510	Streams & Waterways	0.43 ac.
617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	1.58 ac.
Total		35.49 ac.

- Notes:
- 1. Property boundary provided by ARDURRA.
 - 2. Creek boundary is approximate and was obtained through interpolation of topographic survey.
 - 3. Mapping based on photointerpretation of 2019 aerial photography and ground truthing in July 2020.
 - 4. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

October 05, 2020 12:42:09 p.m.
Drawing: SVRAL-1 PLAN.DWG

Vegetation Map

35.5± Acre Parcel N Burnt Store Road



Exhibit C

Surrounding Land Map

SECTION: 5
TOWNSHIP: 43 S
RANGE: 23 E

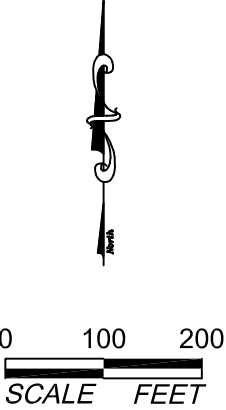
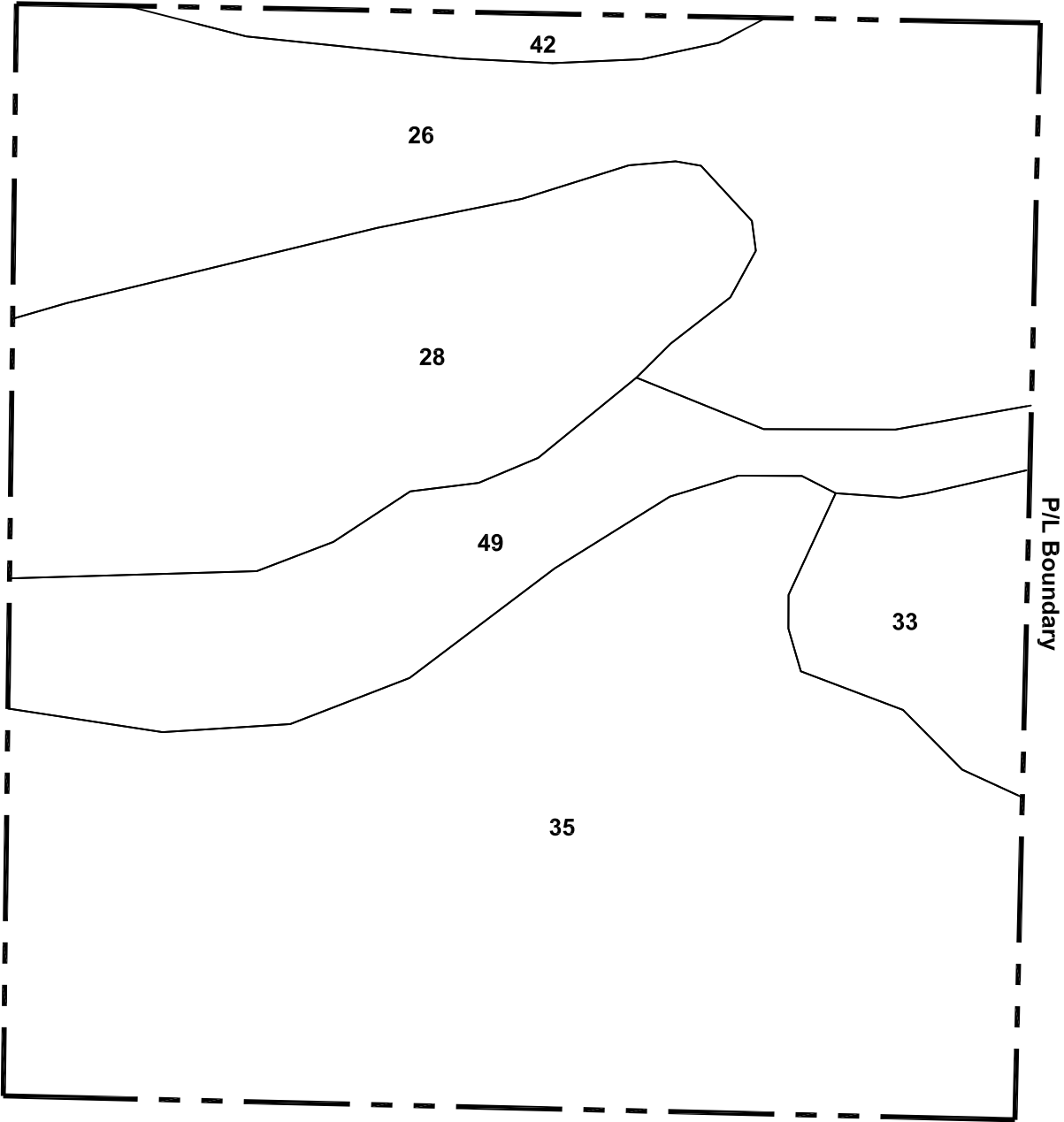


- Yucca Pens Wildlife Management Area
- Privately Owned Land
- Publicly Owned Land
- Burnt Store Road Parcel

Notes:
1. Property boundaries are approximate and were obtained from the Lee County Property Appraiser's Website.

Exhibit D
Soils Map

SECTION: 5
TOWNSHIP: 43 S
RANGE: 23 E



Map Unit	Soil Name
26	Pineda fine sand
28	Immokalee sand
33	Oldsmar sand
35	Wabasso Sand
42	Wabasso sand, limestone substratum
49	Felda fine sand, depressional

Notes:
1. Property boundary provided by ARDURRA.
2. Soils information obtained from the USDA Web Soil Survey.

PERMIT USE ONLY, NOT FOR CONSTRUCTION
October 05, 2020 12:42:09 p.m. Drawing: SVRAL-1 PLAN.DWG

Soil Map

35.5± Acre Parcel N Burnt Store Road



Exhibit E
FEMA Maps

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the **Flood Profiles and Floodway Data** and/or **Summary of Stillwater Elevations** tables contained within the **Flood Insurance Study (FIS)** report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the **Summary of Stillwater Elevations** table in the **Flood Insurance Study** report for this jurisdiction. Elevations shown in the **Summary of Stillwater Elevations** table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the **Flood Insurance Study** report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the **Flood Insurance Study** report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Florida State Plane west zone (FIPSZONE 902). The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGSI2
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3222
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the Lee County GIS Department. The road centerline information was constructed based on orthophotography produced at a scale of 1"=100' from aerial imagery flown in 1998 and updated using orthophotography dated 2002 and 2005. The surface water features were also constructed based on orthophotography produced at a scale of 1"=100' from aerial imagery flown in 1998.

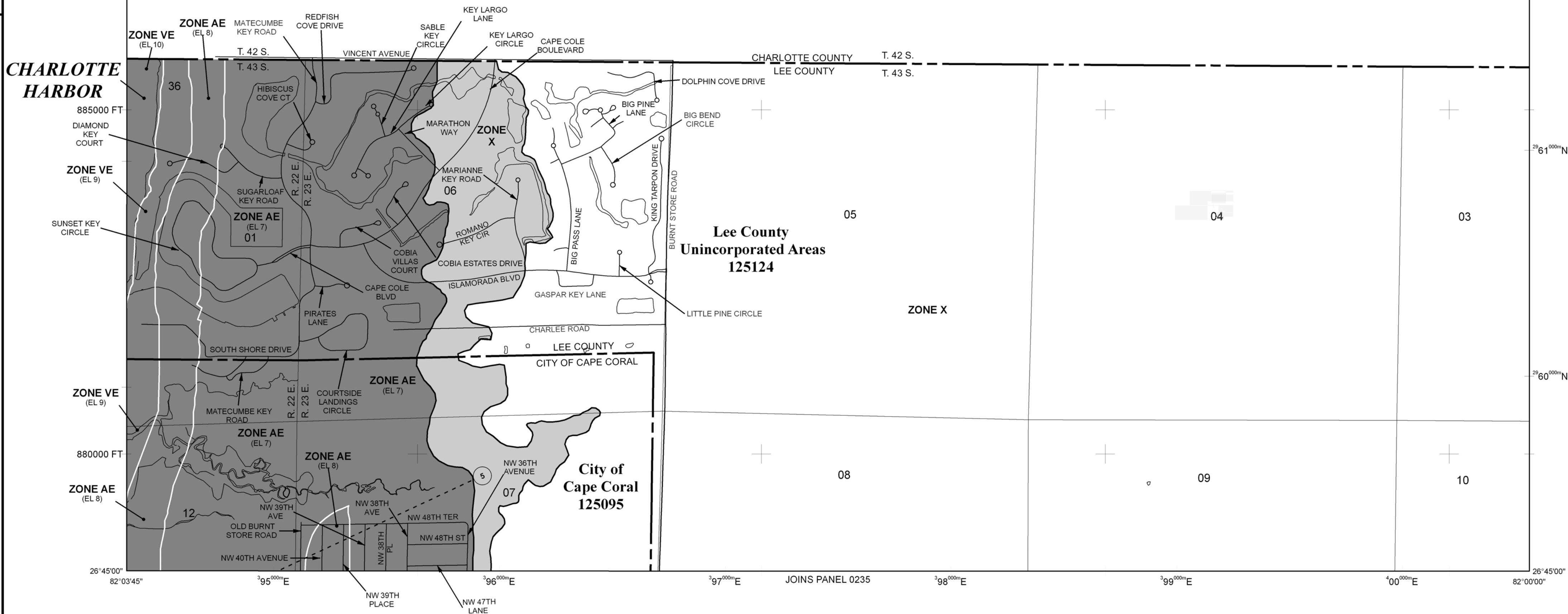
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the **Flood Profiles** and **Floodway Data** tables in the **Flood Insurance Study Report** (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9618 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 4% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently deauthorized. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free from encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
 Floodway boundary
 Zone D boundary
 CBRS and OPA boundary
 Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
 Base Flood Elevation line and value; elevation in feet*
 Base Flood Elevation value where uniform within zone; elevation in feet*

Referenced to the North American Vertical Datum of 1988

513
 (EL 987)

87°07'45", 32°22'30"

27°6'00"N

600000 FT

DX5510 X

M1.5

MAP REPOSITORY
 Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTY/STATE
 FLOOD INSURANCE RATE MAP
 August 28, 2008

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance Agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000
 FEET

300 0 300 600
 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0070F

FIRM

FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA

AND INCORPORATED AREAS


PANEL 70 OF 685

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CAPE CORAL CITY OF	125096	0070	F
LEE COUNTY	125124	0070	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER

12071C0070F

EFFECTIVE DATE

AUGUST 28, 2008

Federal Emergency Management Agency

**CHARLOTTE
HARBOR**

885000 FT
ZONE VE
(EL 10)

**REVISED
AREA**

ZONE VE
(EL 9)

880000 FT

JOINS PANEL 0065

ZONE AE
(EL 8)

CHARLOTTE COUNTY

VINCENT AVENUE

LEE COUNTY

HIBISCUS
COVE CT

SABLE
KEY CIR

KEY LARGO
LANE

DIAMOND
KEY COURT

SUGARLOAF
KEY ROAD

R. 22 E.
R. 23 E.

CAPE
COLE BLVD

COBIA
VILLAS CT

ZONE AE
(EL 7)

SUNSET

KEY
CIRCLE

ISLAMORADA
BLVD

PIRATES
LANE

COURTSIDE
LANDINGS CIR

Lee County
Unincorporated Areas
125124

SOUTH SHORE DR

LEE COUNTY




CITY OF CAPE
CORAL

MATECUMBE
KEY RD

ZONE AE
(EL 7)

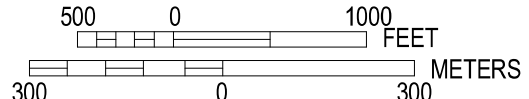
**City of Cape
Coral**
07
125095

Legend

-  1% annual chance
(100-Year) Floodplain
-  1% annual chance
(100-Year) Floodway
-  0.2% annual chance
(500-Year) Floodplain



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0070F

FIRM
FLOOD INSURANCE RATE MAP

**LEE COUNTY,
FLORIDA
AND INCORPORATED AREAS**


PANEL 70 OF 685
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0070	F
CAPE CORAL, CITY OF	125095	0070	F

**REVISED TO
REFLECT LOMR
EFFECTIVE: March 19, 2009**

per 09-04-1718P

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



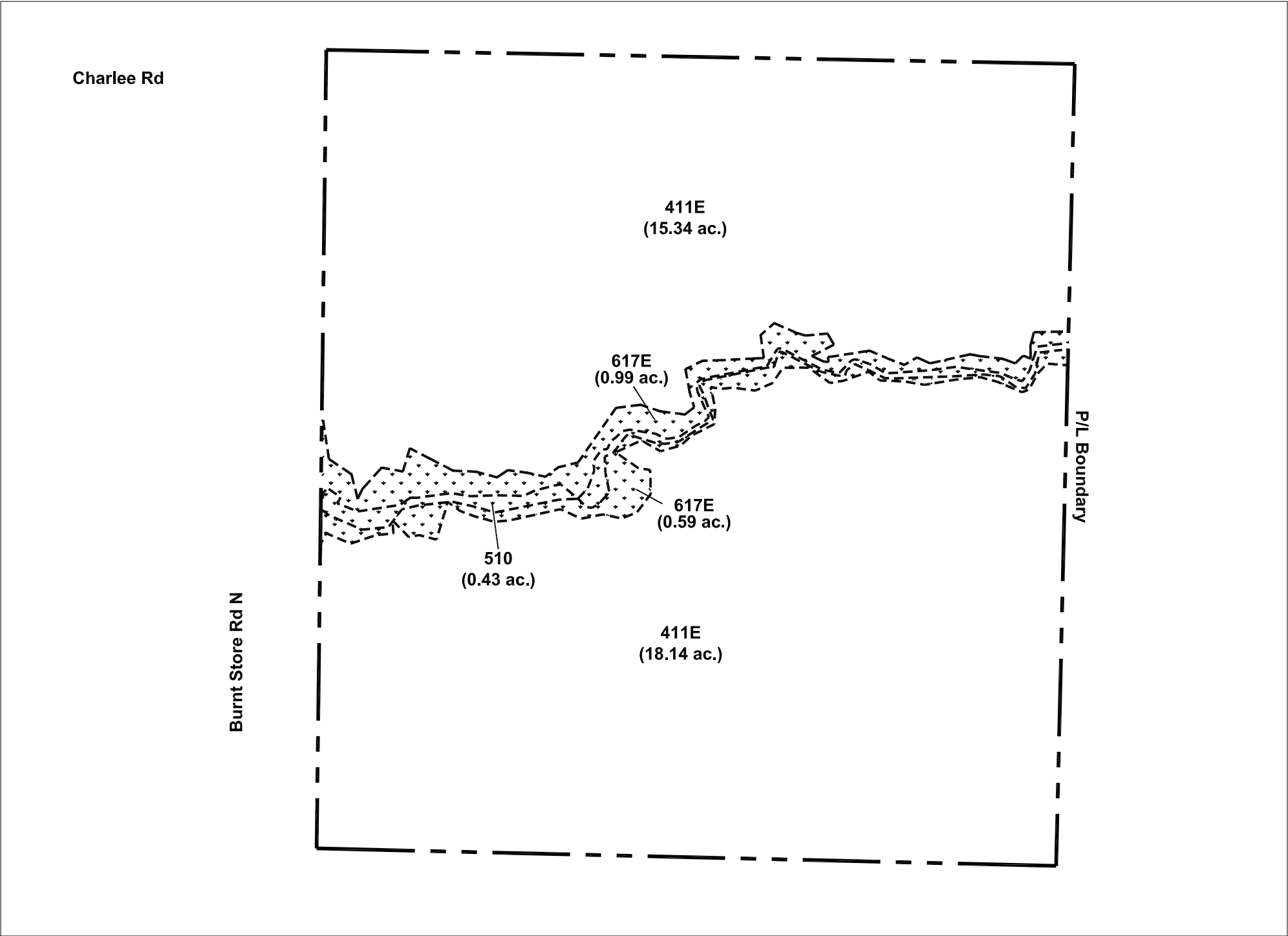
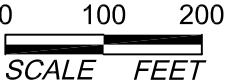
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12071C0070F

EFFECTIVE DATE
AUGUST 28, 2008

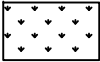
Federal Emergency Management Agency

Exhibit F
Wetland Map

SECTION: 5
TOWNSHIP: 43 S
RANGE: 23 E



FLUCCS	Description	Acreage
411E	Pine Flatwoods Invaded by Exotics (5-9%)	33.48 ac.
* 510	Streams & Waterways	0.43 ac.
** 617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	1.58 ac.
Total		35.49 ac.



Potential Jurisdictional Wetlands and Surface Waters (2.01 ac.)

