



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Alico Crossing

Request: Rezone from: CPD To: MPD

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

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

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

Summary of Project:

Rezone of a 46.7 +/- acre property from Commercial Planned Development (CPD) to Mixed Use Planned Development (MPD) consistent with a concurrent future land use map amendment for the property to allow for The development or multi-family residential units on a portion of the site.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Stock Development, LLC

Address: 2639 Professional Cir.

City, State, Zip: Naples, FL, 34119

Phone Number: 239-449-5227

E-mail Address: kgelder@stockdevelopment.com

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

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

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

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: DeLisi, Inc.

Contact Person: Daniel DeLisi, AICP

Address: 520 27th Street

City, State, Zip: West Palm Beach, FL, 33407

Phone Number: 239-913-7159

Email: dan@delisi-inc.com

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

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

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

Name: Three Oaks Land Company, LLC c/o Stock Investments

Address: 1200 Centennial Blvd., #400

City, State, Zip: Hobart, WI, 54155

Phone Number: _____

Email: _____

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

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

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

☐ Property owners map. [34-202(a)(8)]

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

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 6/21/2000

**PART 3
PROPERTY INFORMATION**

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

03-46-25-00-00001.1080

B. Street Address of Property: 16541 Three Oaks Parkway, Fort Myers, FL 33912

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

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

OR

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

AND

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

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

OR

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

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

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

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

E. Current Zoning of Property: Commercial Planned Development (CPD) 03-46-25-00-00001.1080

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

F. Use(s) of Property:

1. Current uses of property are: Vacant

2. Intended uses of property are: Residential community with commercial development

G. Future Land Use Classification (Lee Plan):

General Interchange	46.7	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	1,300 +/-	Feet		
2. Depth (average if irregular parcel):	1,800 +/-	Feet		
3. Total area:	51.5	Acres or square feet		
4. Frontage on road or street:	1,300 +/-	Feet on	Three Oaks Parkway	Street
2 nd Frontage on road or street:		Feet on		Street

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		46.7	Acres
1. Submerged land subject to tidal influence		0	Acres
2. a. Preserved freshwater wetlands	0	Acres	
b. Impacted wetlands	0	Acres	
c. Preserved saltwater wetlands	0	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		0	Acres
3. R-O-W providing access to non-residential uses		2.5	Acres
4. Non-residential use areas ^{(1) (2)}		6.99	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		9.49	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		37.2	Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland			Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands			Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
14.		General Interchange	<u>37.2</u>	

TOTAL (should equal "C" above)

37.2 **Acres**

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: General Interchange

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a.	Total upland acres (from Part 4, D.)	<u>37.2</u> x <u>14</u> equals	<u>520</u>
	b.	Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____ equals	_____
	c.	Total impacted wetlands acres (from Part 4, D.)	_____ x _____ equals	_____
	d.	Total Allowed Standard Units ⁽¹⁾		<u>520</u>
2.	Bonus Units [2-143]			
	a.	Site-built Affordable Housing		_____
	b.	Transferrable Dwelling Units		_____
	c.	Sub-total		_____
3.	Total Permitted Units ⁽¹⁾			<u>520</u>

Note:

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

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

		Height	Total Floor Area (Square Feet)
A. Commercial			
1. Medical		75'	0-150,000
2. General Office		75'	0-150,000
3. Retail		35'	0-50,000
4. Other: _____			
5. TOTAL FLOOR AREA			200,000
		Height	Total Floor Area (Square Feet)
B. Industrial			
1. Under Roof			
2. Not Under Roof			
3. TOTAL FLOOR AREA			
		Depth	Total Acres
C. Mining			
1. Area to be excavated			
		Height	Total Beds/Units
D. Assisted Living Facilities			
1. Dependent Living Units			
2. Independent Living Units			
3. TOTAL BEDS/UNITS			
		Height	Total Rental Units
E. Hotels/Motels (Room Size)			
1. < 425 sq. ft.		75'	0-250
2. 426-725 sq. ft.		75'	0-250
3. 725 < sq. ft.		75'	0-250
4. TOTAL UNITS			250

**PART 7
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

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

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

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]
-
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
N/A
-
- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
N/A
-
- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A
-
- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A
-
- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
N/A
 2. Quality of the effluent:
N/A
-

3. Expected life of the facility:

N/A

4. Who will operate and maintain the internal collection and treatment facilities:

N/A

5. Receiving bodies or other means of effluent disposal:

N/A

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

N/A

2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:

N/A

**PART 10
ADDITIONAL REQUIREMENTS**

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

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

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." [34-202(a)(12)]
- G. **Flood Hazard:**
- ☒ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)
- H. **Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities:** [12-110(a)(16)]
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park:** [34-174(h)]
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☐ Not Applicable
- ☒ Property is located within Noise Zone C Airport Noise Zone: [34-1104]
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. [34-1105]
- ☐ Property is located within Airport Residential and Educational Protection Zone: [34-1106]
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. [34-1107]
- ☐ A Tall Structures Permit is required. [34-1108]

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

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

AFFIDAVIT OF AUTHORIZATION**APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE**

I, Brian Stock (name), as Manger (owner/title) of Stock Development, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

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

Brian Stock

Signature

10-14-21

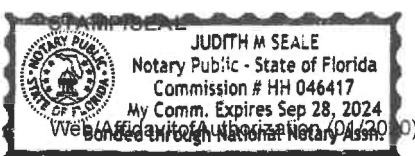
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14th day of October, 2021, by BRIAN STOCK (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Judith M Seale
Signature of Notary Public



**DISCLOSURE OF INTEREST
AFFIDAVIT**

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

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

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

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

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

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

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

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

Name and Address	Percentage of Ownership
N/A	

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

Kenneth C. Stock

Property Owner

KENNETH C. STOCK

Print Name

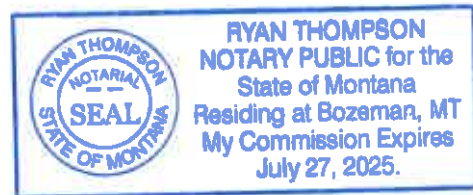
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA ^{MT}
COUNTY OF LEE ^{Gallatin}

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

STAMP/SEAL

[Signature]
Signature of Notary Public



ADDITIONAL AGENTS

Company Name:	DeLisi Fitzgerald		
Contact Person:	John Wojdak, P.E.		
Address:	1605 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-418-0691	Email:	johntwojdak@gmail.com

Company Name:	Pavese Law Firm		
Contact Person:	Neale Montgomery		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-336-6235	Email:	NealeMontgomery@paveselaw.com

Company Name:	TR Transportation		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Ct. STE 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090	Email:	tbt@trtrans.net

Company Name:	Dex Bender		
Contact Person:	Craig Smith		
Address:	4470 Camino Real Way, Suite 101		
City, State, Zip:	Fort Myers, FL 33936		
Phone Number:	239-334-3680	Email:	csmith@dexbender.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

LIST OF ZONING RESOLUTIONS:

Z-08-035

Z-08-029

Z-03-017

Z-03-017a

SCHEDULE OF USES

Accessory Uses
Administrative Offices
ATM (Automatic Teller Machine)
Auto Parts Store
Automobile Service Station
Banks and Financial Establishments — Group I & II
Bar or Cocktail Lounge, Accessory to Hotel/Motel & Restaurant use
Boat Sales
Broadcast Studio — Commercial Radio and Television
Building Material Sales
Business Services — Groups I and II
Car Wash, Accessory to Gas Convenience or Auto Service Station use
Cleaning and Maintenance Services
Clothing Store, General
Computer and Data Processing Services
Consumption on Premises
Contractors and Builders — Group I & II
Convenience Food and Beverage Store
Department Store
Drive-Through Facility for any Permitted Use
Drug Store, Pharmacy
EMS, Fire or Sheriffs Station
Entrance Gate and Gatehouse
Essential Services
Essential Service Facilities — Group I
Excavation, Water Retention
Fences & Walls
Food Stores, Group I & II
Food and Beverage Services, Limited
Gift and Souvenir Shop
Hardware Store
Healthcare Facilities — Groups I, II & III
Hobby Toy and Game Shop
Hotel; with accessory restaurant and COP
Household Furnishings, all groups
Insurance Companies
Laundromat, Laundry or Dry Cleaning, Group I
Lawn & Garden Store
Medical Office
Non-Store Retailers, All Groups
Package Store
Paint, Glass & Wallpaper
Parcel and Express Services
Parking Lot, Accessory, Commercial, Garage, and Temporary

Personal Services — Groups I, II, III, IV excluding Escort Services, Palm Readers, Tattoo Parlors, Massage Parlors and Steam and Turkish Baths

Pet Services

Pet Shop

Pharmacy

Post Office

Printing and Publishing

Recreation, Commercial, Group I and III

Rental or Leasing Establishments, Groups I and III

Repair Shops, Group I& II

Research and Development Laboratories Group II & IV

Residential, Multi-family units

Restaurant, Fast Food

Restaurants, all Groups; with COP

Schools, Commercial

Self Service Fuel Pumps

Storage, Indoor (Self-Storage)

Signs in Accordance with LDC Chapter 30

Social Services, Group I

Specialty Retail Shops, all groups

Studios

Supermarket

Temporary Uses

Used Merchandise Stores, Group I

Variety Store

Vehicle & Equipment Dealers, Groups I, II & III

Warehouse: Mini-Warehouse, Private & Public

Wholesale Establishments Groups III & IV

1. Deviation from LDC Section 10-329 (d)(4) which requires banks of excavations to be sloped at a ratio not greater than 6:1 slope to allow for 4:1 lake bank slopes.

The proposed slope stabilization measure is a 4:1 bank slope stabilized with sod ground cover. The proposed project's surface water management system design will preclude the majority of surface water flows generated within the site from flowing across the lake bank. The majority of site areas upstream of the lake top-of-bank will be directed to proposed catch basins, which then convey flows to the lake via proposed storm water piping/culverts.

Additionally, in lieu of herbaceous littoral plantings within the proposed lake, the lake bank will be planted with native wetland trees. These trees and their root systems will provide for additional stabilization of the lake bank.

Accordingly, based on the limitation of surface water flows across the proposed lake bank, the 4:1 slopes stabilized with sod ground cover and the native wetland trees to be planted within/adjacent to the lake bank will provide adequate stabilization to prevent recurring erosion or stabilization issues. The proposed design will be signed/sealed accordingly by the project's Engineer of Record at time of development permitting, and will be certified by the Engineer of Record post-construction.

2. Deviation from LDC Section 10-418(2)d which requires littoral areas to be planted with herbaceous plant material to allow for the planting of no herbaceous plants on the littorals area on the water management lake.

3. Deviation from LDC Section 10-418(2)d.3 which requires that only 25% of the herbaceous plants on littoral areas can be converted to wetland trees to allow for the conversion of 100 percent of the required littoral plantings to wetland trees.

Deviations 4 and 5 are needed in order to comply with water quality standards in the Lee Plan while at the same time protect against creating wildlife attractors in proximity to airport operations. The proposed lake within the project's development area is within 10,000 feet of airport operations. In accordance with FAA guidelines lake area must not contain littoral plantings that may attract birds and contribute to the risk of bird strikes with airplanes. The proposed conversion of littoral plants to wetland plants will help maintain water quality requirements of Lee County and the SFWMD while also minimizing risk of bird strikes with airplanes.