- * Surface waters
- ** Potential jurisdictional wetland

- Notes:
- 1. Property boundary provided by ARDURRA.
 - 2. Creek boundary is approximate and was obtained through interpolation of topographic survey.
 - 3. Mapping based on photointerpretation of 2019 aerial photography and ground truthing in July 2020.
 - 4. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

October 05, 2020 12:42:09 p.m.
Drawing: SVRAL-1 PLAN.DWG

Wetland Map

35.5± Acre Parcel N Burnt Store Road

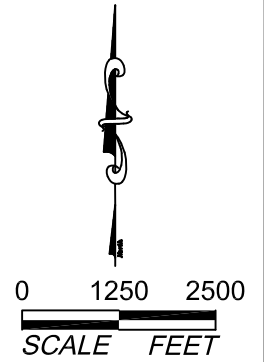
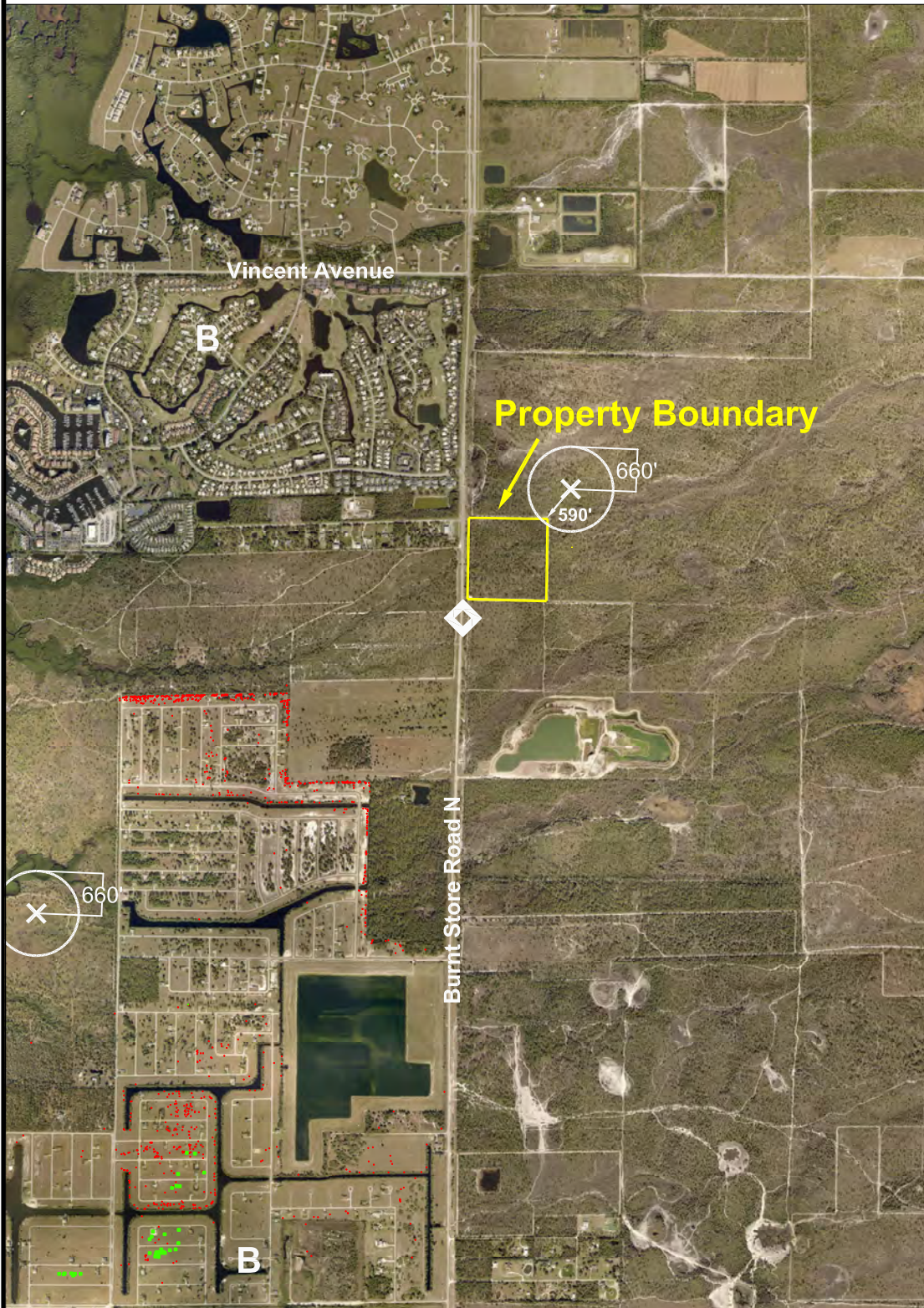


Exhibit G

Protected Species
Database Map

SECTION: 5
TOWNSHIP: 43 S
RANGE: 23 E

35.5± Acre Parcel N Burnt Store Road



- ✕ Eagle Nest
- ◈ Fox Squirrel Nest
- Gopher Tortoise Burrow
- Burrowing Owl Burrow
- B Black Bear Nuisance Call

Notes:

1. Map based on data obtained from the Florida Fish and Wildlife Conservation.

October 06, 2020 10:10:20 a.m.
Drawing: LISTED SPECIES MAP.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION

Listed Species Database Map

DEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

Exhibit M13 Historic Resources Impact Analysis
Central Urban Future Land Use
Application for CPA - Map

Historic Preservation Element

POLICY 141.1.2: Require all applications for development review to identify the location and status of historic resources (including archaeological sites). The Lee County Historic and Architectural Survey and the Archaeological Site Inventory and Zone Management Plan will serve as data bases. The Historic Preservation Board will advise the Board of County Commissioners as to any action it deems appropriate or perform other duties as specified in the Historic Preservation Ordinance.

Even though there are no historic resources noted on this site, the development of the site will comply with all policies and procedures if any archaeological items are discovered during construction.



Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Web: AvalonEng.com
#EB 0003128

September 13, 2021

Florida Department of State
Division of Historical Resources
Christopher.Fowler@dos.myflorida.com

Reference: Letter of Adequacy and Support
Burnt Store Road North, Cape Coral Florida
Lee County 05-43-23-00-00003.0000 and 05-43-23-00-00003.0020

Dear Mr. Fowler:

Avalon Engineering, Inc. represents the property owner of two 18 +/- acre parcels on Burnt Store Road. The parcels (strap numbers 05-43-23-00-00003.0000 and 05-43-23-00-00003.0020) are located southeast of Charlee Road (see the attached Area Location Map). The project is planned for a Mixed-Use Development with Multi-family and commercial uses.

Avalon Engineering is submitting a Comprehensive Plan Amendment application to Lee County Development Services, to amend the Future Land Use for 33.48 acres from Open Lands to Central Urban and 2.01 acres from Open Lands to Wetland. This type of application requires a letter from all local Agencies providing a determination of the adequacy and/or provision of existing/proposed support available to the proposed development. Please confirm that the subject parcels list no previously recorded cultural or historical resources in the above referenced sections of Lee County.

Your time and attention to this matter is greatly appreciated. Should you require additional information or have any questions regarding this request, please feel free to contact this office.

Sincerely,

Avalon Engineering, Inc.

Linda Miller AICP
Vice President

Exhibit M15 Traffic Impact Study/Traffic Circulation Analysis
Central Urban Future Land Use
Application for CPA - Map

MEMORANDUM

TO: Mr. Stephen V. Raleigh
SVR MGMT, LLC

FROM: Yury Bykau, P.E.
Transportation Consultant

DATE: November 18, 2021

RE: Burnt Store Road – 36 Acre
Comprehensive Plan Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan for approximately 36 acres of property located at the southeast corner of Burnt Store Road and Charlee Road in Lee County, Florida. Based on the discussion with Avalon Engineering, the approximate 36 acre site will be subject to a Map Amendment that will change the land use designation from Open Lands to Central Urban.

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

Under the existing Open Lands Land Use Category (FLU), the site could be developed with various non-residential land uses that are needed to serve the rural community such as a Tractor Supply Store and a Variety Store. For the trip generation comparison purposes, the permitted development under the existing land use category on site was assumed to consist of a 25,000 square foot Tractor Supply Store and a 10,000 square foot Variety Store.

The Applicant is proposing a Map Amendment on the approximate 36 acre site to change the land use designation from Open Lands to Central Urban to permit up to 532 multi-family residential dwelling units, 310,000 square feet of commercial uses and up to 30,000 square feet of light industrial uses. **Table 1** summarizes the uses/intensities that could be developed under the existing land use designation and uses/intensities under the proposed land use designation.

Table 1
Land Uses
Burnt Store Road – 36 Acre

Existing/ Proposed	Land Use Category	Intensity
Existing	Open Lands	25,000 Sq. Ft Tractor Supply Store & 10,000 Sq. Ft. Variety Store
Proposed	Central Urban	532 Multi-Family Dwelling Units, 310,000 Sq. Ft. Commercial & 30,000 Sq. Ft. Light Industrial

The trip generation for the with and without amendment scenarios was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 810 (Tractor Supply Store), Land Use Code 814 (Variety Store), Land Use Code 221 (Multifamily Housing Mid-Rise), Land Use Code 820 (Shopping Center >150K) and Land Use Code 110 (General Light Industrial) were utilized for the trip generation purposes of the permitted/proposed uses on site. The trip generation equations utilized are attached to this Memorandum for reference.

Table 2 and **Table 3** outline the anticipated weekday AM and PM peak hour and daily trip generation based on the existing and proposed future land use categories, respectively. Both tables also incorporated reduction in trips due to "pass-by" traffic. Note, since there will be a certain internal interaction between the residential and commercial uses under the proposed land use category scenario, Table 3 also incorporated reduction in trips due to "internal capture". The summary sheets utilized to calculate these internal capture rates for the weekday AM peak hour and PM peak hour are attached to this Memorandum for reference. Note, the internal capture calculations were completed consistent with the methodologies in the NCHRP Report and published in the ITE ***Trip Generation Handbook***, 3rd Edition.

Table 2
Trip Generation
Based on Existing Land Use Category
Burnt Store Road – 36 Acre

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Tractor Supply Store (25,000 Sq. Ft.)	N/A	N/A	N/A	16	19	35	N/A
Variety Store (10,000 Sq. Ft.)	16	14	30	34	33	67	637
Total Trips	16	14	30	50	52	102	637
Less LUC 814 Pass-by	-5	-5	-10	-11	-11	-22	-217
Net New Trips	11	9	20	39	41	80	420

Table 3
Trip Generation
Based on Proposed Land Use Category
Burnt Store Road – 36 Acre

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily Housing Mid-Rise (532 Dwelling Units)	51	171	222	127	81	208	2,491
Shopping Center (310,000 Sq. Ft.)	196	120	316	612	663	1,275	13,958
Light Industrial (30,000 Sq. Ft.)	21	3	24	2	15	17	163
Total Trips	268	294	562	741	759	1,500	16,612
Less Internal Capture * (1% AM/ 12% PM)	-2	-3	-5	-89	-89	-178	-1,974
Less LUC 820 Pass-by (19% for >300k Sq. Ft.)	-30	-30	-60	-106	-107	-213	-2,334
Net New Trips	236	261	497	546	563	1,109	12,304

*Included internal capture between the residential and commercial uses.

Table 4 indicates the trip generation difference between the proposed and existing land use categories (Table 2 vs Table 3). The resultant trip change in Table 4 indicates that the trip generation will be **increased** in the AM and PM peak hour conditions as a result of the proposed amendment.

Table 4
Trip Generation – Resultant Trip Change (Table 2 vs Table 3)
Burnt Store Road – 36 Acre

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designations	236	261	497	546	563	1,109	12,304
Existing Land Use Designations	-11	-9	-20	-39	-41	-80	-420
Resultant Trip Change	+225	+252	+477	+507	+522	+1,029	+11,884

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only roadway improvement within the vicinity of the subject site shown on the 2045 Financially Feasible Plan was the widening of Burnt Store Road to a four-lane facility from Pine Island Road to Lee County/Charlotte County line. The Lee County 2045 Highway Cost Feasible Plan map is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips in Table 3 were added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the attached *Lee County Generalized Peak Hour Directional Service Volumes* table.

The results of the analysis indicate that the addition of the project trips to the network will not cause any roadway link to fall below the adopted Level of Service standard for each analyzed roadway link within the study area. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Term Impacts Analysis (2025)

The 2020/2021-2024/2025 Lee County Transportation Capital Improvement Plan as well as the latest Cape Coral Capital Improvement Program were reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site in the next five (5) years. Based on the review, there are no roadway capacity improvements identified on either work program.

It is unfeasible to assume that all of the proposed 310,000 square feet of commercial floor area is developed within the next 5 years. Therefore, the trip generation for the Short Term analysis was assumed based on the site being developed with approximately 50% of the total commercial floor area as currently proposed or approximately 155,000 square feet. All of the proposed 532 multi-family residential dwelling units as well as the 30,000 square feet of light industrial uses were still included in the Short Term analysis. **Table 5** illustrates the weekday AM and P.M. peak hour traffic volumes that were assumed to be generated in the Short Term analysis.

Table 5
Trip Generation – Short Term Analysis
Burnt Store Road – 36 Acre

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily Housing Mid-Rise (532 Dwelling Units)	51	171	222	127	81	208	2,491
Shopping Center (155,000 Sq. Ft.)	139	86	225	371	403	774	9,911
Light Industrial (30,000 Sq. Ft.)	21	3	24	2	15	17	163
Total Trips	211	260	471	500	499	999	12,565
Less Internal Capture * (1% AM/ 19% PM)	-2	-2	-4	-95	-92	-187	-2,356
Less LUC 820 Pass-by (29% for 150k-300k Sq. Ft.)	-33	-32	-65	-91	-91	-182	-2,328
Net New Trips	176	226	402	314	316	630	7,881

*Included internal capture between the residential and commercial uses.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the additional trips shown in Table 5. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent *Lee County Public Facilities Level of Service and Concurrency Report*.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2026 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the latest ***Lee County Traffic Count Report***. Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2026 without the proposed amendment and year 2026 with the proposed amendment. Traffic data obtained from the Lee County Traffic Count Report is attached to this Memorandum for reference.

From Table 4A, all roadways are shown to operate at an acceptable Level of Service in 2026 both with and without the trips as shown on Table 5 added to the roadway network. Therefore, based on this analysis no modifications will be necessary to the Lee County or Cape Coral short term capital improvement programs.

Conclusion

The proposed Comprehensive Plan Amendment is for approximately 36 acres of property located at the southeast corner of Burnt Store Road and Charlee Road in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum for the proposed Comprehensive Plan amendment, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan as well as the Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development.

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

Attachments

TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - BURNT STORE ROAD 36 ACRE

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>2045 E + C NETWORK LANES</u>		<u>GENERALIZED SERVICE VOLUMES</u>				
		<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>
Burnt Store Road	N. of Vincent Ave	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	N. of Islamorada Blvd	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	N. of Site	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	N. of Durden Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	S. of Durden Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Durden Pkwy	W. of Burnt Store Rd	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

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

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
BURNT STORE ROAD 36 ACRE

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 1109 VPH IN= 546 OUT= 563

ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS / FDOT SITE #	AADT	K-100 FACTOR	100TH HIGHEST HOUR PK DIR	D	PM PK HR	2045		PROJECT TRAFFIC DIST.	PK DIR	2045 BACKGROUND PLUS PROJ	
		FSUTMS AADT		BACKGROUND TRAFFIC		2-WAY VOLUME		PEAK DIRECTION	TRAFFIC VOLUMES & LOS	LOS		PM PROJ TRAFFIC	TRAFFIC VOLUMES & LOS	LOS
Burnt Store Road	N. of Vincent Ave	21,807	12	21,807	0.098	2,137	0.60	SOUTH	1,282	C	15%	82	1,364	C
	N. of Islamorada Blvd	18,827	12	18,827	0.098	1,845	0.60	SOUTH	1,107	C	20%	109	1,216	C
	N. of Site	23,870	12	23,870	0.098	2,339	0.60	SOUTH	1,404	C	35%	191	1,595	C
	N. of Durden Pkwy	21,327	12	21,327	0.098	2,090	0.60	SOUTH	1,254	C	65%	355	1,609	C
	S. of Durden Pkwy	23,958	12	23,958	0.098	2,348	0.60	SOUTH	1,409	C	60%	328	1,737	C
Durden Pkwy	W. of Burnt Store Rd	4,343	12	4,343	0.098	426	0.60	WEST	255	C	5%	27	282	C

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

* Due to lack of traffic data for Durden Pkwy, the K and D Factors were assumed from County's PCS No. 12.

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
BURNT STORE ROAD - 36 ACRE**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	<u>GENERALIZED SERVICE VOLUMES</u>				
				<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
Burnt Store Road	N. of Vincent Ave	2LU	Controlled Access Facility	0	160	880	940	940
	N. of Islamorada Blvd	2LU	Controlled Access Facility	0	160	880	940	940
	N. of Site	2LU	Controlled Access Facility	0	160	880	940	940
	N. of Durden Pkwy	2LU	Controlled Access Facility	0	160	880	940	940
	S. of Durden Pkwy	2LU	Controlled Access Facility	0	160	880	940	940

- Denotes the LOS Standard for each roadway segment

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

* Durden Parkway was not included in this analysis due to lack of traffic data for this roadway.