ALICO CROSSING MPD

Property Development Regulations		
	Commercial (Feet)	Multi-Family (Feet)
Development Criteria		
Minimum Setback from Three Oaks Parkway	20	N/A
Minimum Setback from Internal Roadway	20	20
Minimum Setback from Other Perimeter Boundaries	20	20
Minimum Separation between Buildings	1/2 the sum of the height of the adjacent building, minimum 10-feet	35-feet Min.
Maximum Building Height	75	55
Maximum Lot Coverage	45 percent	45 percent
Side Yard Setback	10	N/A
Rear Yard Setback (principle and accessory)	20	N/A
Waterbody Setback (To Edge of Water/Control Elev.)	20	20
Preserve Area Setback (principle and accessory)	20	20
Lot Area and Dimensions		
Area	20,000 SF	N/A
Width	100-feet	N/A
Depth	200-feet	N/A



ALICO CROSSING MPD
PLANNED DEVELOPMENT REZONING REQUEST STATEMENT
DECEMBER 23, 2021

Introduction

The Alico Crossing project (F.K.A Alico Crossroads Center CPD) is located along the Three Oaks Parkway extension approximately ¼ mile north of Alico Road at the northwest quadrant of the Alico/I-75 interchange (see attached aerial map). The subject property is located in the Gateway/Airport Planning Community and is being rezoned concurrent with a proposed amendment to the Lee County Comprehensive Plan to move the property from the Industrial Commercial Interchange to the General Interchange land use category. The proposed rezoning requests approval of a mix of commercial uses with a multi-family residential development. The proposed entitlements for the property are 475 residential units and 200,000 square feet of commercial floor area and 250 hotel rooms.

Entitlement History

The subject property was originally zoned as Commercial Planned Development in 2003 (Z-03-17) and amended in 2008 to accommodate right of way taken for I-75 reducing the development size from 51.5 to 46.7 +/- acres. The current zoning allows for 300,000 square feet of retail floor area, 51,000 square feet of office floor area and 125 hotel rooms. The zoning also allowed for trip conversion of those intensities to increase in one use category with a proportionate decrease in another use based on trips. The 2003 and 2008 zoning approvals were done prior to the allowance of residential development within the General Interchange future land use category and prior to the County's efforts to promote mixed use development and diversify housing types through the inclusion of higher density residential development in future urban areas.

In 2016, Lee County adopted CPA2015-06, which amended the General Interchange land use category to allow for residential development at a standard density of up to 14 dwelling units per acre. Subsequent to this amendment, in 2020, the property to the south, Vintage CPD, amended the Lee Plan to change the Vintage property from the Commercial Industrial Interchange to General Interchange. This change allowed for an amendment to the Vintage CPD to allow for the inclusion of residential units through a conversion of commercial floor area. The approved residential uses in the Vintage CPD are located contiguous to the subject property at the northern most parcel in the CPD.

Surrounding Uses and Compatibility

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

To the south, of the subject property is the Vintage CPD. As described above, the approved residential uses are located contiguous to the subject property at the northern most parcel in the Vintage CPD. Similar to the subject property's requested zoning Amendment, the Vintage CPD contains a mix of residential and commercial uses.

Impact on Public Services

The subject property is located in an urban future land use category and has urban services available to the site. As noted in the transportation analysis, the change in the zoning will result in a reduction of anticipated daily trips by 28% from the approved uses to the proposed uses. This reduction of trips is of benefit to Allico Road, Three Oaks Parkway and the I-75 interchange. All other services are available and have capacity to serve the subject property.

As detailed in Section 34-145(d)(4)a. 1 and 2. of the Land Development Code, the attached application demonstrates the following:

a) Lee Plan Consistency

The proposed rezoning is consistent with the Lee Plan. An analysis of how the proposed rezoning is consistent with the following Lee Plan policies is described below:

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

The attached zoning application is being submitted concurrent with an application to amend the future land use category of the subject property to General Interchange. This amendment will maximize the use of this critical interchange by providing a greater diversity of uses on the subject property and the ability to develop a mixed-use plan.

The added residential uses will be in proximity to major employment centers at or near the Alico Interchange as well as at interchanges throughout Lee County.

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

The General Interchange land use category has a broad range of uses allowed, including multi-family residential. The proposed density of residential multi-family development is approximately 12.8 dwelling units per acre, less than the maximum standard density. The commercial intensity is well within the allowable uses and intensities for this land use category. The flexibility of uses and the residential allowed is the most appropriate designation for the subject property based on its location adjacent to General Interchange on the south and the employment centers to the north. The proposed mixed-use plan will be well positioned to provide a needed diversity of housing types to the surrounding employment uses.

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

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

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

The proposed zoning request represents an opportunity for compact development patterns. The subject property is within an urban area near the Alico Interchange. Public services are available to the subject property as evidenced by the existing zoning

approval and the attached application. Development is occurring contiguous to the north and on nearby properties in all directions. Letters of service availability have been provided from each public service department. Locating residential on the subject property will minimize urban sprawl by allowing for multi-family residential development adjacent, in close proximity and with easy access to employment centers throughout Lee County.

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

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

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

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

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

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

STANDARD 4.1.1: WATER.

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

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

STANDARD 4.1.2: SEWER.

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

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

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

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

Dex Bender has conducted an environmental assessment for the property. According to the report, "The majority of the site is improved pasture with the remaining forested areas containing high levels of exotics." There are no environmentally sensitive areas on site. However, the developer will meet the County's indigenous preservation requirements, which will preserve and restore a portion of the pine flatwoods area of the property.

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

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

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

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

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

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

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

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

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

The residential portion of the subject property is well located to be protected from the encroachment of industrial or commercial uses. To the south of the subject property is land zoned for residential use, in the General Interchange land use category. To the north of the subject property are existing built office development. To the east is I-75 and to the west will be the commercial development that is part of the proposed Mixed Use Planned Development that is be submitted concurrent with this application.

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

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

POLICY 6.1.5: *The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets.*

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

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

The proposed rezoning represents a change to a mixed-use development with multi-family residential, retail, office and hotel uses. The addition of the multi-family residential development within the context of the surrounding land uses will provide a housing opportunity in close proximity to major employment centers and create a mixed-use environment that decreases trip lengths and diversifies that housing options in close proximity to the workplace.

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

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

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

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

- b) The application is compliant with the Land Development Code and other applicable codes or regulations;

The proposed rezoning is compliant with all county codes and regulations. The applicant is not asking for any deviations.

- c) The request is compatible with surrounding existing and planned land uses;

As stated above, there are no compatibility concerns with surrounding land uses. I-75 isolates the subject property from the uses that are located to the east. Across I-75 are a mix of commercial and industrial uses and zoned properties. To the north of the subject property are a mix of office/corporate headquarters and research and development uses. To the west of the subject property are vacant lands zoned for commercial and industrial uses. To the south, of the subject property is the Vintage CPD with approved residential uses located contiguous to the subject property on the southern boundary.

- d) Access to the property is sufficient to provide for the proposed use;

The subject property is located on the Three Oaks Parkway extension, an arterial Road, and approximately a ¼ mile of the intersection with Alico Road, another arterial. The property is within a ½ mile from the I-75 interchange, providing easy access to areas throughout Lee County. As demonstrated on the attached master concept plan, access is sufficient to accommodate the proposed development and includes a full median cut at the proposed project entrance.

- e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

As demonstrated by the attached Transportation Impact Statement, the excepted impacts on transportation facilities are not significant and can be addressed by existing county regulations. Furthermore, the proposed amendment to the zoning will decrease daily trips from the subject property over the existing approved uses.

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

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

- g) Will be served by urban services, defined in the Lee Plan.

As evidenced by the adjacent development, the location of the property in a Future Urban Area in the Lee Plan and the attached application, urban services are available to the subject site.

- 2.a) The proposed use or mix of uses is appropriate at the proposed location.

The proposed mixed-use development is consistent with the General Interchange future land use category and the Lee Plan's emphasis on promoting mixed use development. The proposed use has excellent road access, is adjacent to similar uses and provides an opportunity to provide diverse housing options in close proximity to employment centers. The proposed use is therefore appropriate for the subject property.

Summary:

Based on compliance with these, and other regulations, we respectfully contend that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities. Similarly, the proposed use is appropriate at the subject location, and is compatible with existing uses in the surrounding area. For these reasons, the requested re-zoning should be approved.



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

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

ALICO CROSSROADS CPD COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2108.35)

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

September 17, 2021



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- II. EXISTING CONDITIONS
- III. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- IV. ZONING ANALYSIS
- V. CONCLUSION



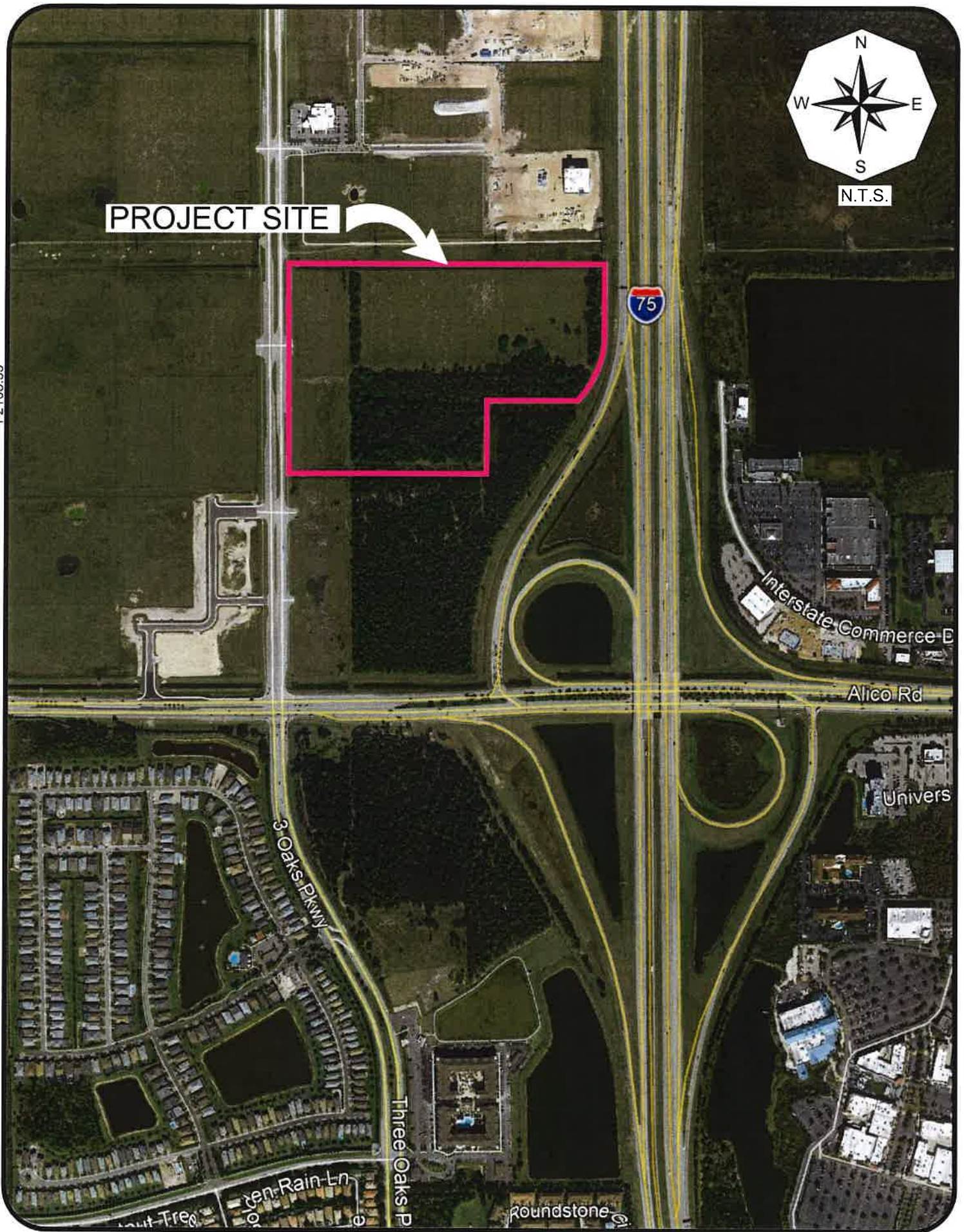
I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking an amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located on the east side of Three Oaks Parkway just north of Alico Road in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

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

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

F2108.35





II. EXISTING CONDITIONS

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

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

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

III. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

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



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

IV. ZONING ANALYSIS

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

Table 1
Land Uses
Alico Crossroads CPD

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

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

Trip Generation

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



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

Table 2
Trip Generation – Approved
Alico Crossroads CPD

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

Table 3
Trip Generation – Proposed
Alico Crossroads CPD

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

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



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

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

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



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

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

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

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

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

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

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



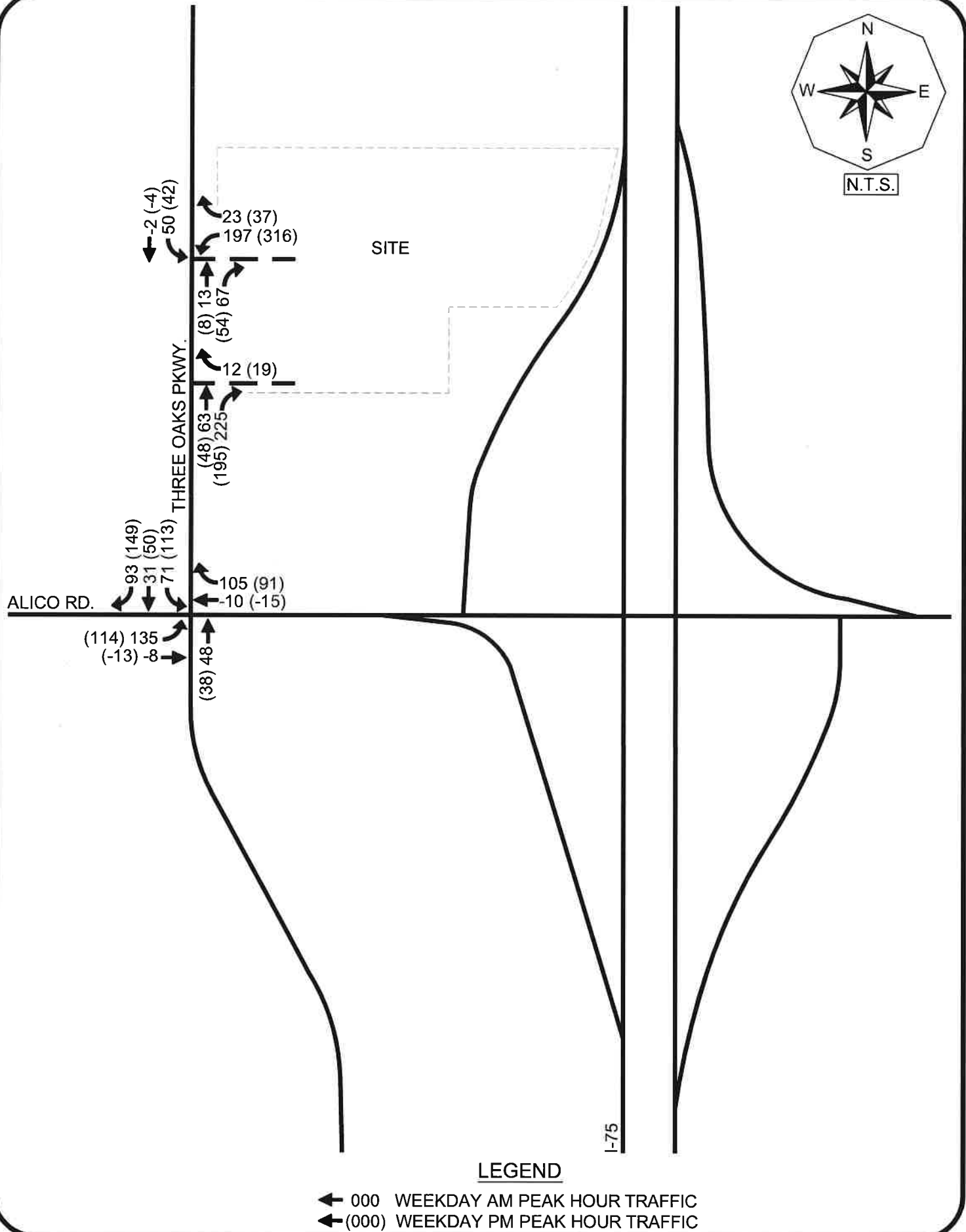
As can be seen from Table 6, the requested zoning will increase the traffic impacts of the development by approximately 62% in the AM peak hour and decrease the traffic impacts of the development by approximately 38% in the PM peak hour and approximately 28% over the entire weekday from what is currently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

Trip Distribution

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

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

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Level of Service Analysis

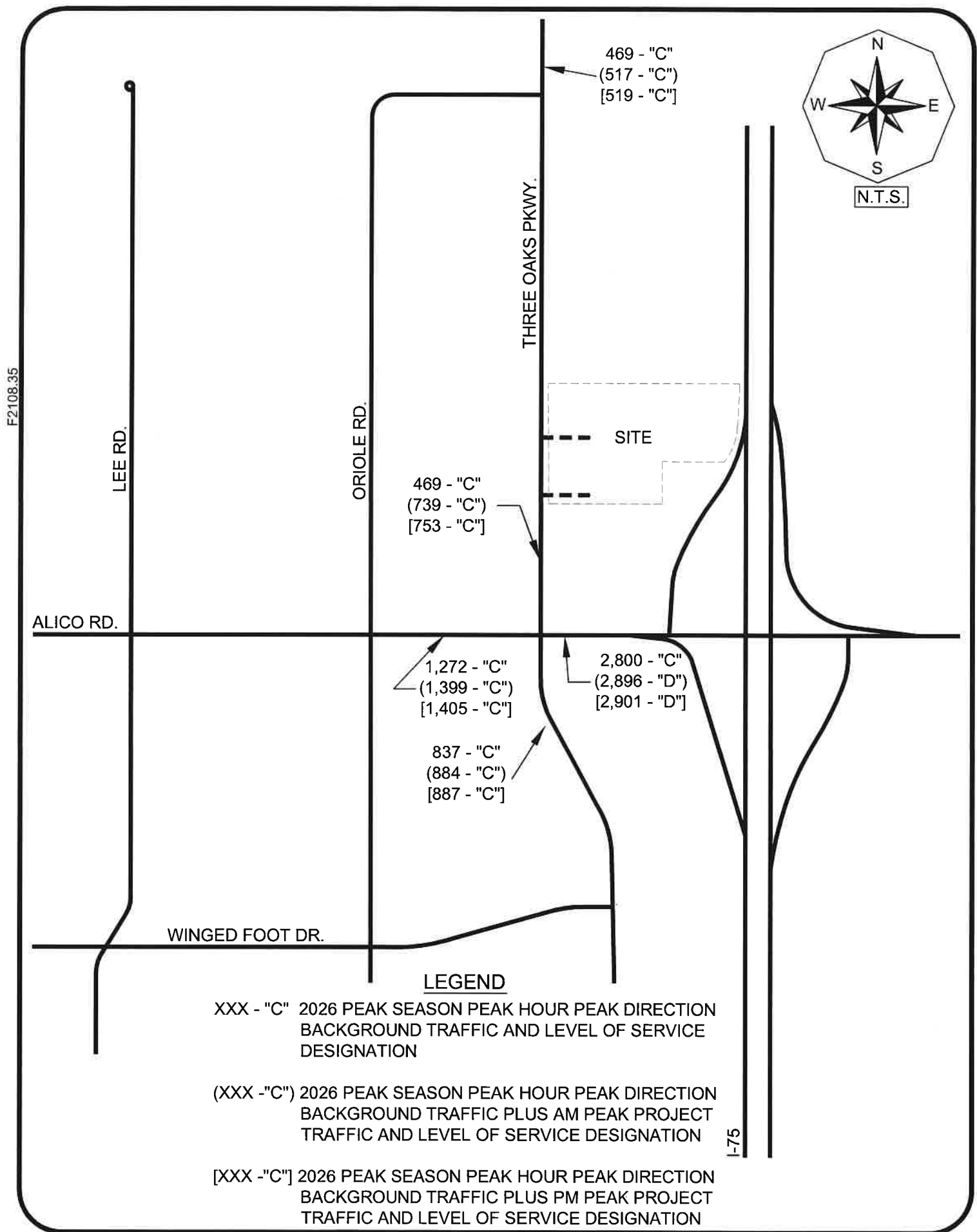
The future Level of Service analysis was based on a 5-year horizon, or year 2026. Based on this horizon year analysis, the surrounding roadway network was analyzed under 2026 traffic conditions. A growth rate was applied to the existing traffic conditions for all roadway links and intersections that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

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2026 build-out traffic volumes as well as the growth rate utilized for each roadway segment analyzed. The existing 2019 peak hour peak season peak direction volumes for all roadways were obtained from the 2020 *Lee County Public Facilities Level of Service and Concurrency Report*.

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

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

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





VII. CONCLUSION

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

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

APPENDIX

TABLE 1A & 2A

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

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

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

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

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

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

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

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

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

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

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

INTERNAL CAPTURE SPREADSHEET

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

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

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	0	0	0	0
Retail	3		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	2	3	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	433	285	148
Internal Capture Percentage	5%	4%	7%
External Vehicle-Trips ⁵	411	274	137
External Transit-Trips ⁵	0	0	0
External Non-Motorized Trips ⁵	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	8%	30%
Retail	3%	3%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	0%	22%

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

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

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

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

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

⁶Person-Trips

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

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

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

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		10	0	0	0	0
Retail	3		0	0	0	6
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	5	0	0	0	

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

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	30%	20%
Retail	3%	1%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	17%	15%

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

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

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

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

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

⁶Person-Trips

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

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

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

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		6	0	0	0	0
Retail	6		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	2	1	0	0		0
Hotel	4	4	0	0	0	

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

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	8%	26%
Retail	10%	10%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	3%
Hotel	0%	16%

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

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

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

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

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

⁶Person-Trips

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

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

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

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	0	0	3	0
Retail	3		0	0	44	8
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	16	0	0		2
Hotel	0	3	0	0	0	

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

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	23%	11%
Retail	20%	33%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	39%	27%
Hotel	12%	4%

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

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

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

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

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

⁶Person-Trips

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

LEE COUNTY GENERALIZED SERVICE VOLUMES TABLE

c:\input5

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

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

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

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

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

TABLE 7

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

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

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

Class II (35 mph or slower posted speed limit)

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

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

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

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE²

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

Paved

Shoulder/Bicycle

Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE²

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

Sidewalk Coverage

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

BUS MODE (Scheduled Fixed Route)³

(Buses in peak hour in peak direction)

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

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

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

Urbanized

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

Freeway Adjustments

Auxiliary Lane + 1,000

Ramp Metering + 5%

UNINTERRUPTED FLOW HIGHWAYS

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

Uninterrupted Flow Highway Adjustments

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

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

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

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

* Cannot be achieved using table input value defaults.