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BURNT STORE ROAD - 36 ACRE**

TOTAL PROJECT TRAFFIC AM =	402	VPH	IN =	176	OUT=	226
TOTAL PROJECT TRAFFIC PM =	630	VPH	IN=	314	OUT=	316

										2019		2026				2026		2026						
										PK HR		PK HR PK SEASON		PERCENT		BCKGRND		BCKGRND						
										LCDOT PCS OR	BASE YR	2019/2020	YRS OF	ANNUAL	PK SEASON	PEAK DIRECTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C
ROADWAY	ROADWAY SEGMENT	FDOT SITE #	ADT	ADT	GROWTH. ¹	RATE	PEAK DIR. ²	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio					
Burnt Store Road	N. of Vincent Ave	12	5,300	8,600	9	5.53%	465	678	C	0.72	15%	34	47	711	C	0.76	725	C	0.77					
	N. of Islamorada Blvd	12	5,300	8,600	9	5.53%	465	678	C	0.72	20%	45	63	723	C	0.77	741	C	0.79					
	N. of Site	12	5,300	8,600	9	5.53%	465	678	C	0.72	35%	79	111	757	C	0.80	788	C	0.84					
	N. of Durden Pkwy	12	5,300	8,600	9	5.53%	465	678	C	0.72	65%	147	205	824	C	0.88	883	D	0.94					
	S. of Durden Pkwy	12	5,300	8,600	9	5.53%	465	678	C	0.72	60%	136	190	813	C	0.87	867	C	0.92					

1 AGR for roadways was calculated based the historical traffic data obtained from the Lee County Traffic Count Report.

2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2020 Lee County Public Facilities Level of Service and Concurrency Report.

* Durden Parkway was not included in this analysis due to lack of traffic data for this roadway.

**LEE COUNTY GENERALIZED
SERVICE VOLUME TABLE**

c:\input5

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.

TRAFFIC DATA FROM 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
BROADWAY (ESTERO)	W OF US 41	463	3500		5200		5700		6200		6300	
BROADWAY RD	S OF ALVA BRIDGE	231									6100	
BUCKINGHAM RD	S OF PALM BEACH BLVD	<u>11</u>	8400	8900	8800	9000	9300	9800	9800	10400	11400	11100
BUCKINGHAM RD	S OF CEMETERY RD	227				10600		9800		9600		8600
BUCKINGHAM RD	E OF ALVIN AVE	232				7000		8600		9200		10700
BURNT STORE RD	N OF PINE ISLAND RD	233	11100		12600	12600	13600	14800	15300	15100	19100	16800
BURNT STORE RD	S OF CHARLOTTE CO. LINE	<u>12</u>	5300	5000	5200	6300	7000	7700	8000	8300	8800	8600
BUSINESS 41 (SR 739)	N OF EDISON BRIDGE	<u>41</u>	25500	24800	25100	27200	28000				35600	33500
BUSINESS 41 (SR 739)	S OF PINE ISLAND RD	77					22000	25500				
BUSINESS 41 (SR 739)	N OF PONDELLA RD	397										
BUSINESS 41 (SR 739)	N OF LITTLETON RD	76					11500	12800	13200			
BUSINESS 41 (SR 739)	N OF LAUREL DR	396										
CAPE CORAL PKWY	E OF 11TH CT	<u>114</u>										20300
CAPE CORAL PKWY	E OF SKYLINE BLVD	<u>13</u>	26700	25000	26400	27700	28800	29700	28200	29600	30400	27700
CAPE CORAL BRIDGE	W OF BRIDGE	234			45600	51600						
CAPE CORAL BRIDGE	AT TOLL PLAZA	<u>122</u>					44000	42600	42000	43100	47800	43400

PCS 12 - Burnt Store Rd south of Charlotte County Line

2020 AADT = 8,600 VPD

Hour	EB	WB	Total
0	0.19%	0.37%	0.55%
1	0.15%	0.24%	0.38%
2	0.20%	0.17%	0.36%
3	0.30%	0.14%	0.43%
4	0.62%	0.19%	0.80%
5	1.35%	0.50%	1.84%
6	2.67%	1.25%	3.90%
7	3.94%	1.80%	5.72%
8	3.72%	2.20%	5.90%
9	3.62%	2.45%	6.05%
10	3.82%	2.87%	6.67%
11	3.70%	3.36%	7.05%
12	3.60%	3.67%	7.26%
13	3.46%	3.83%	7.28%
14	3.23%	4.02%	7.26%
15	3.18%	4.29%	7.48%
16	3.04%	4.59%	7.64%
17	2.87%	4.44%	7.31%
18	2.14%	3.18%	5.32%
19	1.51%	2.21%	3.73%
20	1.13%	1.64%	2.77%
21	0.81%	1.23%	2.04%
22	0.52%	0.86%	1.37%
23	0.30%	0.58%	0.88%

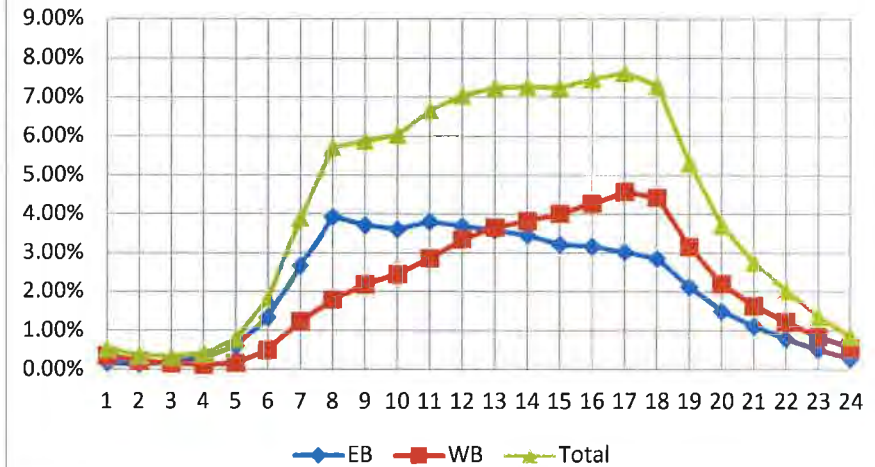
Month of Year	Fraction
January	1.16
February	1.25
March	1.04
April	0.68
May	0.89
June	0.97
July	0.96
August	0.95
September	0.96
October	1.03
November	1.01
December	1.1

Directional Factor		
AM	0.69	NB
PM	0.60	SB

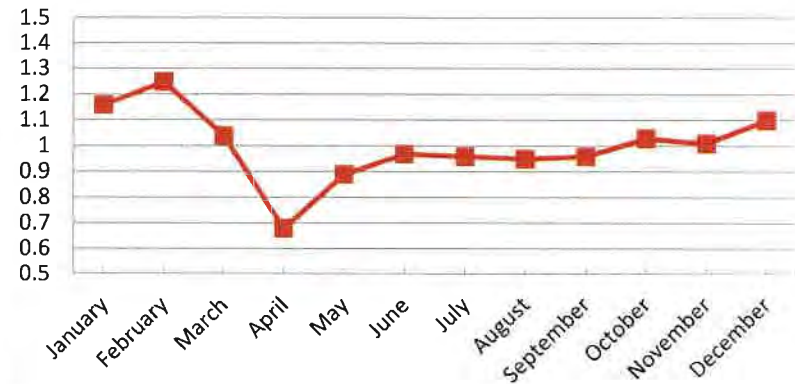
Day of Week	Fraction
Sunday	0.85
Monday	0.98
Tuesday	1.01
Wednesday	1.01
Thursday	1.05
Friday	1.11
Saturday	0.97

Design Hour Volume		
#	Volume	Factor
5	960	0.112
10	939	0.109
20	909	0.106
30	894	0.104
50	871	0.101
100	843	0.098
150	825	0.096
200	808	0.094

Hour of Day



Month of Year



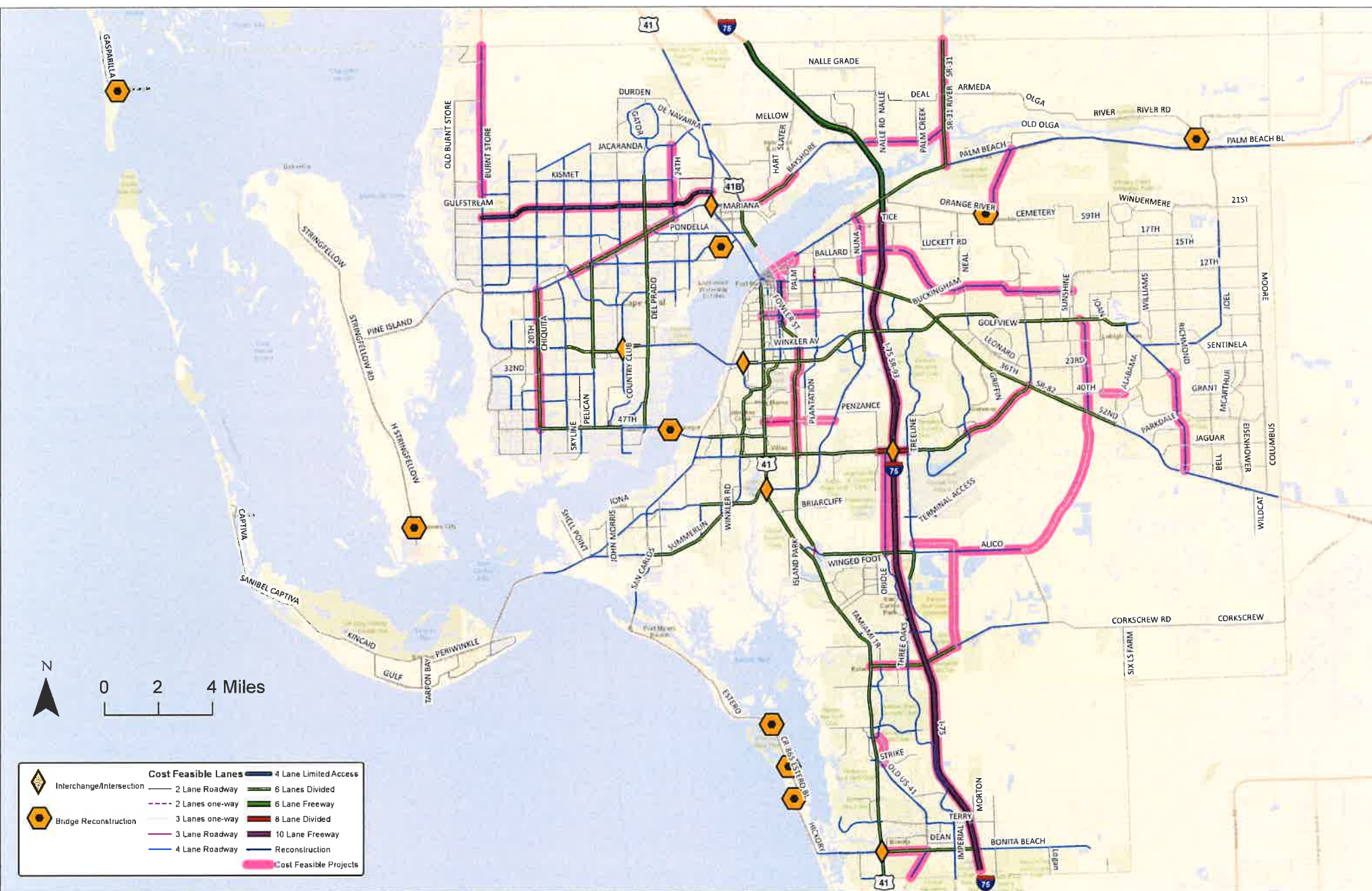
**LEE COUNTY PUBLIC FACILITIES
LEVEL OF SERVICE AND
CONCURRENCY REPORT**

5/25/2020

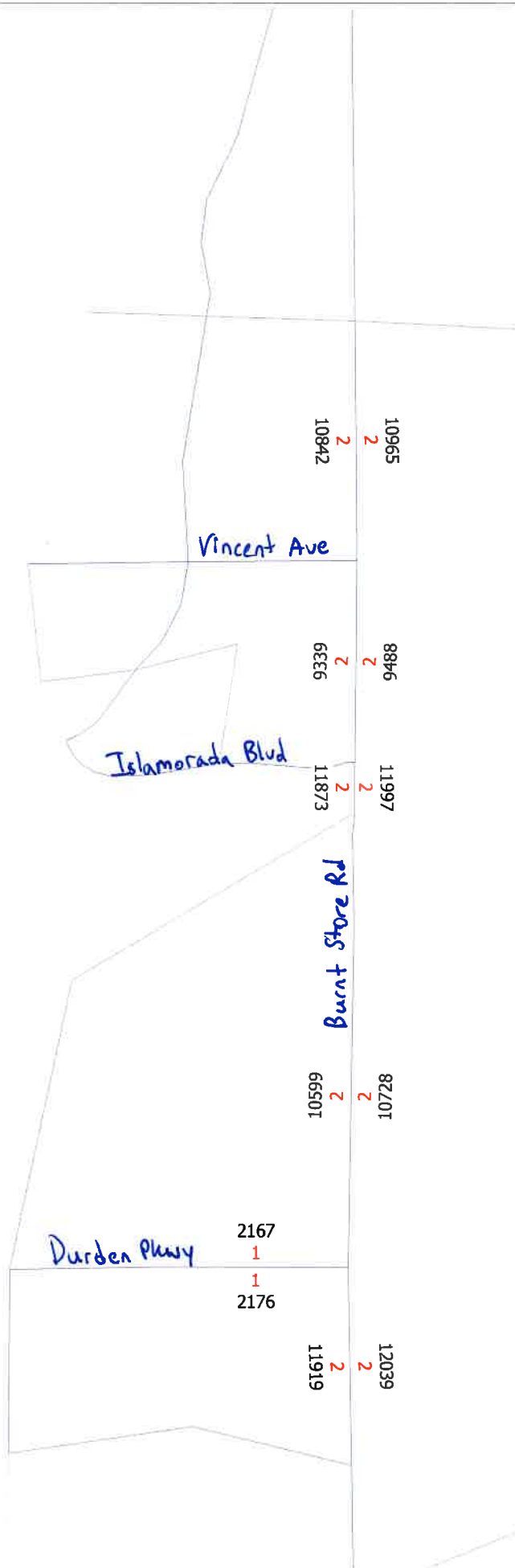
LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2019 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
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	BONTA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	581	C	611	Constrained In City Plan *
02500	BONTA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,530	C	1,608	Constrained In City Plan
02600	BONTA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,167	C	1,318	Constrained, old count projection(2010)
02700	BONTA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,864	C	1,959	Constrained In City Plan(2010)
02800	BONTA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,132	C	2,241	Constrained In City Plan
02900	BONTA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	671	B	705	Constrained In City Plan
02950	BONTA 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 78)	CITY LIMITS (N END EDIS)	PONDELLA RD	6LD	D	3,171	C	1,471	C	1,673	
04300	BUS 41 (N TAMIAMI TR, SR 78)	PONDELLA RD	SR 78	6LD	D	3,171	C	1,471	C	1,673	
04400	BUS 41 (N TAMIAMI TR, SR 78)	SR 78	LITTLETON RD	4LD	D	2,100	C	959	C	1,003	
04500	BUS 41 (N TAMIAMI TR, SR 78)	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	

**LEE COUNTY MPO 2045 COST
FEASIBLE HIGHWAY PLAN**



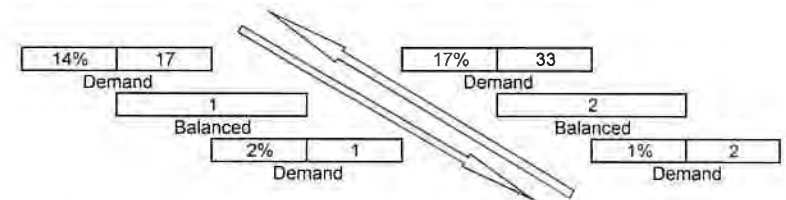
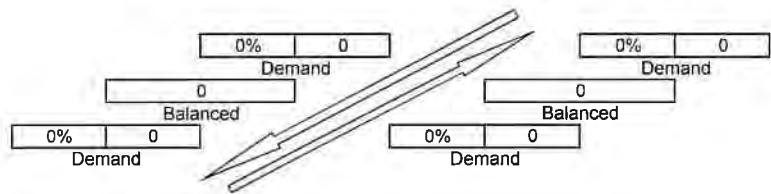
2045 E+C NETWORK VOLUMES



INTERNAL CAPTURE WORKSHEETS
LONG RANGE ANALYSIS

Internal Capture Calculation Summary Sheet **WEEKDAY AM PEAK HOUR**

Exit to External		Land Use A - Retail Uses		
<input type="text" value="119"/>		Total	Internal	External
←	Enter	196	2	194
→	Exit	120	1	119
<input type="text" value="194"/>	Total	316	3	313
Enter from External	%	100%	1%	99%



Exit to External		Land Use B - Office Uses		
<input type="text" value="0"/>		Total	Internal	External
←	Enter	0	0	0
→	Exit	0	0	0
<input type="text" value="0"/>	Total	0	0	0
Enter from External	%	100%	0%	100%

	Demand	Balance	Demand	
←	<input type="text" value="57%"/> <input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="4%"/> <input type="text" value="7"/>	→
	<input type="text" value="2%"/> <input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="4%"/> <input type="text" value="2"/>	

				Exit to External
				<input type="text" value="169"/>
Enter	Total	Internal	External	←
Exit	51	1	50	→
Total	222	3	219	
%	100%	1%	99%	<input type="text" value="50"/>
				Enter from External

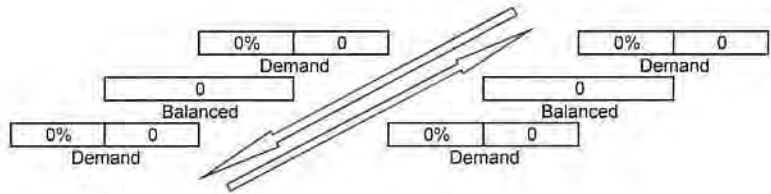
Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total	
Enter	194	0	50	244	
Exit	119	0	169	288	
Total	313	0	219	532	
Single-Use Trip Gen. Est.	316	0	222	538	Internal Capture Rate
					<input type="text" value="1%"/>