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

Source:
Florida Department of Transportation
Systems Implementation Office
<https://www.fdot.gov/planning/systems/>

**TRAFFIC DATA FROM THE LEE
COUNTY PUBLIC FACILITIES LEVEL
OF SERVICE AND CONCURRENCY
REPORT**

5/25/2020

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

LINK NO	NAME	ROADWAY LINK		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	
026950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,017	A	1,069	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	346	C	548	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	581	C	611	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,530	C	1,608	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,167	C	1,318	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,864	C	1,959	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,132	C	2,241	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	671	B	705	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	END OF CO. MAINTAINED	4LD	E	2,020	B	671	B	705	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	692	E	782	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,776	E	1,866	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	276	C	290	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	197	C	218	
03500	BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	269	C	304	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	C	405	C	426	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	423	D	445	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	538	F	1,207	Buckingham 345 & Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	B	942	B	990	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	465	C	563	
04200	BUS 41 (N TAMIAHI TR, SR 78)	CITY LIMITS (N END EDIS)	PONDELLA RD	6LD	D	3,171	C	1,471	C	1,673	
04300	BUS 41 (N TAMIAHI TR, SR 78)	PONDELLA RD	SR 78	6LD	D	3,171	C	1,471	C	1,673	
04400	BUS 41 (N TAMIAHI TR, SR 78)	SR 78	LITTLETON RD	4LD	D	2,100	C	959	C	1,003	
04500	BUS 41 (N TAMIAHI 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	

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	
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,696	C	1,843	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,690	C	1,750	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	499	C	545	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	286	C	545	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	286	C	301	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	288	C	417	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	672	D	706	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	841	C	884	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	B	774	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,164	B	1,239	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	953	B	1,002	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	93	C	98	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	79	C	91	*
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	79	C	83	*
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS B.	MAIN ST	2LD	D	970	F	1,055	F	1,176	Constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,055	C	1,176	PD&E Study
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	970	C	744	C	847	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	2,100	C	744	C	847	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	427	C	449	*
23260	SANTBEL BLVD	US 41	LEE RD	2LN	E	860	C	484	C	508	
23300	SANTBEL CAUSEWAY	SANTBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	944	E	992	
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	2LN	E	860	C	290	C	304	*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,778	C	1,950	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,398	B	1,469	
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,149	B	1,352	
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,050	B	1,104	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,050	A	1,104	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	402	C	423	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	644	D	677	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	643	C	610	PD&E/SEIR Study
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	820	C	564	C	460	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	189	C	215	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	551	D	652	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	C	551	D	648	
24900	SUMMERLIN RD	MCGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,919	A	2,149	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,919	A	2,016	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,919	A	2,016	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,454	C	1,552	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,783	B	1,874	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,916	B	2,014	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,916	B	2,014	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,260	D	1,324	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,260	D	1,324	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	42	C	53	
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	369	C	388	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	369	C	388	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	D	596	D	626	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	D	623	D	655	
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	650	D	683	
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,230	B	1,413	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	A	623	B	724	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	A	633	B	976	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	163	C	171	old count(2010)
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	203	D	716	Elementry U.
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,272	A	1,510	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	880	A	924	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	880	A	924	
29800	US 41 (S TAMIAI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,662	C	2,712	
29900	US 41 (S TAMIAI TR)	CORKSCREW RD	SANTBEL BLVD	6LD	D	3,171	C	2,422	C	2,485	
30000	US 41 (S TAMIAI TR)	SANTBEL BLVD	ALICO RD	6LD	D	3,171	C	2,623	C	2,686	
30100	US 41 (S TAMIAI TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,623	C	2,730	
30200	US 41 (S TAMIAI TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	3,171	C	2,905	D	3,092	

TRAFFIC DATA FROM THE LEE COUNTY TRAFFIC COUNT REPORT

Updated 2/24/21

Daily Traffic Volume (AADT)

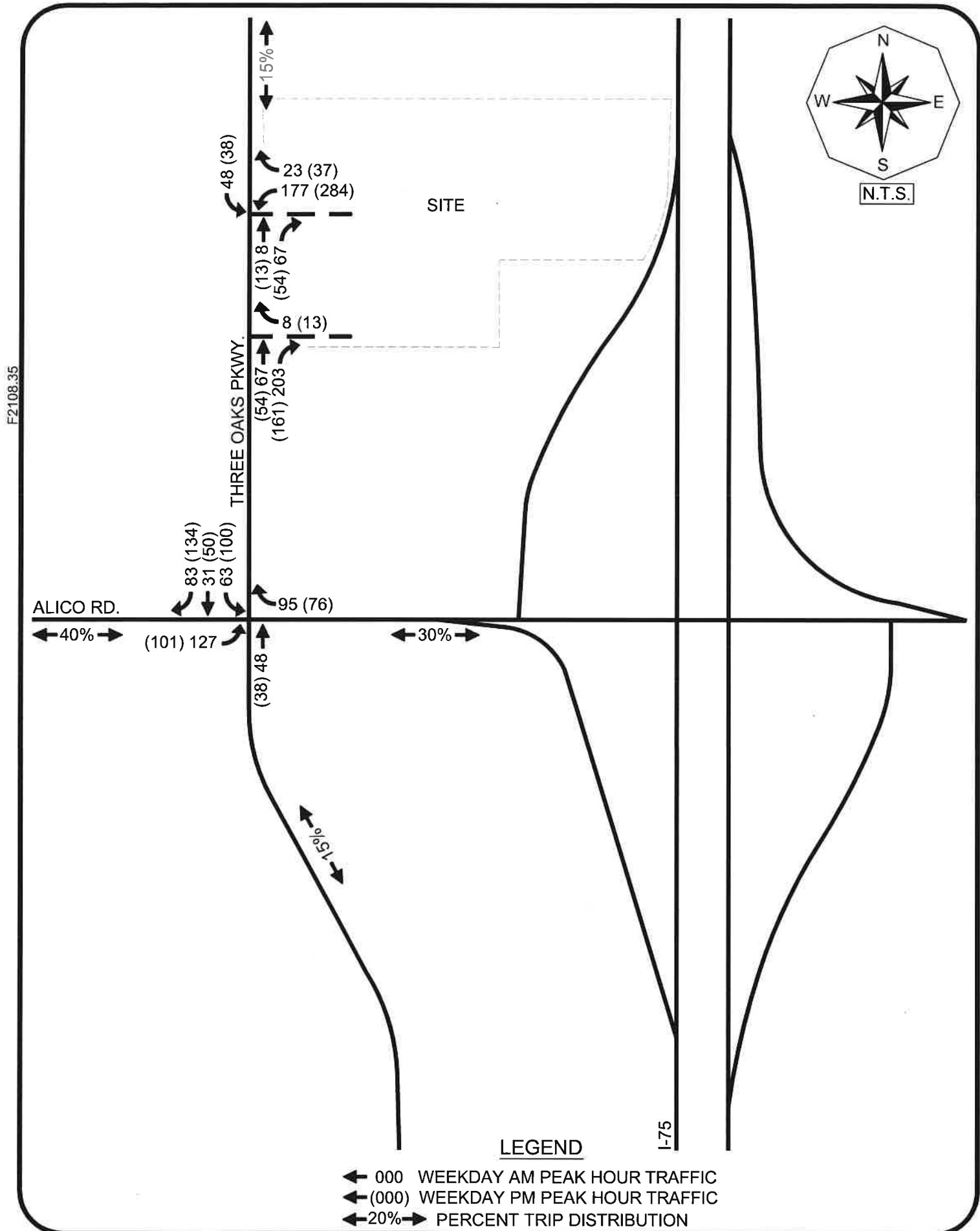
STREET	LOCATION	Sta- tion #	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
ALABAMA RD	S OF HOMESTEAD RD	200	8800	11100	9000	9300	10300	11000		10200	10700	7900
ALICO RD	E OF US 41	204	21800	21700	23400	19900	21900	24100	22100	22800	24200	25600
ALICO RD	E OF LEE RD	207										
ALICO RD	W OF I - 75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

Updated 2/24/21

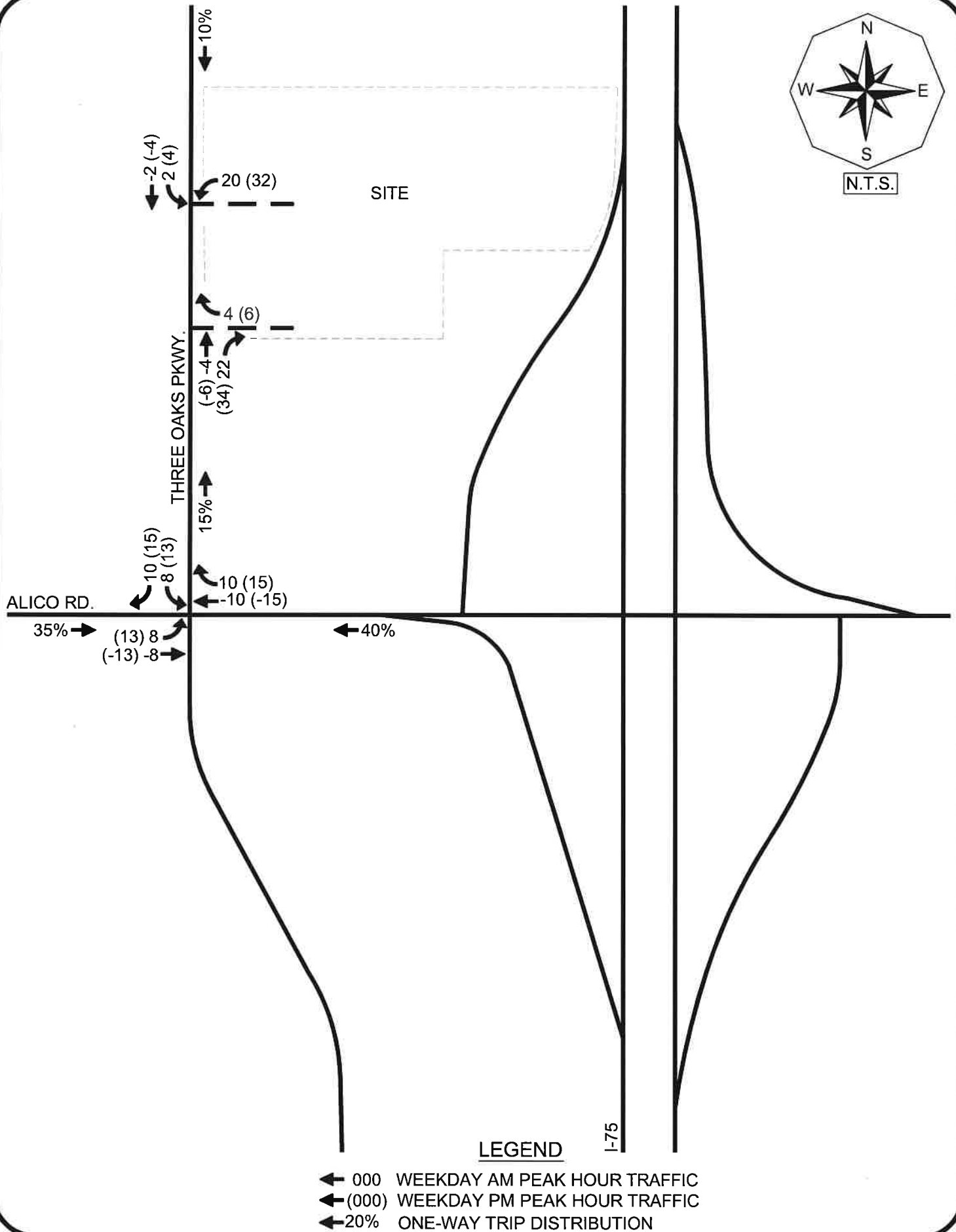
Daily Traffic Volume (AADT)