Internal Capture Calculation Summary Sheet WEEKDAY PM PEAK HOUR

Exit to External				
	605			
←		Enter		
→		Exit		
Enter from External	578	Total	1,275	
		%	100%	

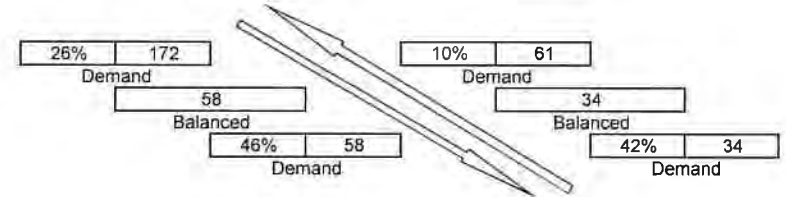
Land Use A - Retail Uses			
Total	Internal	External	
612	34	578	
663	58	605	
1,275	92	1,183	
%	100%	7%	93%



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

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

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



Exit to External				
	47			
←		Enter		
→		Exit		
Enter from External	69	Total	208	
		%	100%	

Land Use C - Residential Uses			
Total	Internal	External	
127	58	69	
81	34	47	
208	92	116	
%	100%	44%	56%

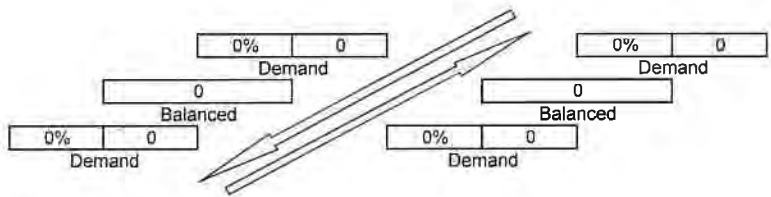
Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total	
Enter	578	0	69	647	
Exit	605	0	47	652	
Total	1,183	0	116	1,299	
Single-Use Trip Gen. Est	1,275	0	208	1,483	
					Internal Capture Rate
					12%

INTERNAL CAPTURE WORKSHEETS
SHORT RANGE ANALYSIS

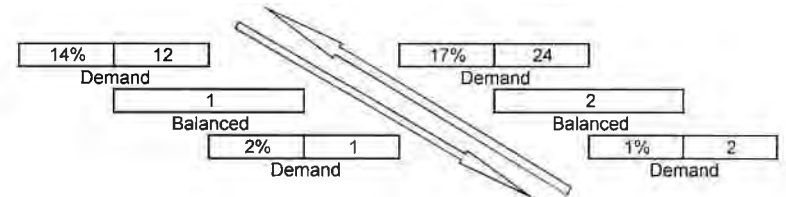
Internal Capture Calculation Summary Sheet WEEKDAY AM PEAK HOUR

Exit to External	84			
←				
→				
Enter from External	138			
Land Use A - Retail Uses				
Total	140	2	138	
Enter	85	1	84	
Exit	225	3	222	
Total	100%	1%	99%	
%				



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

	Demand		Balance	Demand		
←	57%	0	0	4%	7	
	2%	0	0	4%	2	→



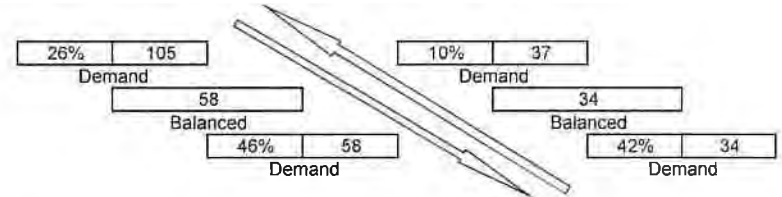
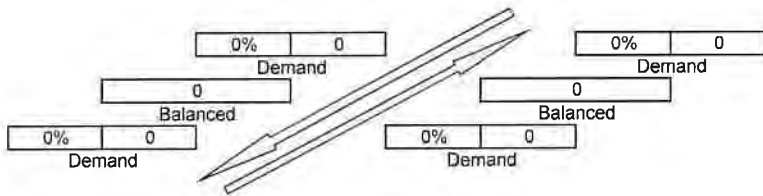
Exit to External	169			
←				
→				
Enter from External	50			
Land Use C - Residential Uses				
Total	51	1	50	
Enter	171	2	169	
Exit	222	3	219	
Total	100%	1%	99%	
%				

Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total	
Enter	138	0	50	188	
Exit	84	0	169	253	
Total	222	0	219	441	
Single-Use Trip Gen. Est.	225	0	222	447	
Internal Capture Rate					1%

Internal Capture Calculation Summary Sheet **WEEKDAY PM PEAK HOUR**

Exit to External		Land Use A - Retail Uses			
344		Total	372	Internal	34
←		Enter	372	Exit	338
→		Exit	402	Internal	58
338		Total	774	Internal	92
Enter from External		%	100%	12%	88%



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

Demand		Balance	Demand	
57%	0	0	4%	3
2%	0	0	4%	5

Exit to External		Land Use C - Residential Uses			
47		Total	127	Internal	58
←		Enter	127	Exit	69
→		Exit	81	Internal	34
69		Total	208	Internal	92
Enter from External		%	100%	44%	56%

Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total	
Enter	338	0	69	407	
Exit	344	0	47	391	
Total	682	0	116	798	
Single-Use Trip Gen. Est	774	0	208	982	Internal Capture Rate
					19%

ITE PASS-BY RATES

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

[illegible]

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

[illegible]

TRIP GENERATION EQUATIONS

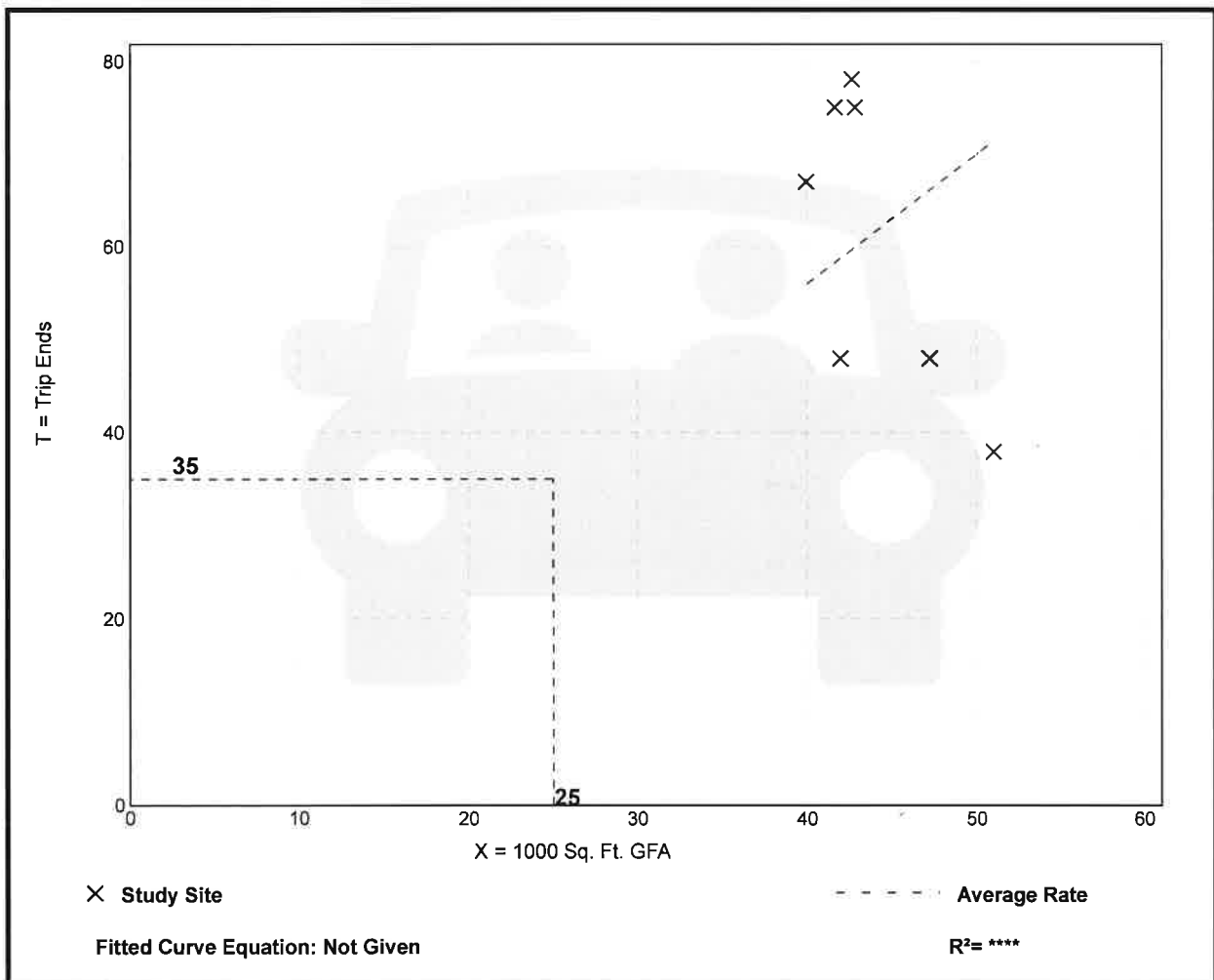
Tractor Supply Store (810)

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: 7
 Avg. 1000 Sq. Ft. GFA: 44
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.40	0.75 - 1.83	0.45

Data Plot and Equation



Variety Store (814)

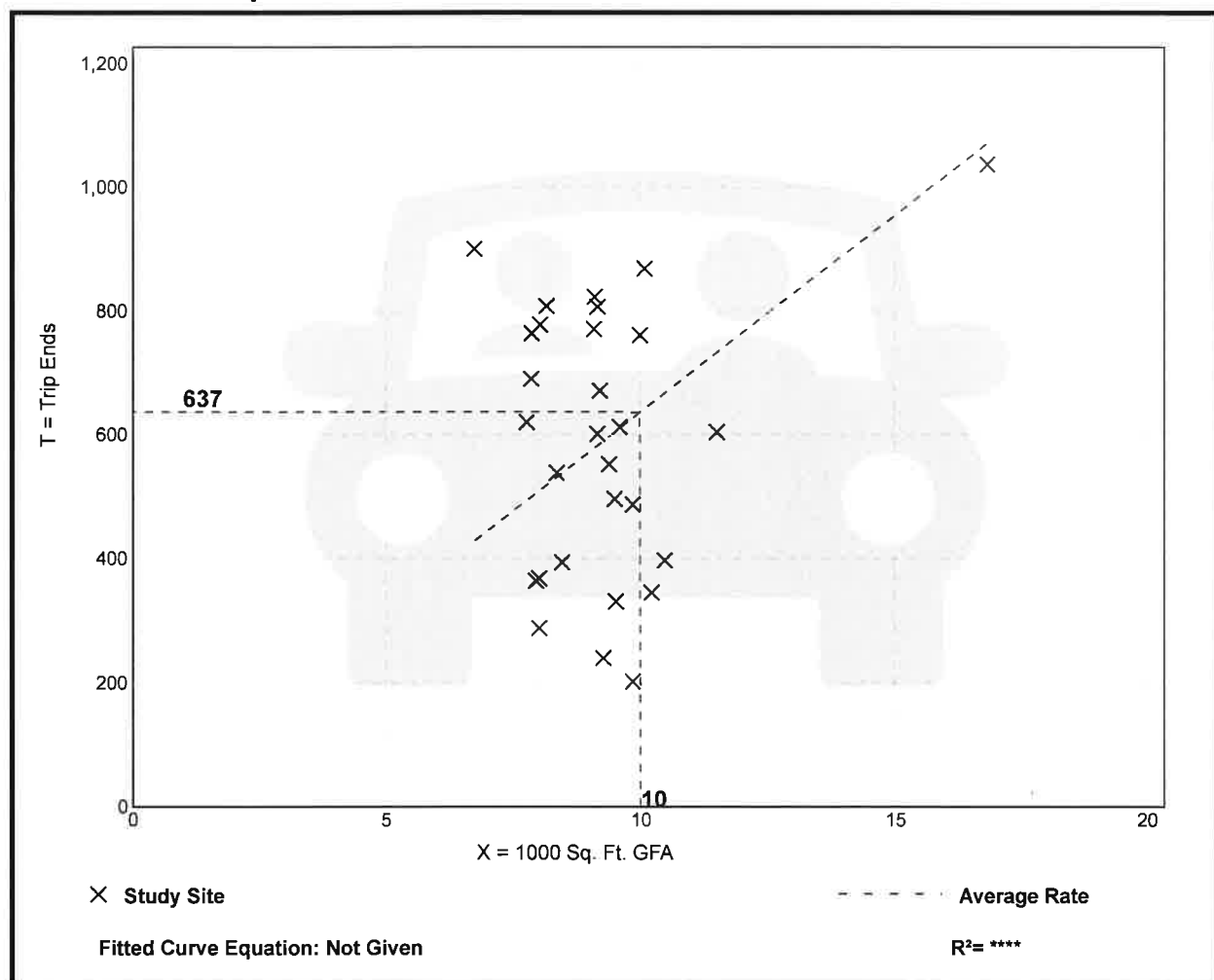
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
63.66	20.51 - 133.68	25.23

Data Plot and Equation



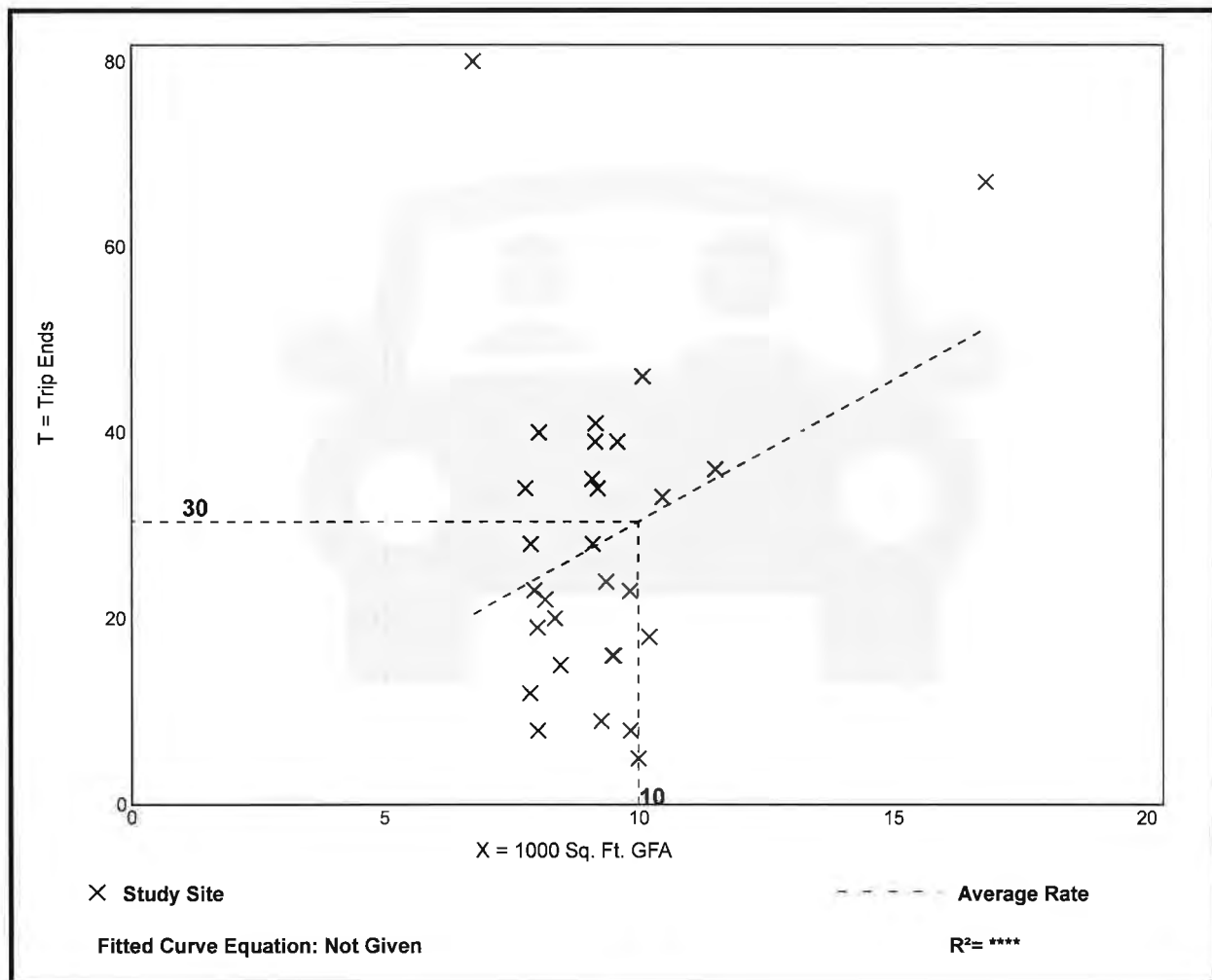
Variety Store (814)

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: 29
 Avg. 1000 Sq. Ft. GFA: 9
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.04	0.50 - 11.87	1.91

Data Plot and Equation



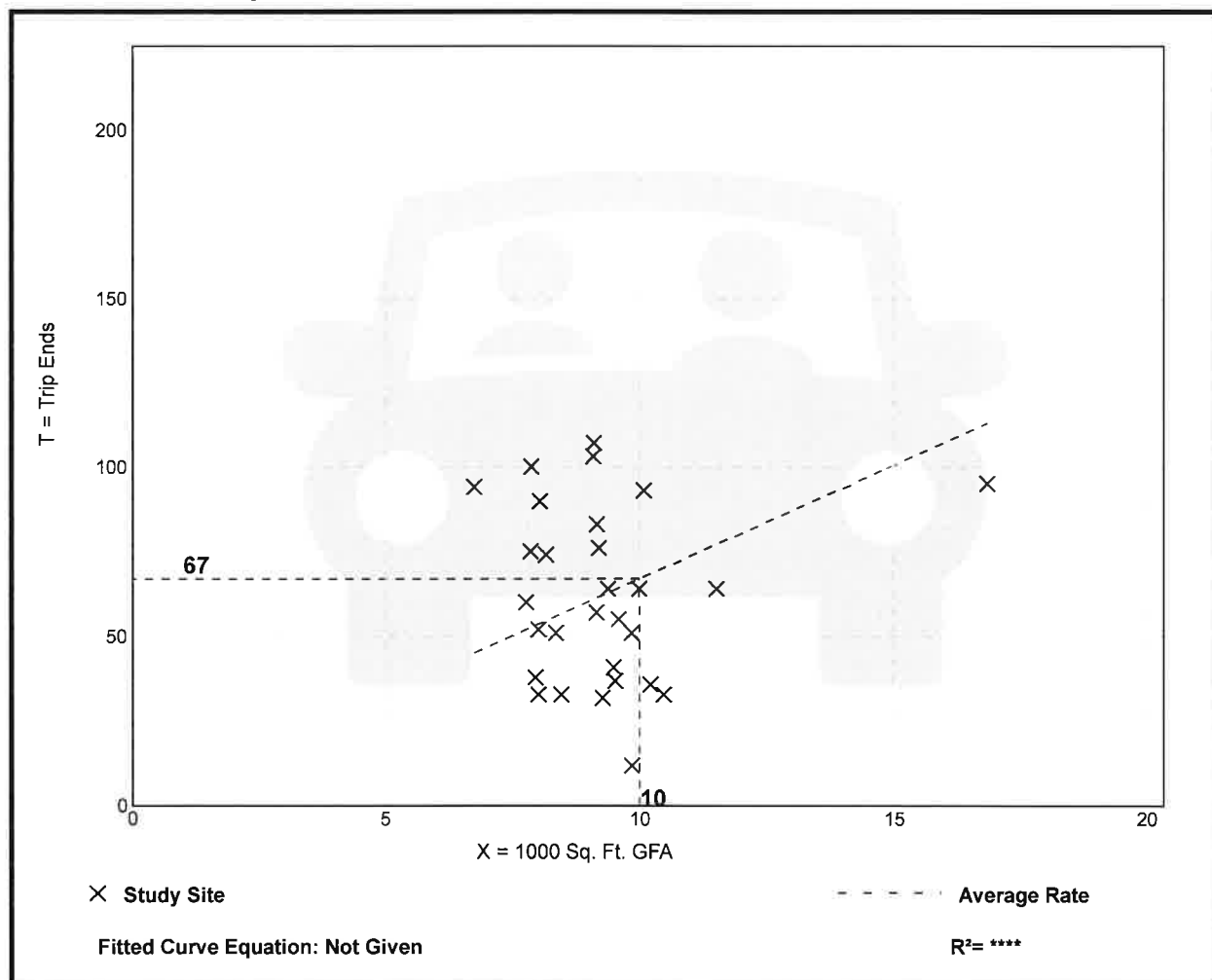
Variety Store (814)

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: 29
 Avg. 1000 Sq. Ft. GFA: 9
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.70	1.22 - 13.95	3.08

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

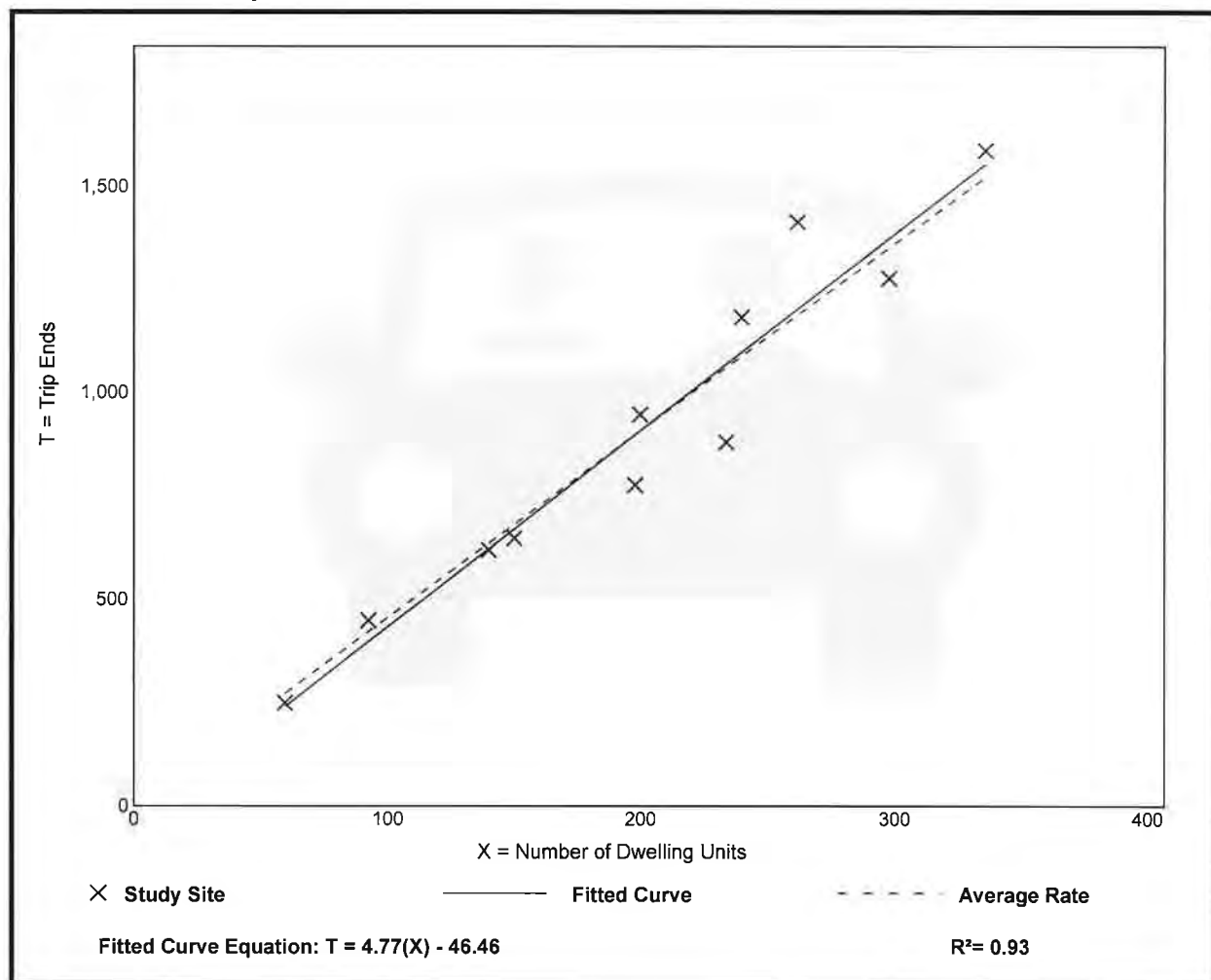
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (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: 30

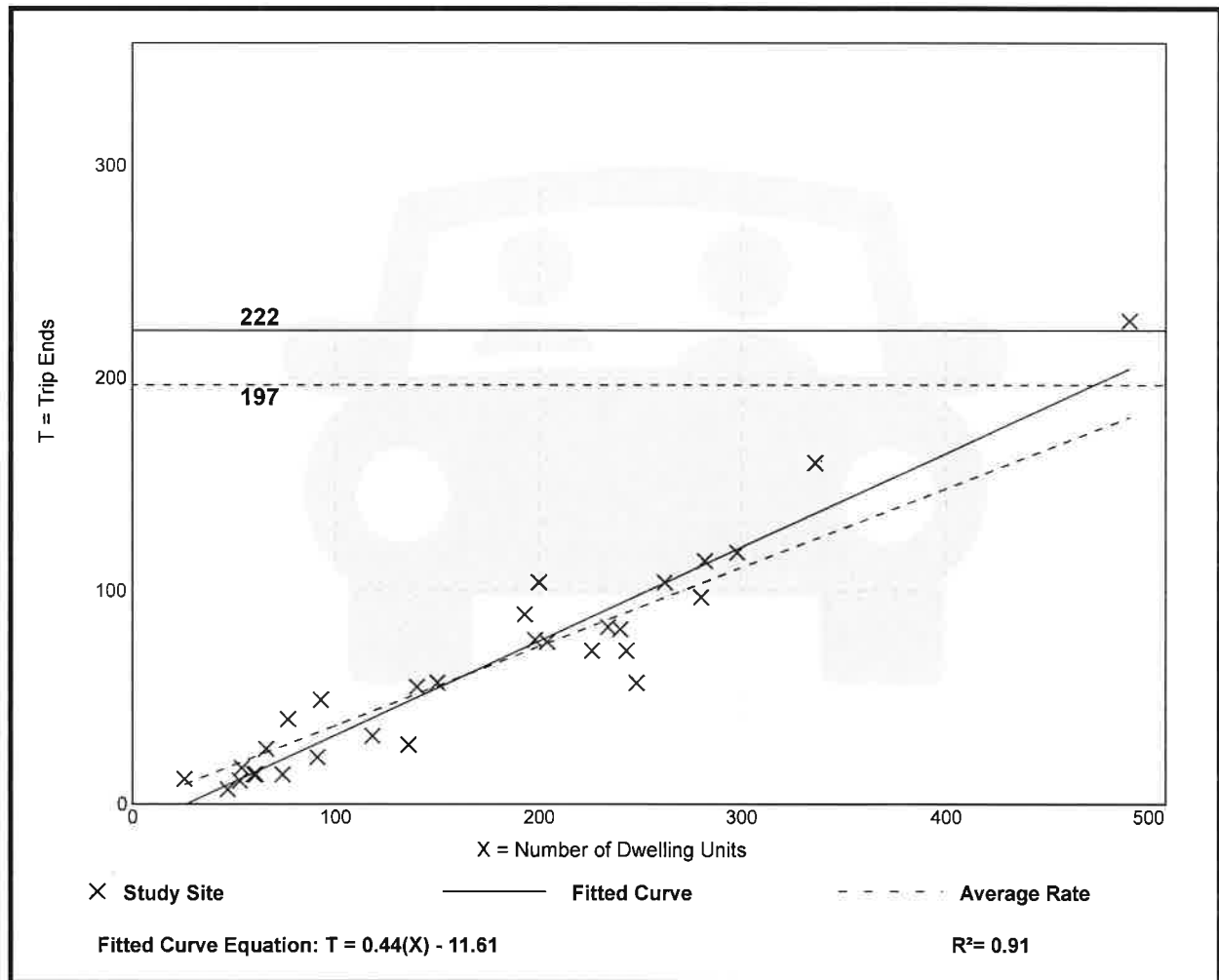
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (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: 31

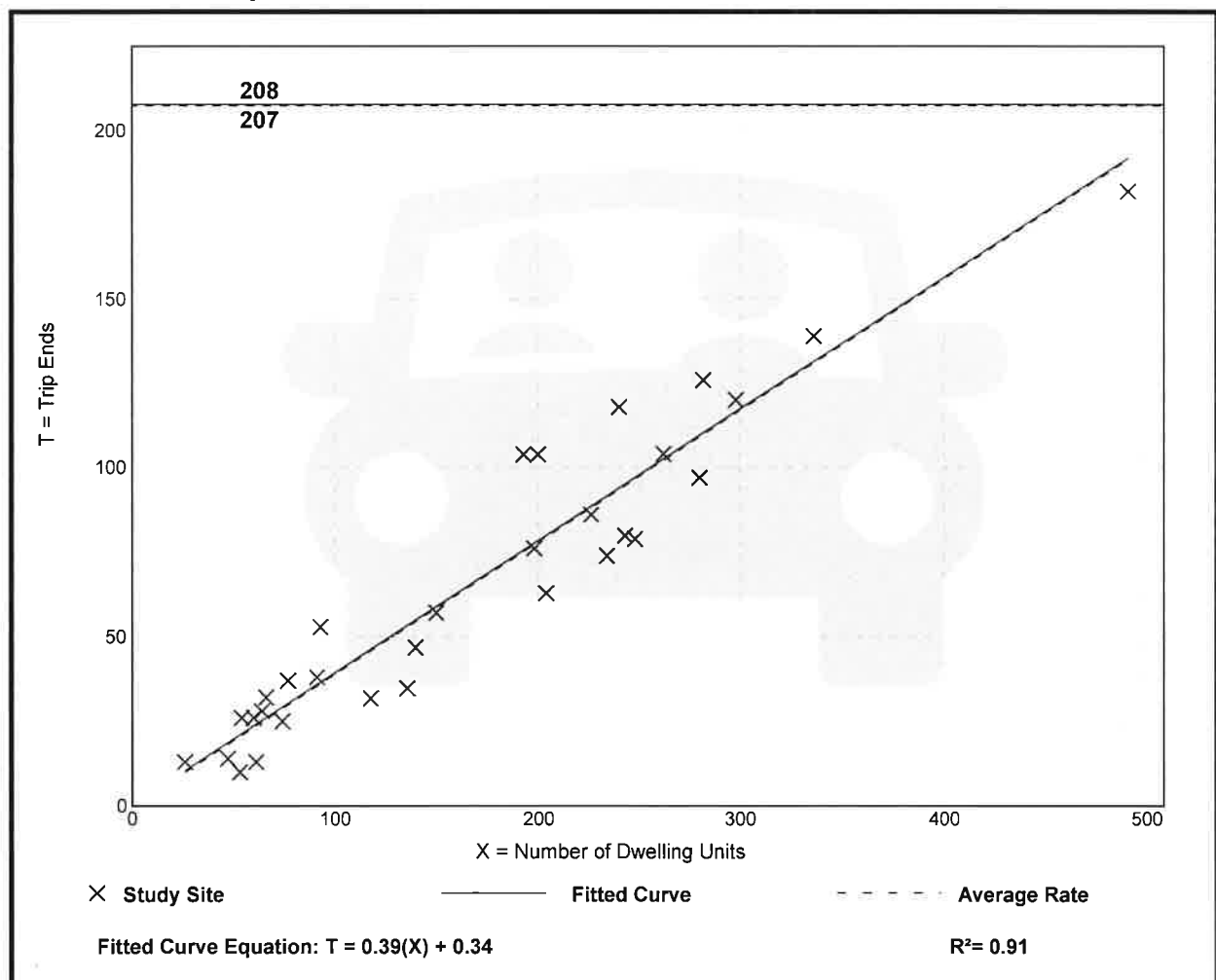
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Shopping Center (>150k) (820)

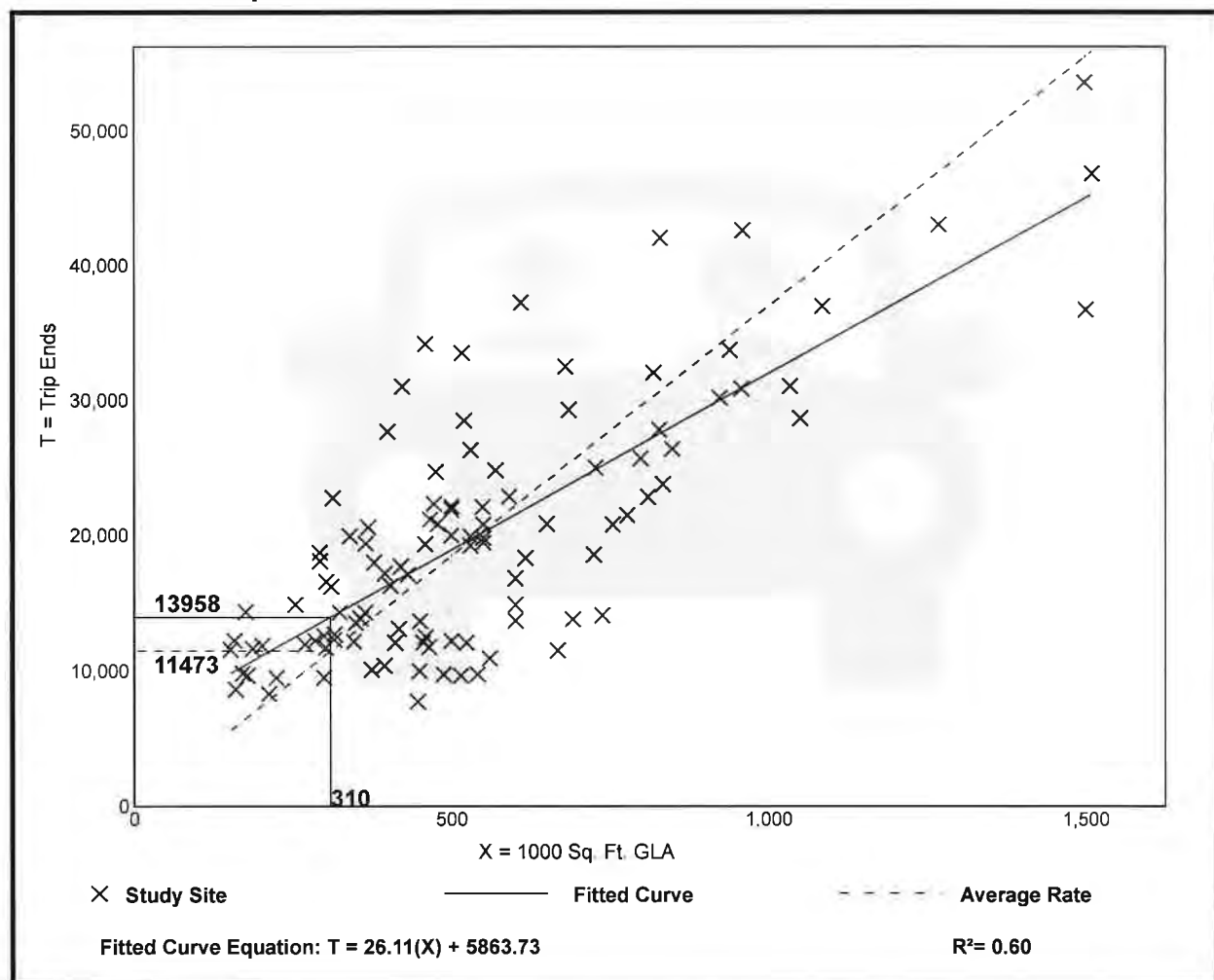
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