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

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



F2108.35



**2027 FSUTMS TRAFFIC DATA
PROVIDED BY LEE COUNTY**

TRIP GENERATION EQUATIONS

Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 27

Avg. Num. of Dwelling Units: 205

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

5.44

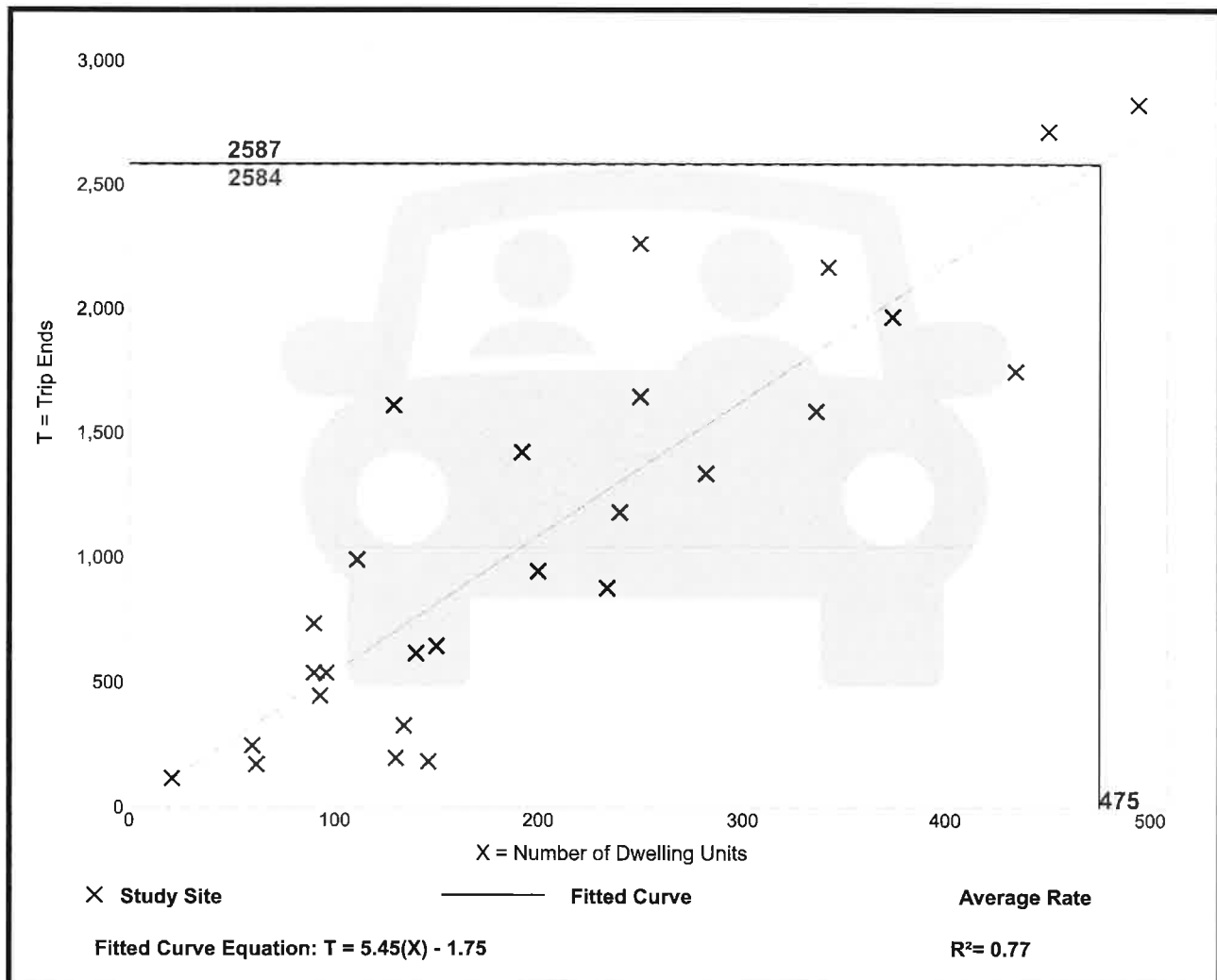
Range of Rates

1.27 - 12.50

Standard Deviation

2.03

Data Plot and Equation



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Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.36

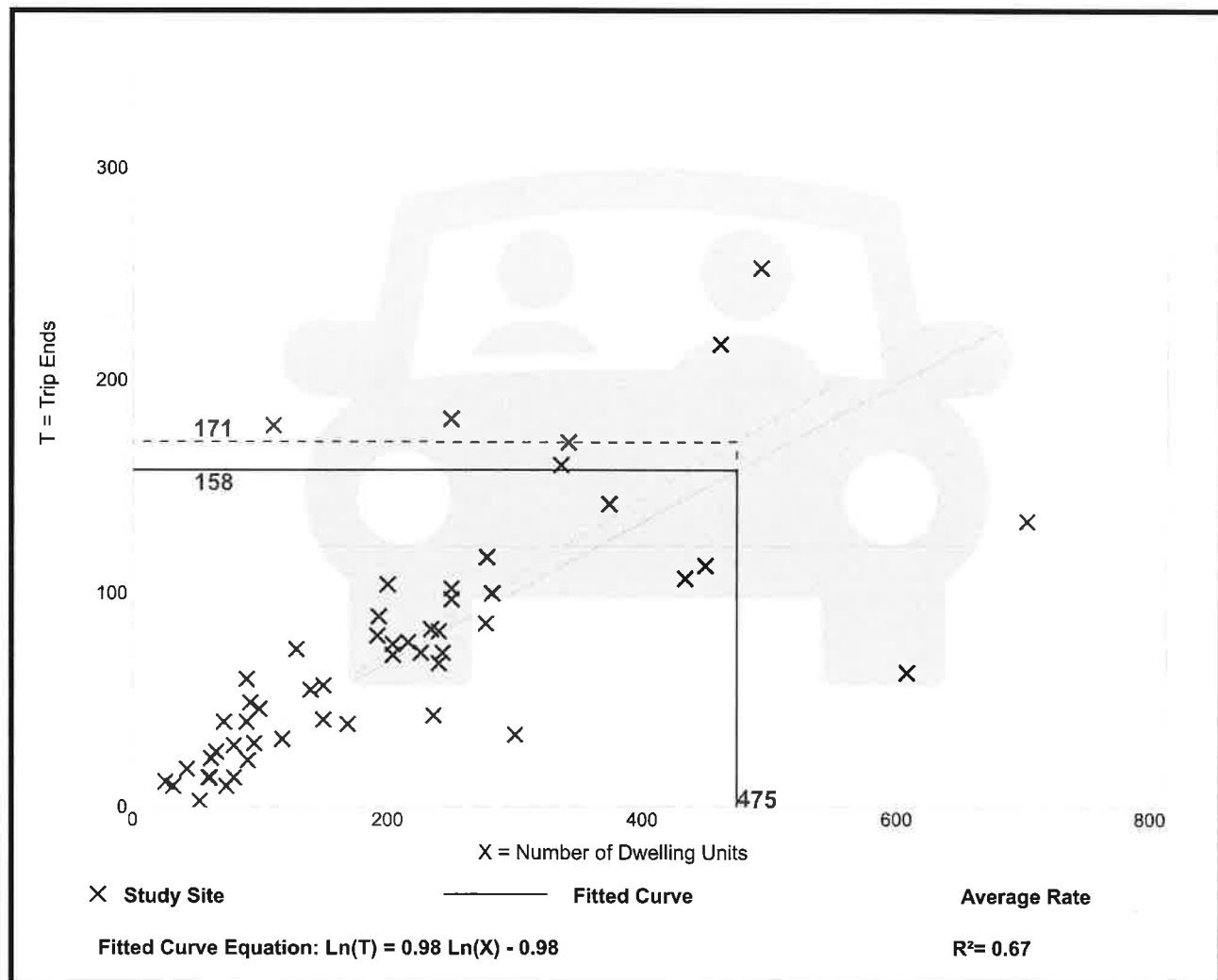
Range of Rates

0.06 - 1.61

Standard Deviation

0.19

Data Plot and Equation



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Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.44

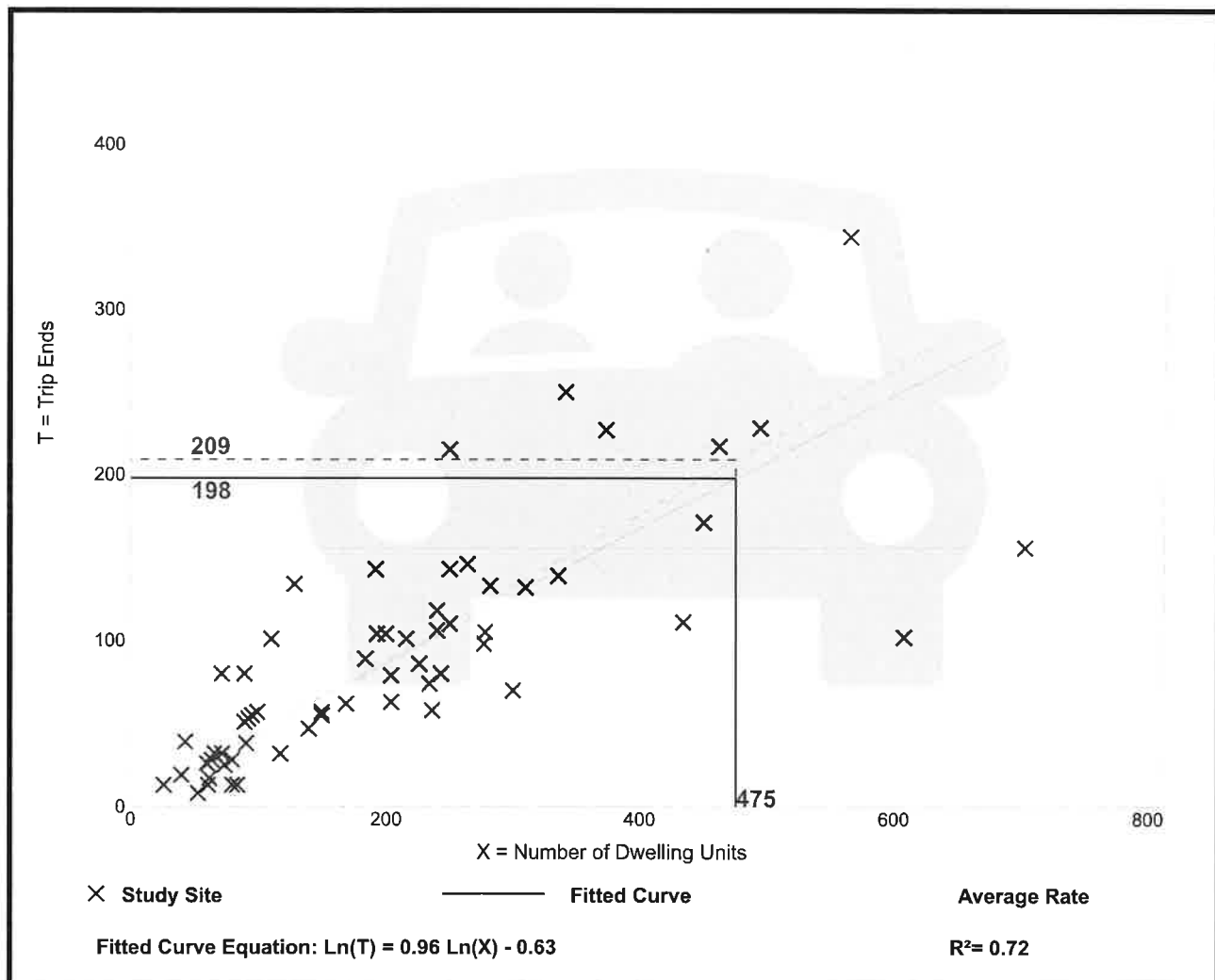
Range of Rates

0.15 - 1.11

Standard Deviation

0.19

Data Plot and Equation



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Hotel (310)

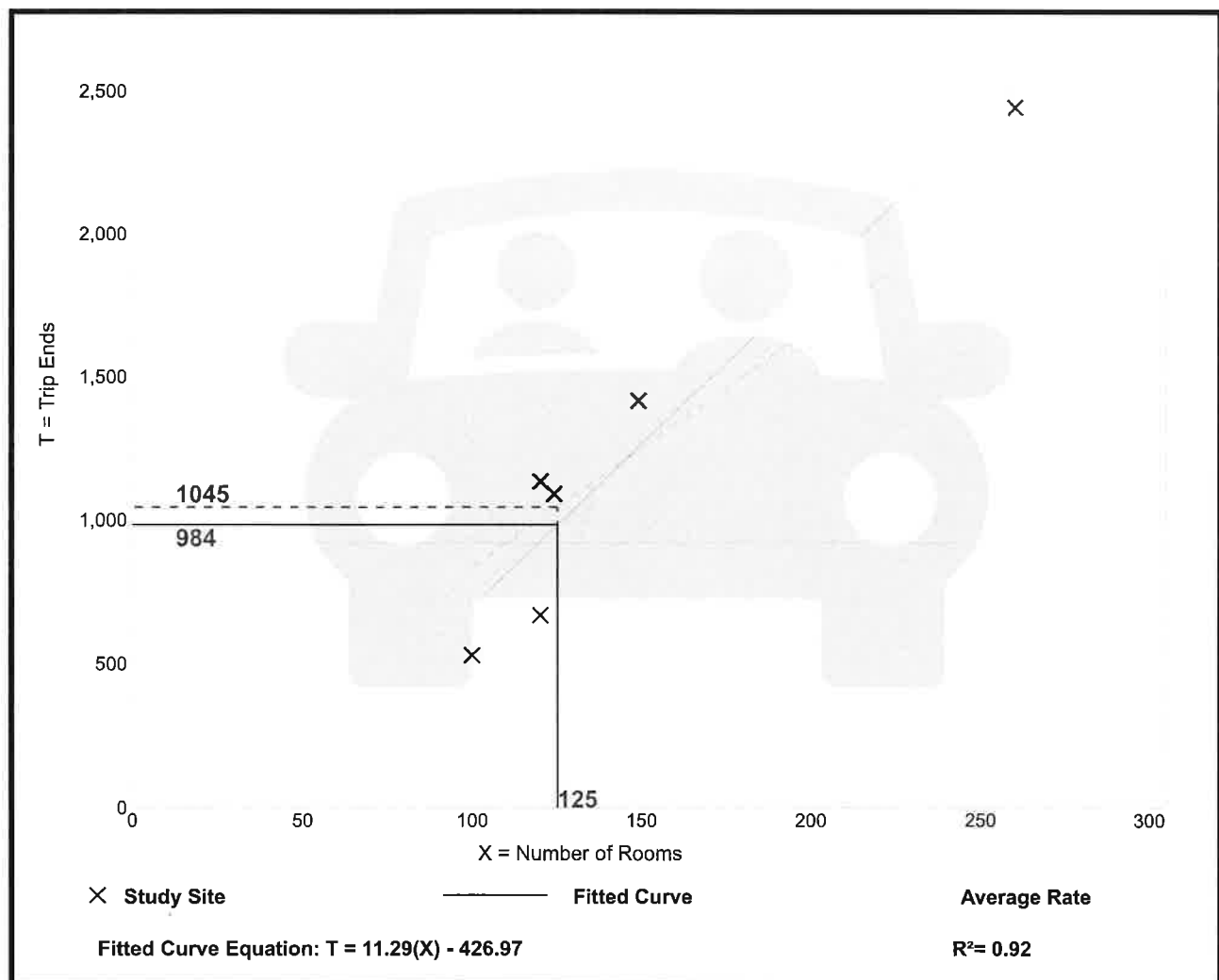
Vehicle Trip Ends vs: Rooms
On a: Weekday

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

Vehicle Trip Generation per Room

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

Data Plot and Equation



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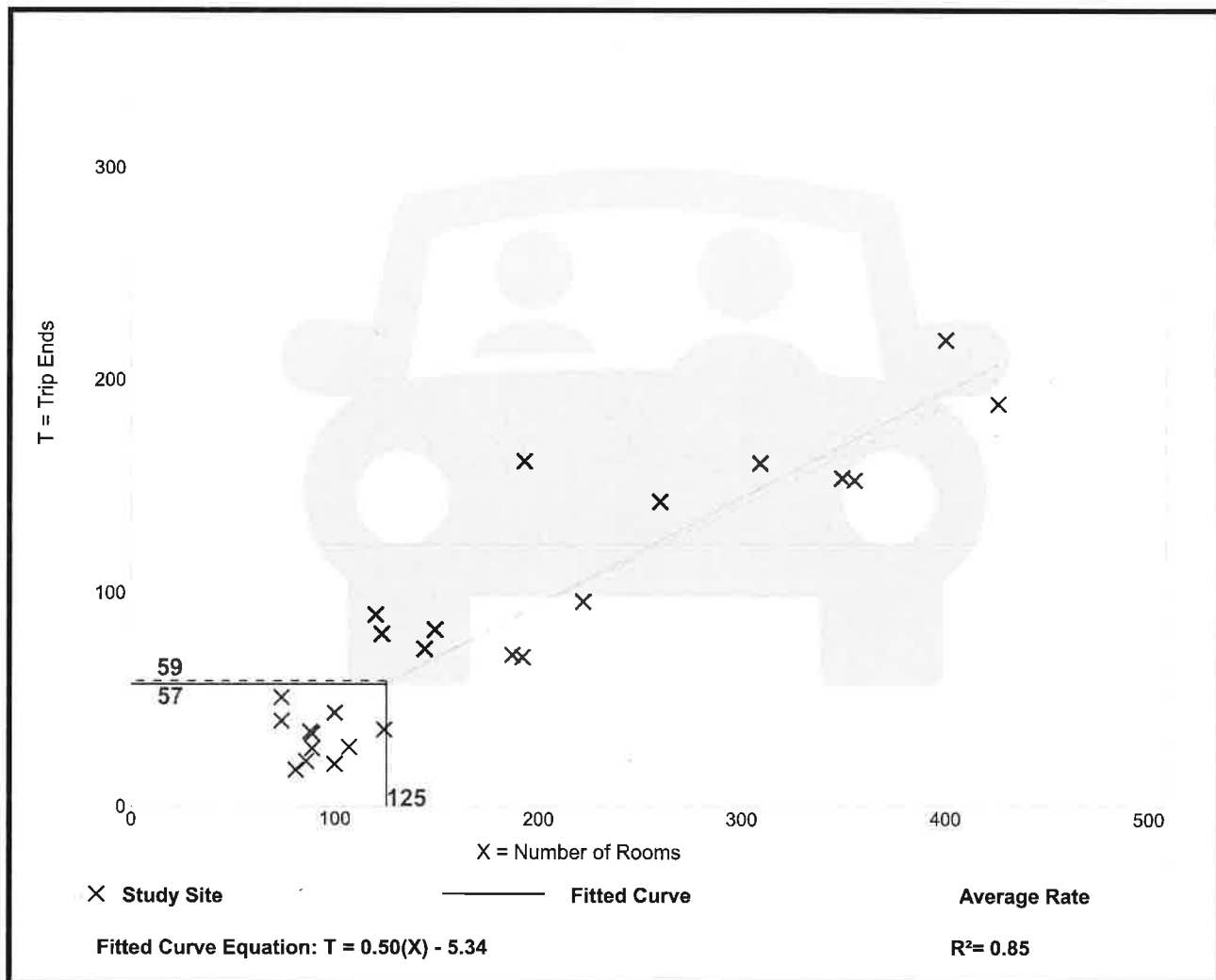
Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. Num. of Rooms: 178
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Room

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

Data Plot and Equation



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Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Rooms: 183
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate

0.60

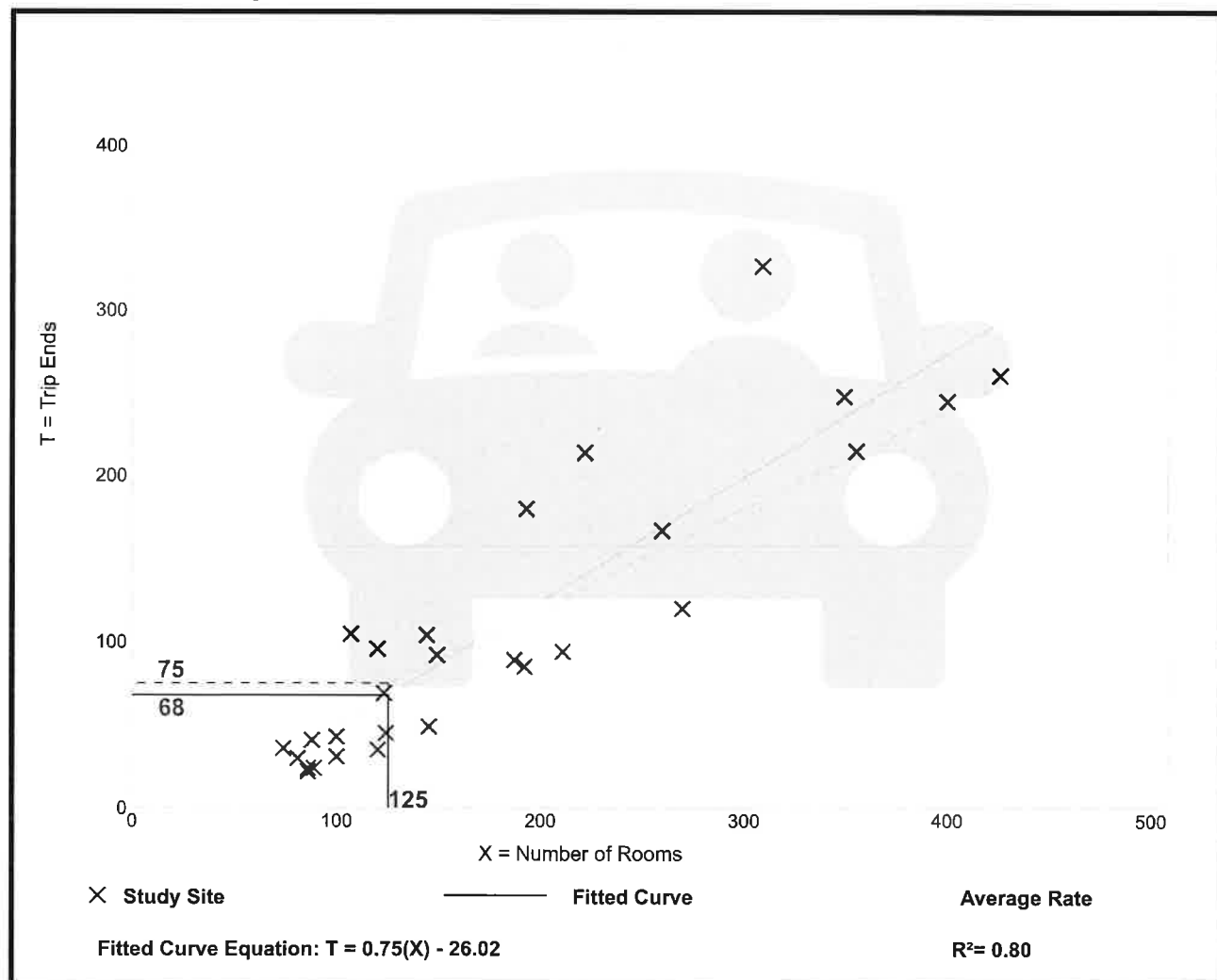
Range of Rates

0.26 - 1.06

Standard Deviation

0.22

Data Plot and Equation



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General Office Building (710)