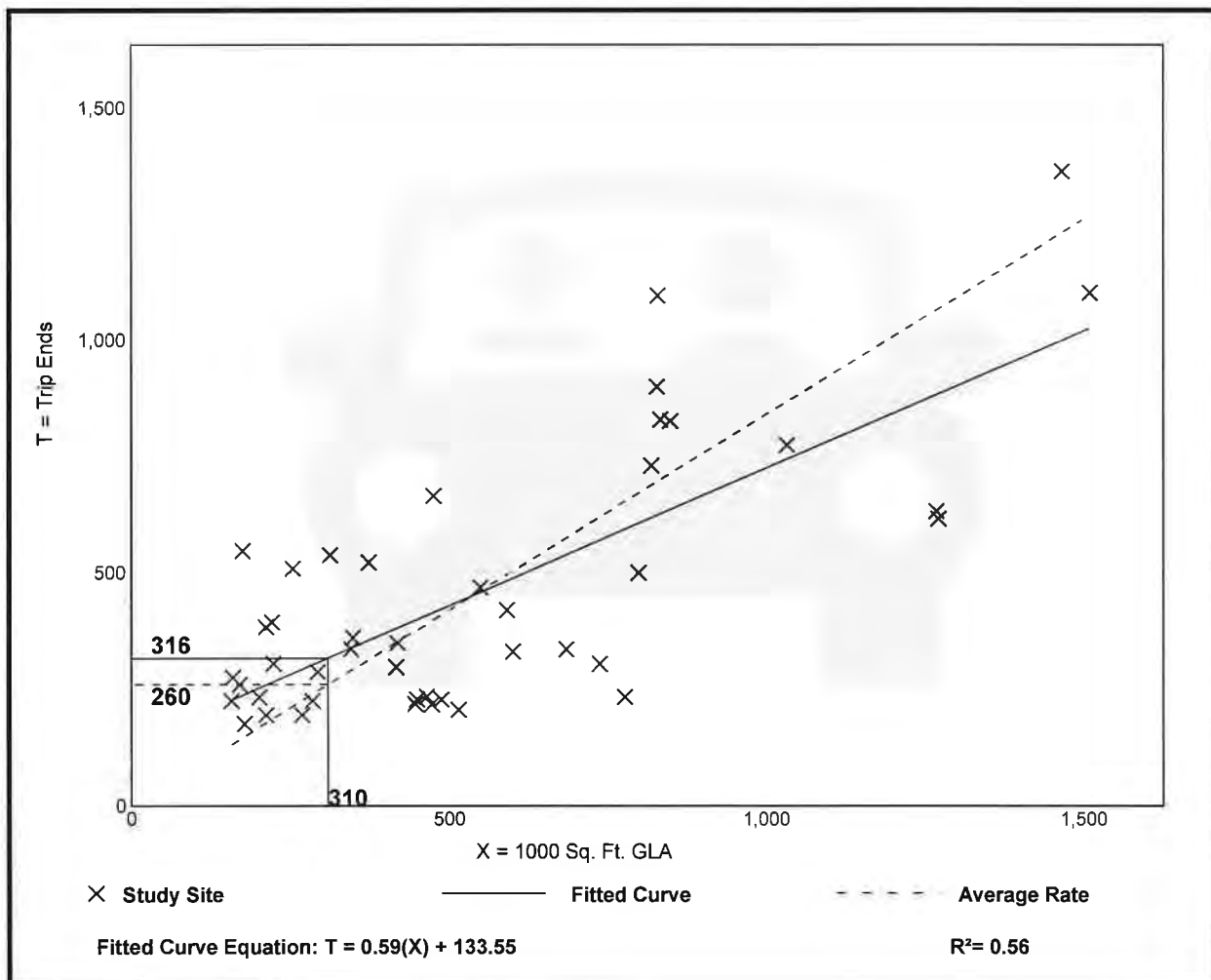
Shopping Center (>150k) (820)

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: 44
 Avg. 1000 Sq. Ft. GLA: 546
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



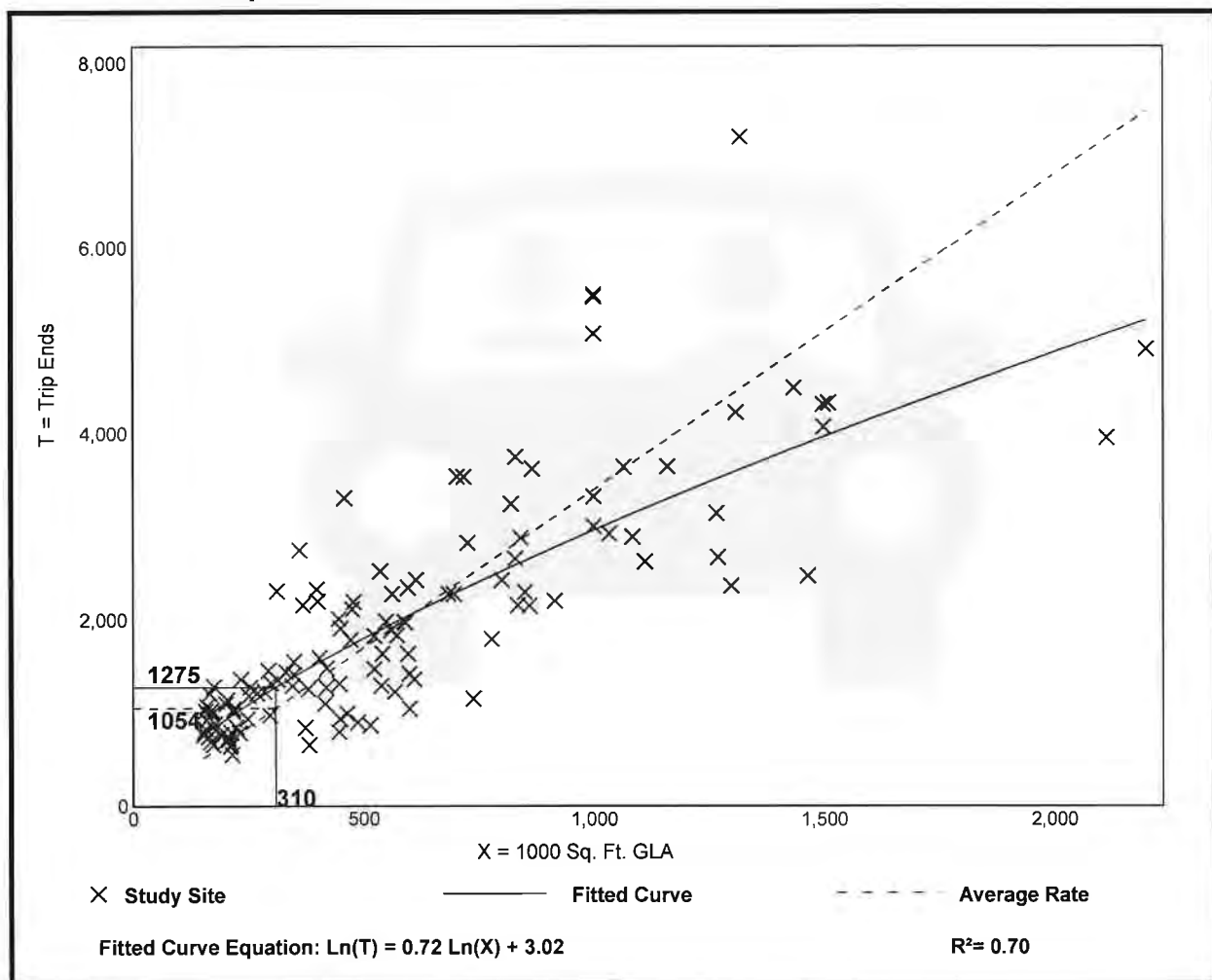
Shopping Center (>150k) (820)

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: 126
 Avg. 1000 Sq. Ft. GLA: 581
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



General Light Industrial (110)

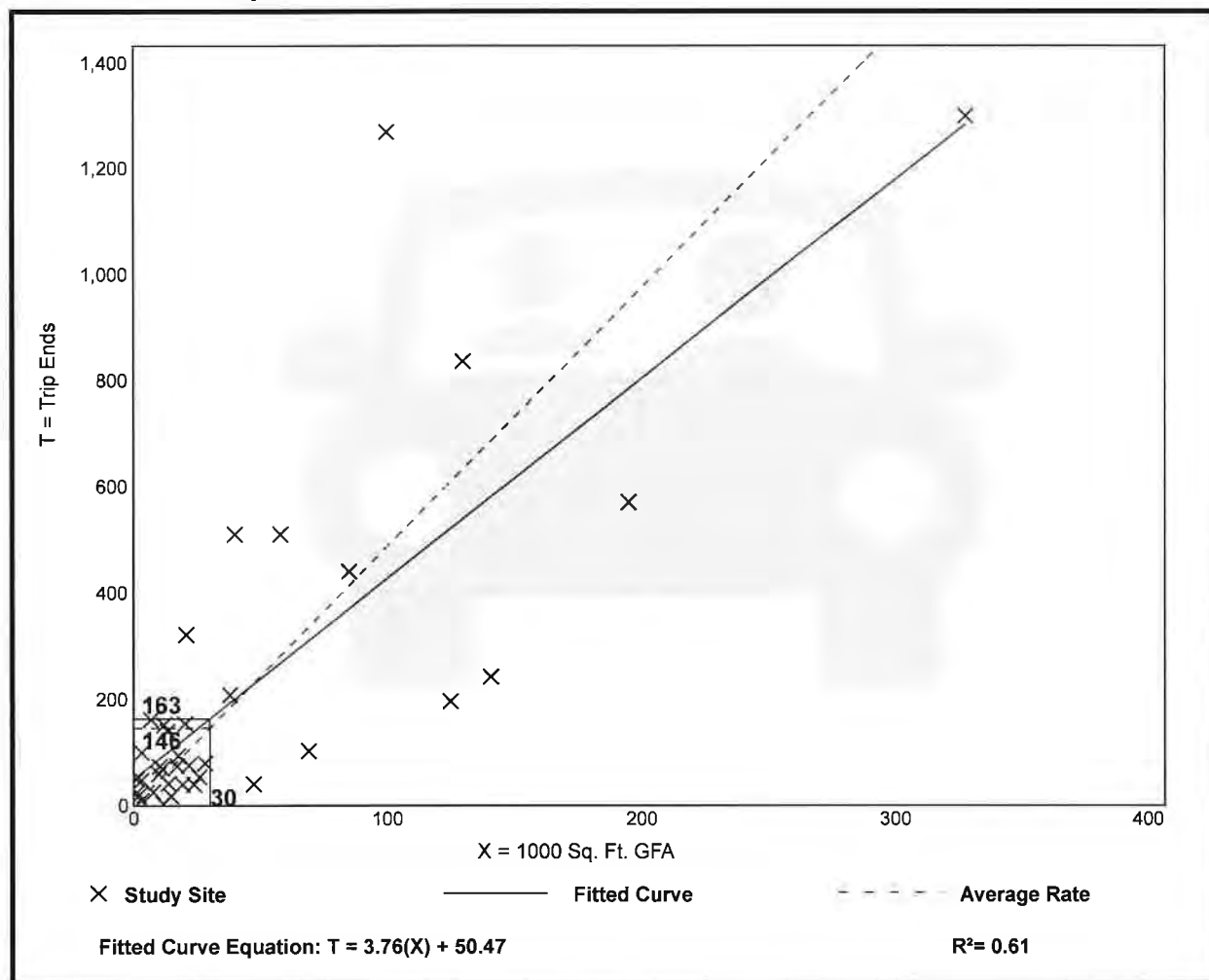
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 45
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



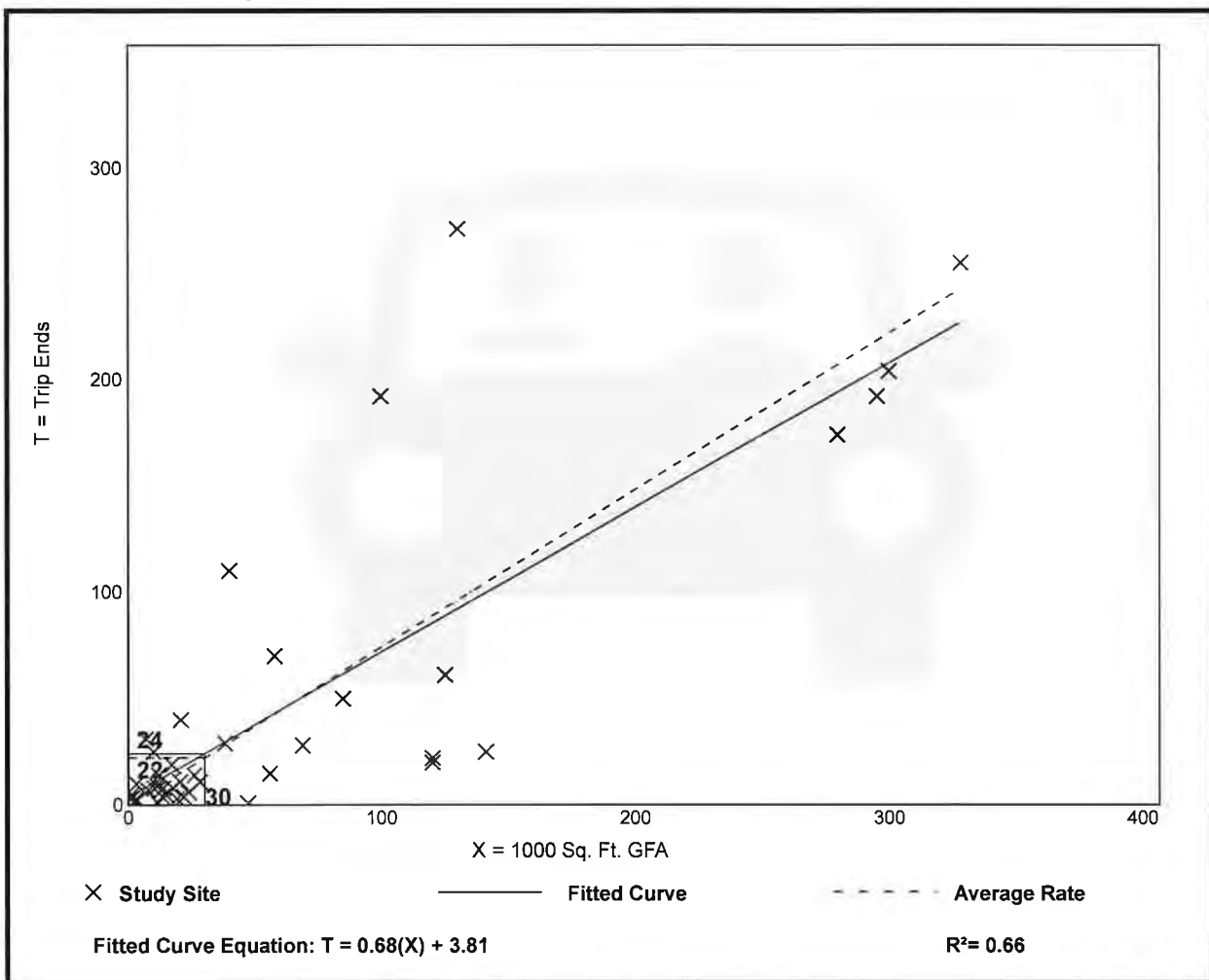
General Light Industrial (110)

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: 41
 Avg. 1000 Sq. Ft. GFA: 65
 Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

Data Plot and Equation



General Light Industrial (110)

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: 40
 Avg. 1000 Sq. Ft. GFA: 58
 Directional Distribution: 14% entering, 86% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