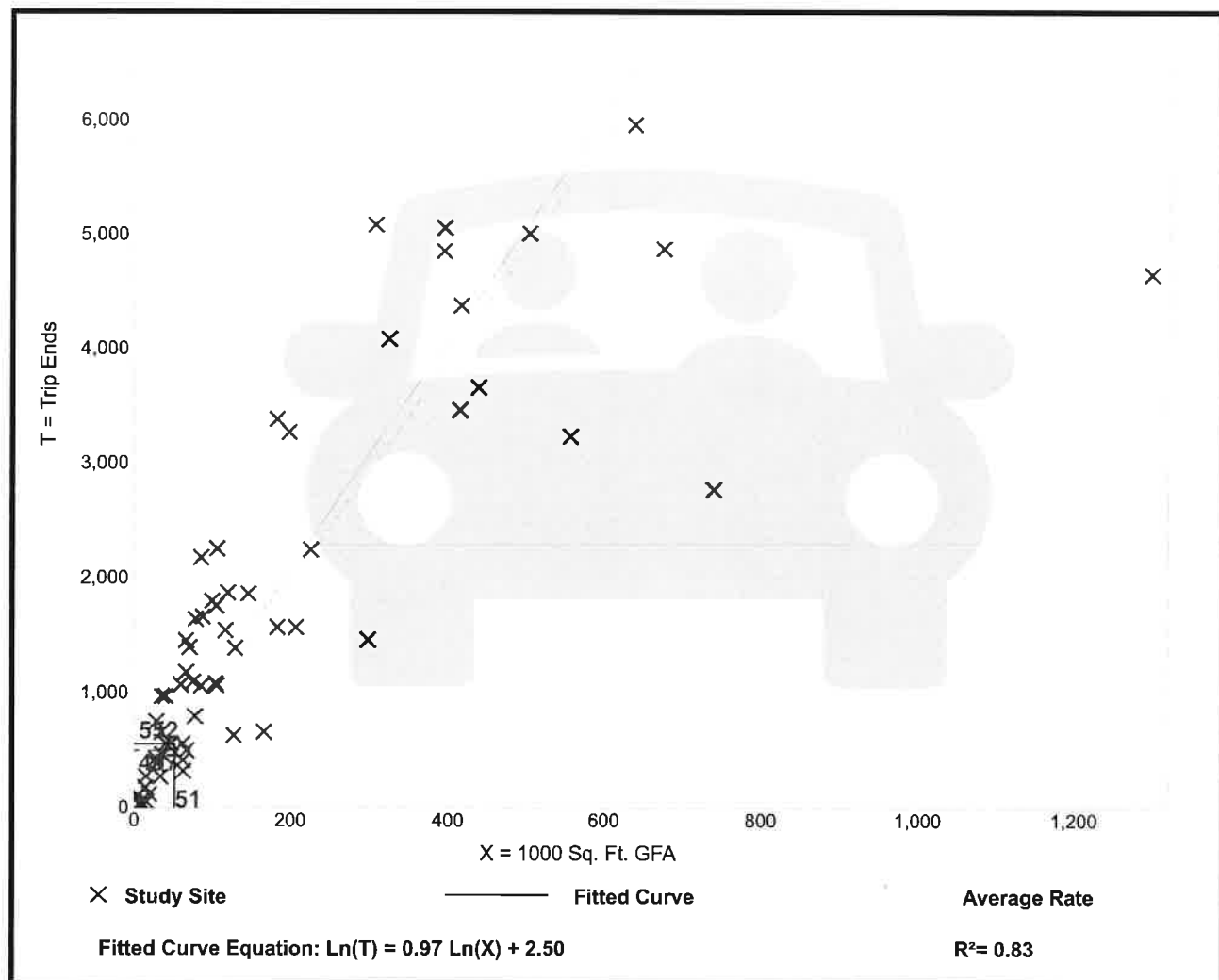
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 35

Avg. 1000 Sq. Ft. GFA: 117

Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate

1.16

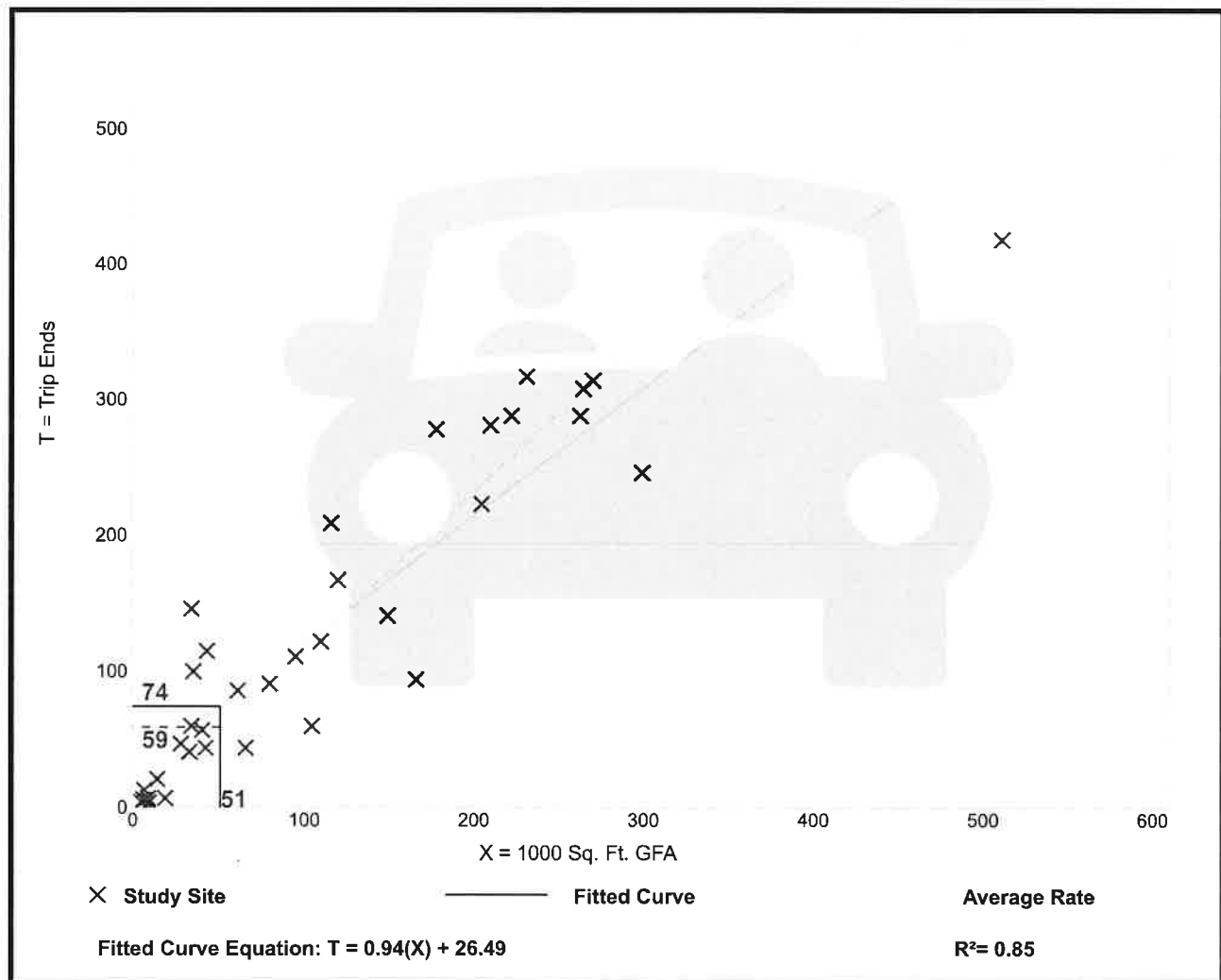
Range of Rates

0.37 - 4.23

Standard Deviation

0.47

Data Plot and Equation



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General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 32

Avg. 1000 Sq. Ft. GFA: 114

Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate

1.15

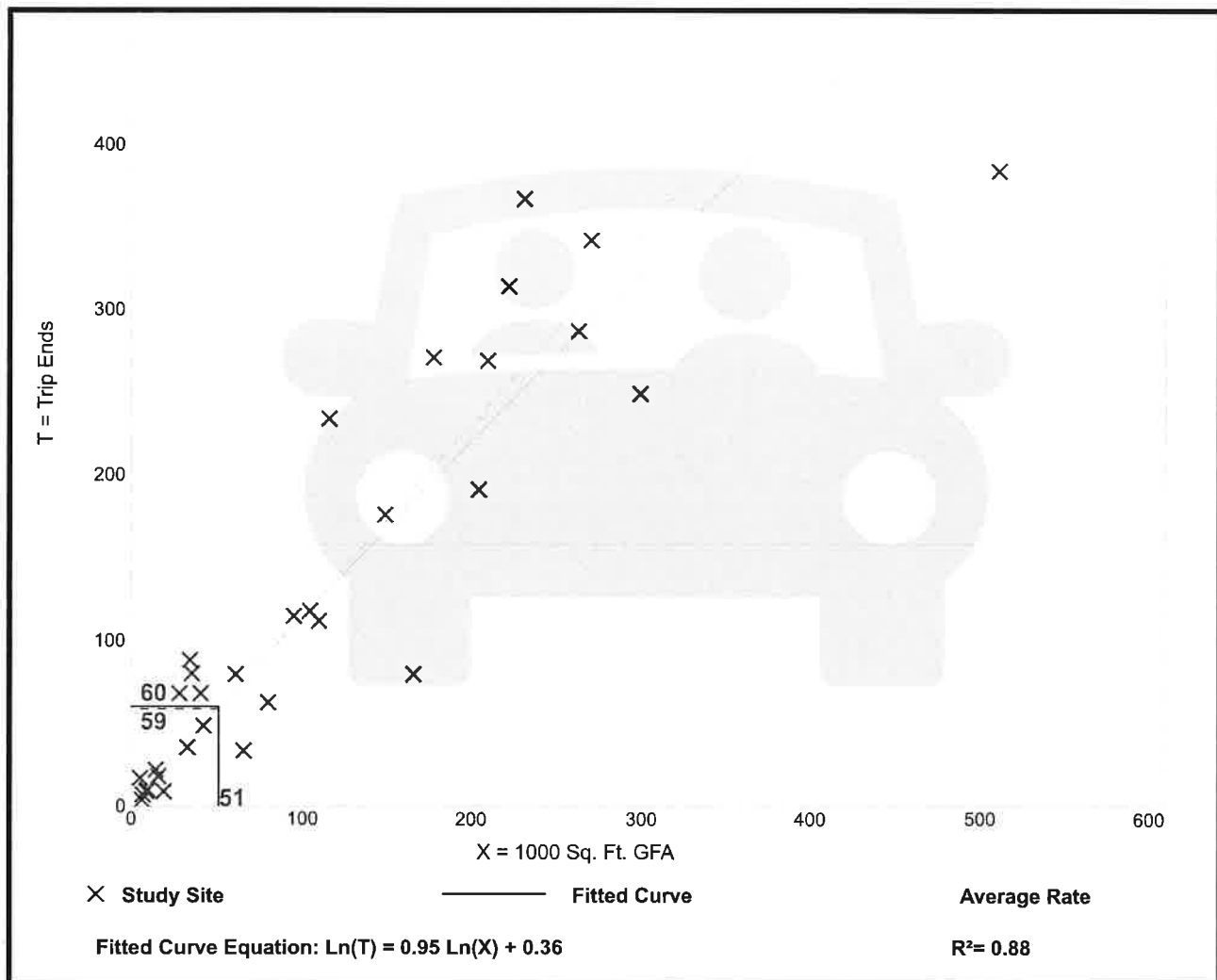
Range of Rates

0.47 - 3.23

Standard Deviation

0.42

Data Plot and Equation



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Shopping Center (820)