Data Plot and Equation

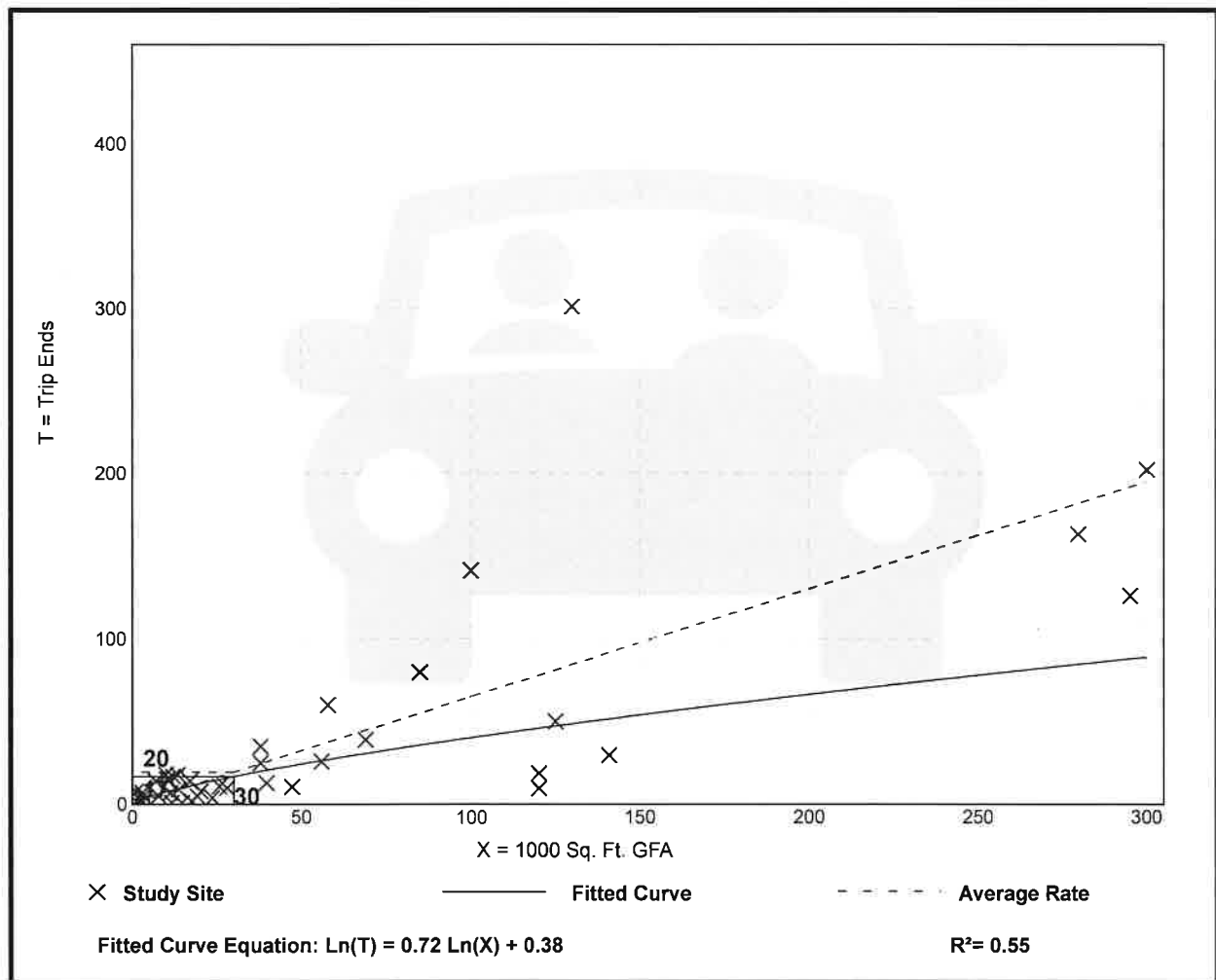


Exhibit 16 Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water,
Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools
Central Urban Future Land Use
Application for CPA - Map

Urban Services and Accessibility

The future of this area especially for the parcels along Burnt Store Road will look much different than what we see today with a mixture of commercial centers, apartment complexes and even some recreational activities.

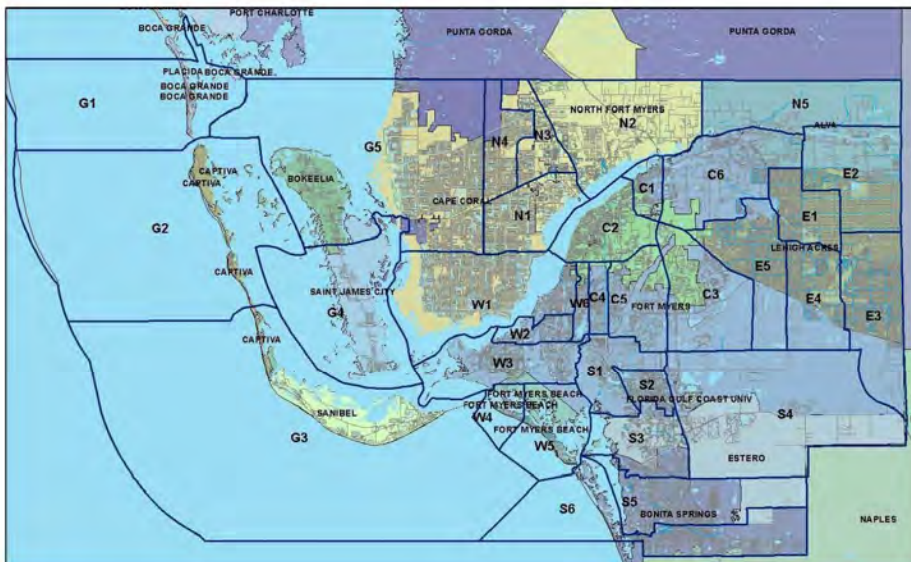
We anticipate that this mixed-use development will be a Mixed-Use Planned Development for a master planned community with well-defined internal roads, connection to utilities, stormwater facilities that will provide for a variety of commercial uses and a multi-family community.

The subject parcels are in an area of the County where the County recognizes that urban services are available to support the future development of these parcels with both commercial and residential uses from Charlotte County, the City of Cape Coral, and Lee County.

Public Safety

The subject parcels are located within 1.6 miles from the City of Cape Coral Fire Station # 7, 3942 Burnt Store Road and located within 1.5 miles from Charlotte County Fire Station #5 under design. The subject parcels are located within the Lee County Sheriff Department Zone G5.

Exhibit 17 Lee County Sheriff's Support Facilities



Utilities

In January of 2016, Charlotte County and Lee County executed an Interlocal Agreement for Water, Sewer and Reclaimed Water to serve the subject parcels and other Lee County parcels along the eastern side of Burnt Store Road. A copy of the Interlocal Agreement has been provided.

Schools

The subject property is within the Lee County School District, West Choice Zone, W2. A request for a Letter of Availability to the Lee County School District was submitted. The Lee County School District responded, and a copy has been provided. Unfortunately, within the Letter of Availability the School District calculated the density as single family not multi-family. If required, a new Letter of Availability will be obtained.

Solid Waste

The property is within the Lee County Solid Waste Franchise Area and is served through Lee County's franchised hauling contractor for area 5, which is Waste Pro. Disposal of waste generated from the subject parcels will be accomplished at the Lee County Resource Recovery Facility and the Lee - Hendry Regional Landfill.

Lee County Transit

According to the 2020 Transit Development Plan (TDP) the subject parcels are not within one-quarter mile of a fixed-route corridor. The closest bus stop is not within one-quarter mile of a subject parcel and the 2016 TDP does not identify the need for enhanced or additional transit services in this area.

Planning Community Regulations

Currently there are no specific development regulations for the Burnt Store Planning Community. If regulations for this Planning Community are adopted during the PD review and approval, the project will be developed under the current Land Development Regulations.

Exhibit 17 Letters of Service of Availability
Central Urban Future Land Use
Application for CPA -Map

Cape Coral Fire Department

Division of Historical Resources

Lee County EMS

Lee County Sheriff's Office



CAPE CORAL FIRE DEPARTMENT

P.O. Box 150027 • Cape Coral, Florida 33915 • (239) 574-0501

October 22, 2021

Linda Miller, Vice President
Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, FL 33904

RE: Letter of Availability Request

Dear Vice President Miller:

This letter shall serve as notice that the Cape Coral Fire Department (CCFD) can provide service to the proposed Mixed-Use Development located southeast of Charlee Road (strap numbers 05-43-23-00-00003.0000 and 05-43-23-00-00003.0020).

The CCFD operates a fire station at 3942 Burnt Store Road, approximately two miles from the project location, and provides service to the surrounding area. This fire station is operated on a full-time basis.

Should you have any further questions, please feel free to contact me.

Sincerely,

Michael T. Russell
Fire Deputy Chief

MTR:crf



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

September 14, 2021

Linda Miller
Avalon Engineering, Inc.
Cape Coral, FL, 33904



In response to your inquiry of September 13, 2021, the Florida Master Site File lists no previously recorded resources in the following parcels in Lee County:

Parcel Numbers:

05-43-23-00-00003.0000 & 05-43-23-00-00003.0020

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

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

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

Sincerely,

Christopher Fowler
Assistant Supervisor
Florida Master Site File
Christopher.Fowler@dos.myflorida.com



Legend

- Buffer_of_Default_Annotation_target_130
- FloridaStructures
- FloridaSites
- HistoricalBridges
- HistoricalCemeteries
- ResourceGroups





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

September 21, 2021

Linda Miller
Avalon Engineering, Inc.
2503 Del Prado Blvd. South, Suite 200
Cape Coral, FL 33904

Re: Letter of Service Availability – Burnt Store Mixed Use

Ms. Miller,

I am in receipt of your letter requesting a Letter of Service Availability for the commercial development located along Burnt Store Road, southeast of Charlee Road. This property is identified as STRAP 05-43-23-00-00003.0000 and 05-43-23-00-00003.0020.

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 41, located 6.8 miles south; there is one additional EMS stations within 8 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

October 6, 2021

Linda Miller
Avalon Engineering, Inc.
2503 Del Prado Blvd. South, Suite 200
Cape Coral, FL 33904

Ms. Miller,

The Lee County Sheriff's Office has reviewed your Letter of Adequacy and Support request for two parcels on Burnt Store Road located southeast of Charlee Road (STRAP numbers 05-43-23-00-00003.0000 and 05-43-23-00-00003.0020).

A Comprehensive Plan Amendment to change the Future Land Use of 33.48 acres from Open Lands to Central Urban and 2.01 acres from Open Lands to Wetland will not impact the ability of the Lee County Sheriff's Office to provide core levels of service at this time. We have no objection to a proposed mixed-use development that would include up to 532 multi-family units and up to 310,000 square feet of commercial.

Law enforcement services will be provided from our Gulf District in Pineland. 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 Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

A blue ink signature of Mark Shelly, written in a cursive style.

Mark Shelly
Commander, Patrol Bureau



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

M18 State and Regional Policy Plans
Central Urban Future Land Use
Application for CPA

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

Affordable Housing Element:

Strategy: Develop livable, integrated communities that offer residents a high quality of life.

Actions:

1. Encourage programs that promote infill development in urban areas to maximize the efficient use of existing infrastructure.

The project site will be able to connect to utilities, and currently has access to public services.

2. Work with local governments to promote structures and developments that combine commercial and residential uses as a means of providing housing that is affordable and near employment opportunities.

The Central Urban District promotes the development of a mixed-use project.

4. Encourage new housing to be built in higher areas to reduce the need for costly flood insurance.

The project site is not within a Flood Zone.

Economic Development Element:

Strategy: Maintain the physical infrastructure to meet growth demands.

Actions: 1. Review plan amendments, development proposals, and clearinghouse items for public facility deficits and encourage mitigation of those deficits.

The project site has public services available.

Strategy: Increase the retention and expansion of local business and industry and encourage local entrepreneurial development.

The Central Urban District promotes new commercial development.

Natural Resources Element

Strategy: Promote through the Council's review roles community design and development principles that protect the Region's natural resources and provide for an improved quality of life.

The project will preserve and enhance the wetland area within the site.

Exhibit M19 Justification of Proposed Amendment
Central Urban Future Land Use
Application for CPA - Map

Justifications for the request

The intention of the Central Urban Future Land Use Category, as outlined by Policy 1.1.3 of the Lee Plan, is best characterized as an area that will have the greatest range and highest levels of urban service – water, sewer, roads, schools, etc. The subject property meets the intent of this category; it is in an area that will be intensely developed in the future within both the City of Cape Coral and Charlotte County.

POLICY 1.1.3: The Central Urban Future Land Use Category can best be characterized as the “urban core” of the county. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed-use, as described in Objective 11.1, where appropriate.

The Density and Intensity permitted in the Central Urban Future Land Use Category would increase the density permitted within the proposed mixed-use development to up to 15 dwelling units per acre or approximately 270 multi-family units in lieu of 7 dwelling units permitted in the Open Lands Future Land Use Category (1 dwelling unit per every 5 acres). The Central Urban Future Land Use would also permit a service park with up to 160,000 square feet of building area for flex space units, some retail, office, and storage uses.

The subject property is located within an area of the county that will see substantial growth in the future. Burnt Store Road is planned to be widened to a 6-lane divided highway, an interlocal agreement with Charlotte County is in place to provide water, sewer, and irrigation (reuse) water to parcels east of Burnt Store Road. A 500 site RV Resort is under construction 1.6 mile south of the project site and a major commercial shopping center consisting of 56 acres north of the Durden Parkway is a little of ½ mile south of the subject parcels. A Dollar General Store is located directly across Burnt Store Road to the north end of the subject parcels.

In addition to the Central Urban FLU, the subject parcels contain approximately 2.01 acres that maybe considered wetland justification from the South Florida Water Management District. The proposed FLU Map Amendment includes a request to locate the Wetland FLU on the areas designated by Dex Bender and Associates on their Wetland Map, included within their Environmental Study.

The proposed Central Urban FLU category will permit a mixed-use development which will support the existing Burnt Store Marina residential community, provide commercial square footage to support new commercial businesses for this area, and provide optional housing opportunities (apartment complex) currently not available in this area.



ORDINANCE 37 - 21

AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM SINGLE FAMILY/MULTI-FAMILY (SM) TO COMMERCIAL/PROFESSIONAL (CP) LAND USE FOR A PARCEL OF LAND LYING IN A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED HEREIN; PROPERTY LOCATED AT 4450 BURNT STORE ROAD NORTH; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Cape Coral on February 13, 1989, adopted a Comprehensive Plan pursuant to the Comprehensive Planning Act; and

WHEREAS, as part of the Comprehensive Plan the City of Cape Coral adopted therewith a future land use map designating land uses and proposed land uses throughout the City of Cape Coral consistent with the Comprehensive Plan and Comprehensive Planning Act; and

WHEREAS, the City of Cape Coral City Council has considered the testimony, evidence, and documentation for the Land Use Amendment initiated by CC LAND DEVELOPMENT COMPANY, LLC, regarding the below described property, and considered the recommendation of the Planning & Zoning Commission/Local Planning Agency and City staff.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS PURSUANT TO THE LAWS OF FLORIDA, AND OTHER APPLICABLE LAWS, THIS ORDINANCE:

SECTION 1. That the below described real property located within the City of Cape Coral, Florida, is hereby amended consistent with the City of Cape Coral Comprehensive Plan as follows:

FROM SINGLE FAMILY/MULTI-FAMILY (SM) TO COMMERCIAL/PROFESSIONAL (CP)

A PARCEL OF LAND LYING IN A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A", BLOCK 6114, CAPE CORAL UNIT 97, AS RECORDED IN PLAT BOOK 25, PAGES 85-97, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.01°39'51"E. ALONG THE WEST LINE OF SAID TRACT "A" AND THE WESTERLY LINE OF THE EAST 1/2 (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE AFORESAID SECTION 7, FOR 930.11 FEET TO THE POINT OF BEGINNING; THENCE RUN N.01°39'51"E. ALONG THE WESTERLY LINE OF THE EAST 1/2 (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE AFORESAID SECTION 7, FOR 660.11 FEET; THENCE RUN S.89°14'33"E. FOR 1232.73 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BURNT STORE ROAD (200 FEET WIDE); THENCE RUN S.01°57'06"W. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 660.15 FEET; THENCE RUN N.89°14'37"W. TO A POINT ALONG SAID WESTERLY LINE OF THE EAST 1/2 (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE AFORESAID SECTION 7 FOR 1229.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS: 812,528.947 SQUARE FEET OR 18.65 ACRES, MORE OR LESS

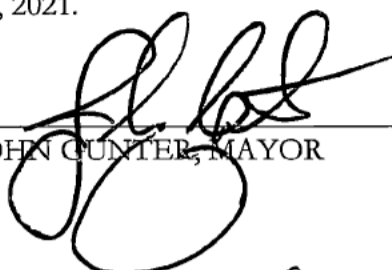
BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF DURDEN PARKWAY WEST AS BEING N.89°14'37"W.

SECTION 2. Severability. In the event that any portion or section of this ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this ordinance which shall remain in full force and effect.

SECTION 3. Effective Date. The effective date of this plan amendment shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete, or if timely challenged, the date a final order is issued by the Administration Commission finding the

amendment to be in compliance in accordance with Chapter 163.3184(3)(c)4., F.S., whichever is applicable.

ADOPTED BY THE COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR SESSION THIS 18th DAY OF August, 2021.


JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER Aye
TATE Aye
SHEPPARD Aye
HAYDEN Aye

NELSON Aye
WELSH Excused
DISTRICT 6 VACANT
COSDEN Excused

ATTESTED TO AND FILED IN MY OFFICE THIS 26th DAY OF August, 2021.


KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:


DOLORES D. MENENDEZ
CITY ATTORNEY
ord/lu20-0011

ORDINANCE 43 - 20

AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM SINGLE-FAMILY/MULTI-FAMILY (SM) TO COMMERCIAL/PROFESSIONAL (CP) LAND USE FOR PROPERTY DESCRIBED AS TRACT A, BLOCK 6114, UNIT 97, CAPE CORAL SUBDIVISION, AS MORE PARTICULARLY DESCRIBED HEREIN; PROPERTY LOCATED AT 4330 BURNT STORE ROAD; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Cape Coral on February 13, 1989, adopted a Comprehensive Plan pursuant to the Comprehensive Planning Act; and

WHEREAS, as part of the Comprehensive Plan the City of Cape Coral adopted therewith a future land use map designating land uses and proposed land uses throughout the City of Cape Coral consistent with the Comprehensive Plan and Comprehensive Planning Act; and

WHEREAS, the City of Cape Coral City Council has considered the testimony, evidence, and documentation for the Land Use Amendment initiated by DURDEN 28, LLC, regarding the below described property, and considered the recommendation of the Planning & Zoning Commission/Local Planning Agency and City staff.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS PURSUANT TO THE LAWS OF FLORIDA, AND OTHER APPLICABLE LAWS, THIS ORDINANCE:

SECTION 1. That the below described real property located within the City of Cape Coral, Florida, is hereby amended consistent with the City of Cape Coral Comprehensive Plan as follows:

FROM SINGLE-FAMILY/MULTI-FAMILY (SM) TO COMMERCIAL/PROFESSIONAL (CP)

TRACT A, BLOCK 6114, UNIT 97, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 85-97, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH THE NORTH 660 FEET OF THE SOUTH 990 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 SECTION 7, TOWNSHIP 43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, LESS RIGHT OF WAY BURNT STORE ROAD, OVER THE EASTERLY BOUNDARY OF THE ABOVE DESCRIBED PROPERTY

SECTION 2. Severability. In the event that any portion or section of this ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this ordinance which shall remain in full force and effect.

SECTION 3. Effective Date. The effective date of this plan amendment shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete, or if timely challenged, the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Chapter 163.3184(3)(c)4., F.S., whichever is applicable.

ADOPTED BY THE COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR SESSION THIS 19th DAY OF October, 2020.



JOE COVIELLO, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:


COVIELLO aye
GUNTER aye
CARIOSCIA aye
STOUT aye

NELSON aye
WELSH aye
WILLIAMS aye
COSDEN aye

ATTESTED TO AND FILED IN MY OFFICE THIS 21st DAY OF October,
2020.


KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:


DOLORES D. MENENDEZ
CITY ATTORNEY
ord/lu20-0001

ORDINANCE 75 - 20

AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM SINGLE-FAMILY/MULTI-FAMILY (SM) TO COMMERCIAL/PROFESSIONAL (CP) LAND USE FOR PROPERTY LOCATED IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 23 EAST, AS MORE PARTICULARLY DESCRIBED HEREIN; PROPERTY LOCATED AT 4550 BURNT STORE ROAD; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Cape Coral on February 13, 1989, adopted a Comprehensive Plan pursuant to the Comprehensive Planning Act; and

WHEREAS, as part of the Comprehensive Plan the City of Cape Coral adopted therewith a future land use map designating land uses and proposed land uses throughout the City of Cape Coral consistent with the Comprehensive Plan and Comprehensive Planning Act; and

WHEREAS, the City of Cape Coral City Council has considered the testimony, evidence, and documentation for the Land Use Amendment initiated by YOVAN SANTIESTEBAN regarding the below described property, and considered the recommendation of the Planning & Zoning Commission/Local Planning Agency and City staff.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS PURSUANT TO THE LAWS OF FLORIDA, AND OTHER APPLICABLE LAWS, THIS ORDINANCE:

SECTION 1. That the below described real property located within the City of Cape Coral, Florida, is hereby amended consistent with the City of Cape Coral Comprehensive Plan as follows:

FROM SINGLE-FAMILY/MULTI-FAMILY (SM) TO COMMERCIAL/PROFESSIONAL (CP)

All that part of the E ½ of the SE ¼ of Section 7, Township 43 South, Range 23 East, lying South of a line, parallel with and 750 feet (as measured on a perpendicular) Southerly from the North line of said fraction of a section and lying Northerly of a line parallel with and 1,650 feet (as measured on a perpendicular) Northerly from the South line of said fraction of a Section. Containing 12 ½ acres, more or less. Subject to existing road right-of-way, easements, restrictions and reservations of records.

SECTION 2. Severability. In the event that any portion or section of this ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this ordinance which shall remain in full force and effect.

SECTION 3. Effective Date. The effective date of this plan amendment shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete, or if timely challenged, the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Chapter 163.3184(3)(c)4., F.S., whichever is applicable.

ADOPTED BY THE COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR SESSION THIS 3rd DAY OF March, 2021.

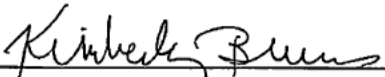

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

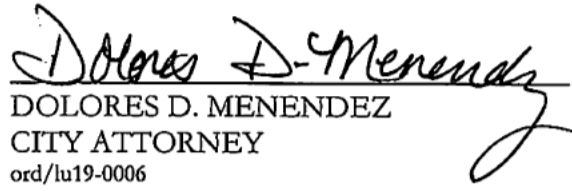
GUNTER aye
TATE aye
SHEPHERD aye
HAYDEN aye

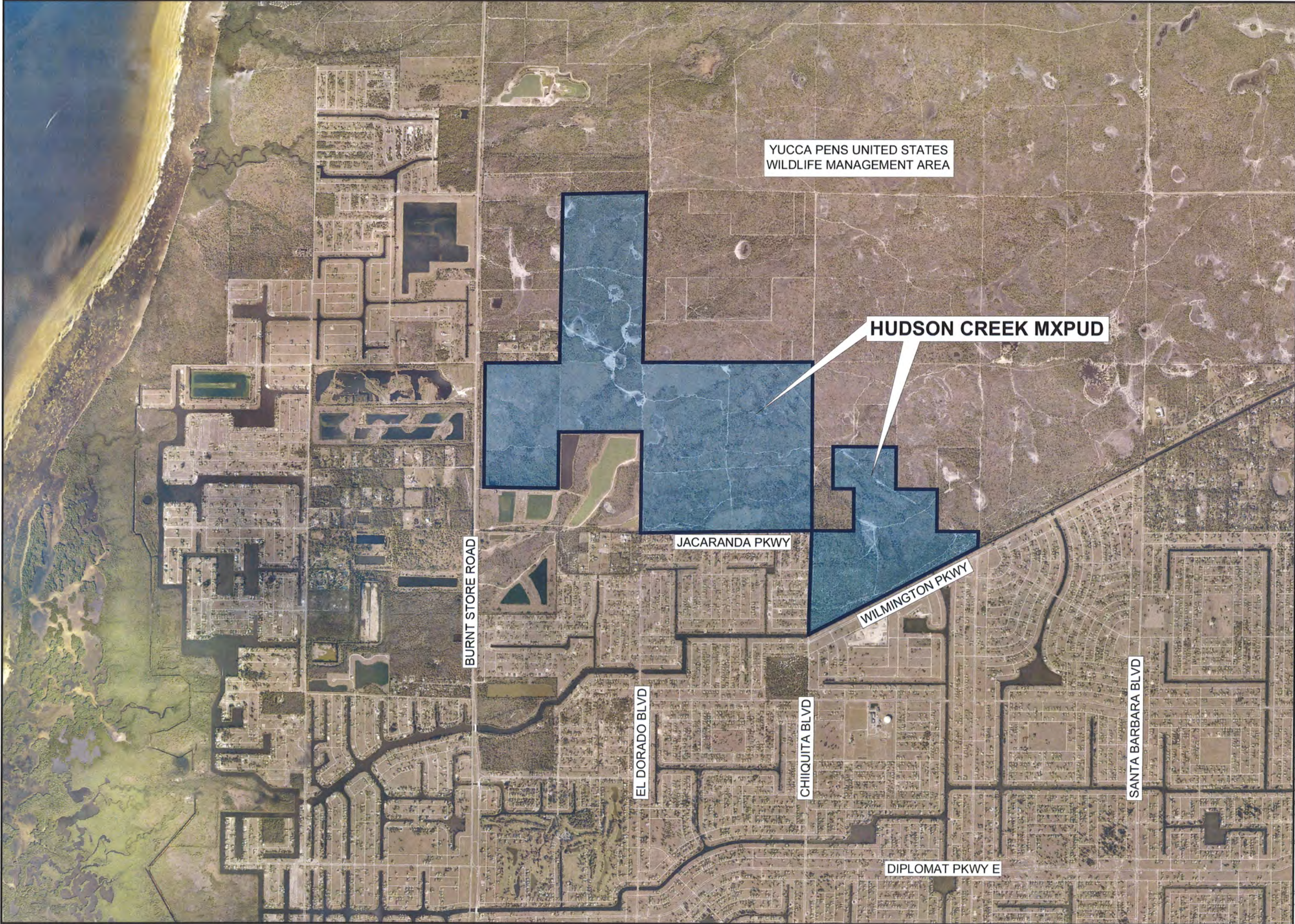
NELSON aye
WELSH aye
WILLIAMS aye
COSDEN excused

ATTESTED TO AND FILED IN MY OFFICE THIS 8th DAY OF March,
2021.


KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:


DOLORES D. MENENDEZ
CITY ATTORNEY
ord/lu19-0006



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
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2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

0 700 1400 2800
SCALE IN FEET

PROJECT DESCRIPTION

**HUDSON
CREEK
MXPUD**

LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
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SITE LAYOUT AND LAND USE
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FILE NAME	23478X00-AERIAL LOC DWG
LOCATION	J:\23478\DWG\ZONING\EXHIBITS\
PLOT DATE	TUE 5-19-2020 - 10:29 AM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	

PLAN STATUS

**AERIAL
LOCATION
MAP**

PROJECT / FILE NO.	SHEET NUMBER
23478	

LAND USE: VACANT ZONING: AG-2 (LCO) FLU: CONSERVATION LANDS UPLAND / CONSERVATION LANDS WETLAND

PROPOSED DENSITY / INTENSITY

RESIDENTIAL	3,500 UNITS (*)
ALF	800 BEDS
UNIVERSITY	3,000 STUDENTS
RETAIL / RESTUARANT	425,000 S.F.
OFFICE	150,000 S.F.
HOTEL	500 ROOM

* MAXIMUM 2,500 SINGLE FAMILY UNITS

OPEN SPACE CALCULATION

REQUIRED	1731.9 AC X 25% =	433 AC
PROVIDED		
WATER MANAGEMENT AND BUFFERS	200 AC	
PRESERVE	700 AC	
TOTAL OPEN SPACE	900 AC	

LAND USE

USE	RESIDENTIAL	MIXED USE	TOTAL
DEVELOPMENT AREA	611 AC	201 AC	812 AC
RECREATION	20 AC	0 AC	20 AC
WATER MANAGEMENT AND BUFFERS	170 AC	30 AC	200 AC
PRESERVE	670 AC	30 AC	700 AC
TOTAL	1471 AC	261 AC	1732 AC

DIMENSIONAL STANDARDS

	SINGLE FAMILY	MULTI-FAMILY	ZERO LOT LINE	SINGLE FAMILY SEMI DETACHED	DUPLEX	SINGLE FAMILY ATTACHED 3+ UNITS	COMMERCIAL
MINIMUM LOT AREA SF	4,200	N/A	5,000	3,000	2,400	2,000	30,000
MINIMUM LOT WIDTH	42'	100'	50'	30'	24'	20'	150'
MINIMUM LOT DEPTH	100'	100'	100'	100'	100'	100'	200'
MAXIMUM LOT COVERAGE	65%	45%	65%	60%	80%	70%	50%
NUMBER HABITABLE FLOORS	2	3	2	2	2	2	2
SETBACKS:							
FRONT	20' (**)	15' (**)	20' (**)	20' (**)	20' (**)	15' (**)	25'
FRONT (NON-GARAGE)	15'	N/A	15'	15'	15'	N/A	N/A
SIDE	5'	7'	5'	0/5' (*)	0/5' (*)	0/5' (*)	5'
REAR ACCESSORY	5'	5'	5'	5'	5'	5'	N/A
REAR PRINCIPAL	10'	10'	10'	10'	10'	10'	10'
WATER	20'	20'	20'	20'	20'	20'	20'
BUILDING SEPARATION	10'	14'	10'	10'	10'	10'	20'

NOTE:
* ZERO FOOT SETBACK TO APPLY TO INTERNAL SHARED LOT LINE
** 23' MINIMUM TO SIDEWALK

Barraco
and Associates, Inc.

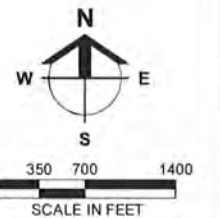
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

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LOCATION: J:\23478\202\ZONING\MXPUD\
PLOT DATE: TUE 5-19-2020 1:10 PM
PLOT BY: ANGELICA HARDY

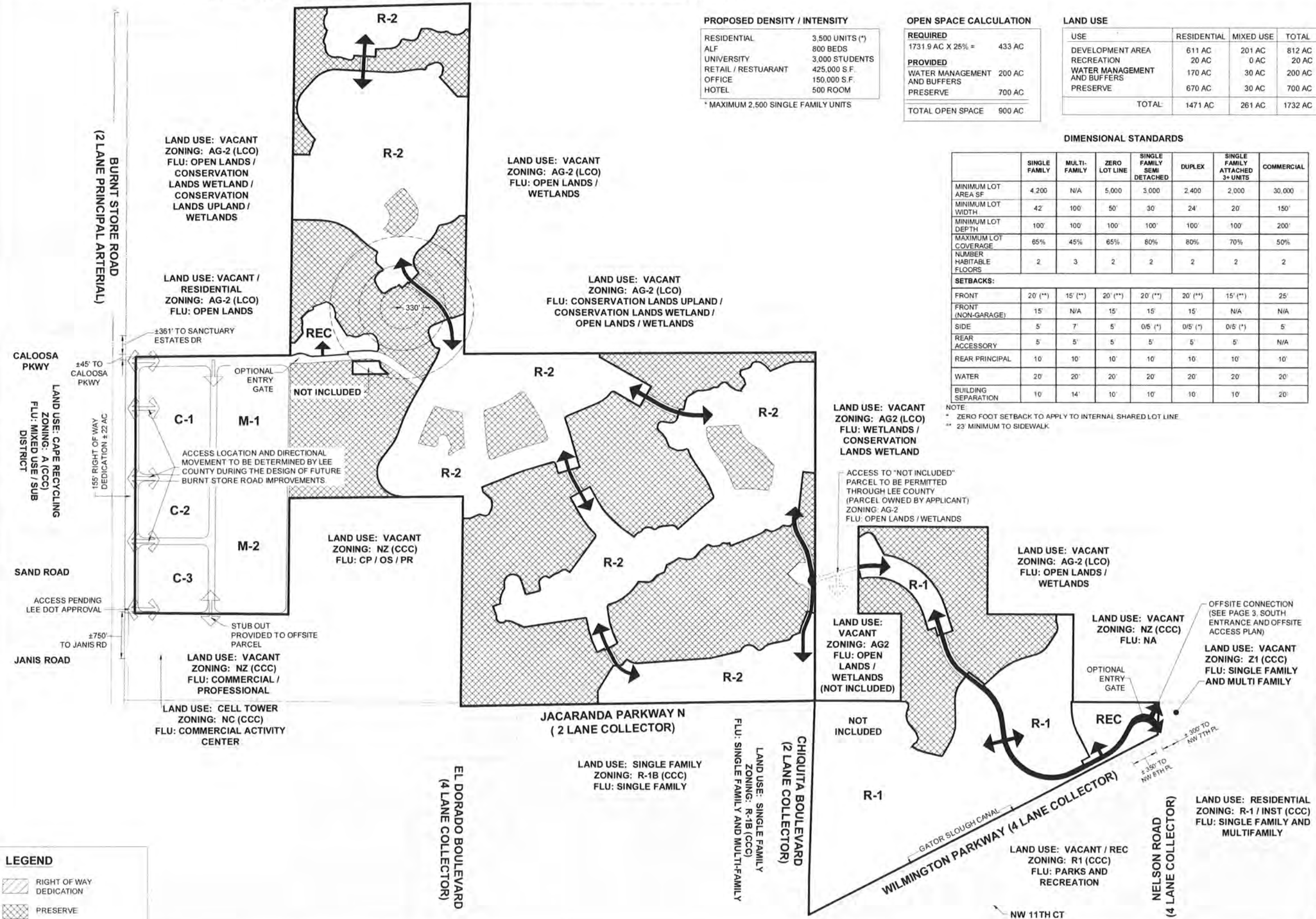
CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

**MASTER
CONCEPT
PLAN**

PROJECT / FILE NO. 23478
SHEET NUMBER 2



LEGEND

RIGHT OF WAY DEDICATION

PRESERVE