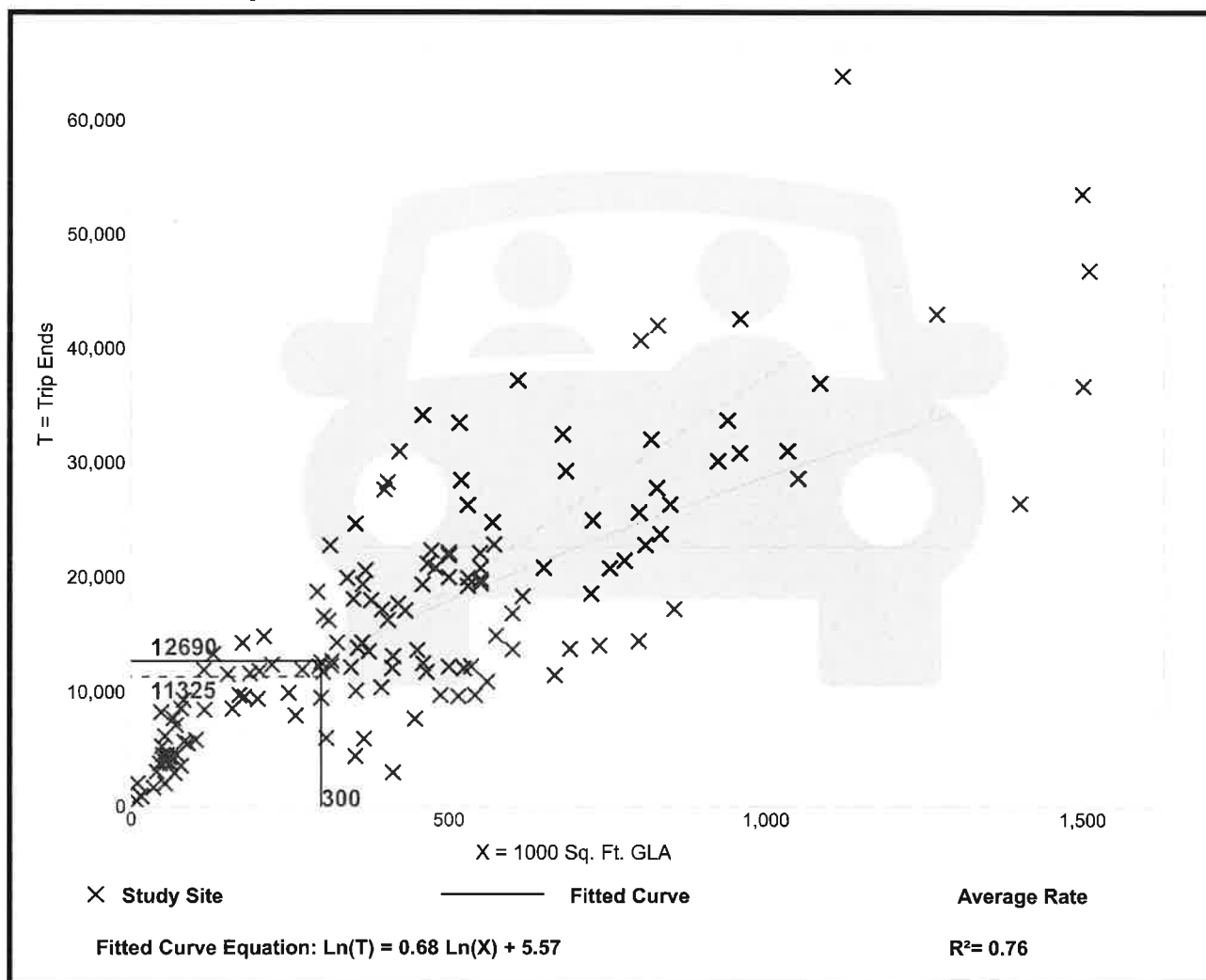
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



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Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 84

Avg. 1000 Sq. Ft. GLA: 351

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

0.94

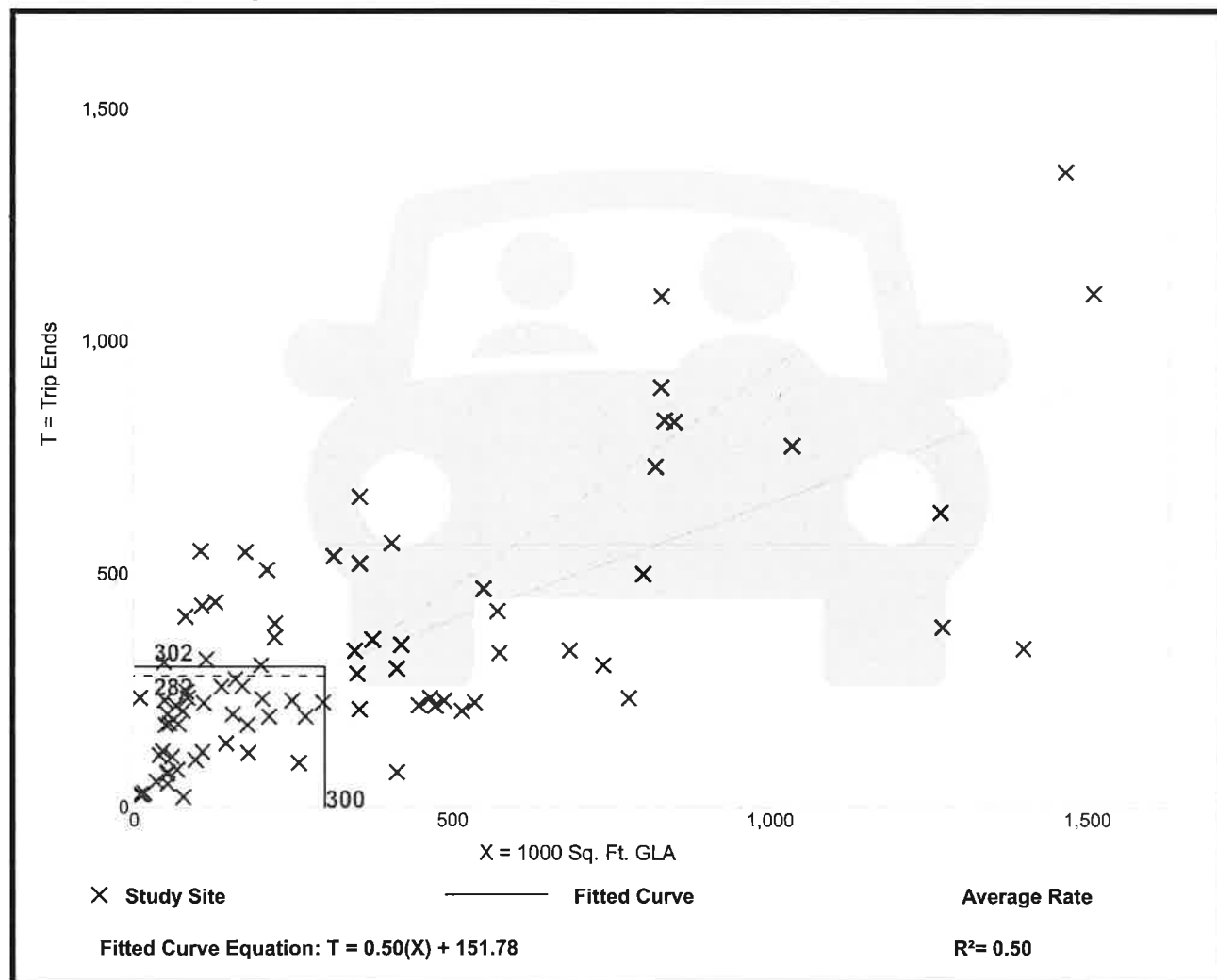
Range of Rates

0.18 - 23.74

Standard Deviation

0.87

Data Plot and Equation



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Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 261

Avg. 1000 Sq. Ft. GLA: 327

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

3.81

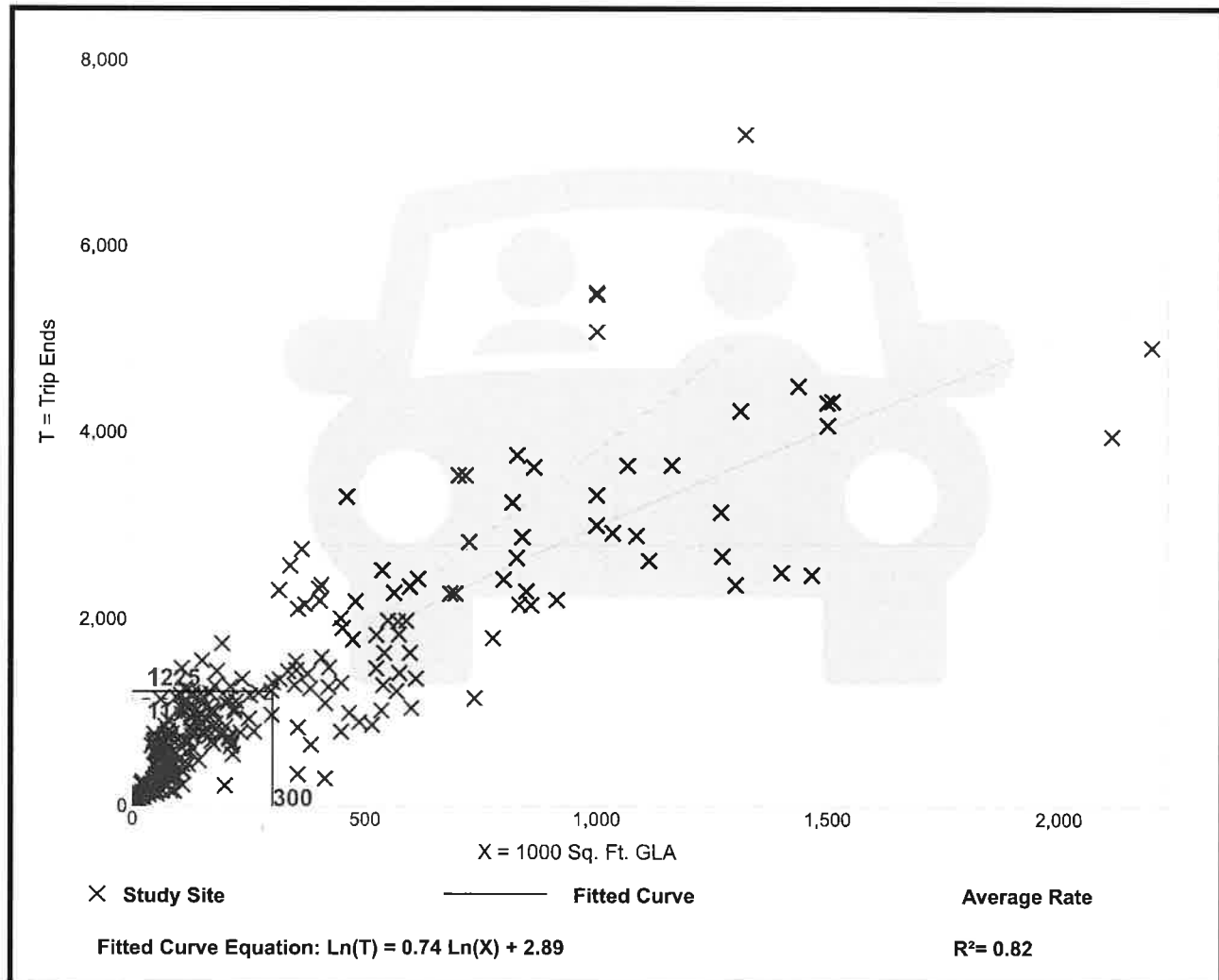
Range of Rates

0.74 - 18.69

Standard Deviation

2.04

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

Alico Crossroads

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

Protected Species Assessment

September 2021

Prepared for:

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

Prepared by:

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

INTRODUCTION

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

SITE CONDITIONS

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

VEGETATIVE CLASSIFICATIONS

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

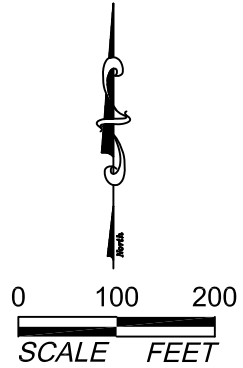
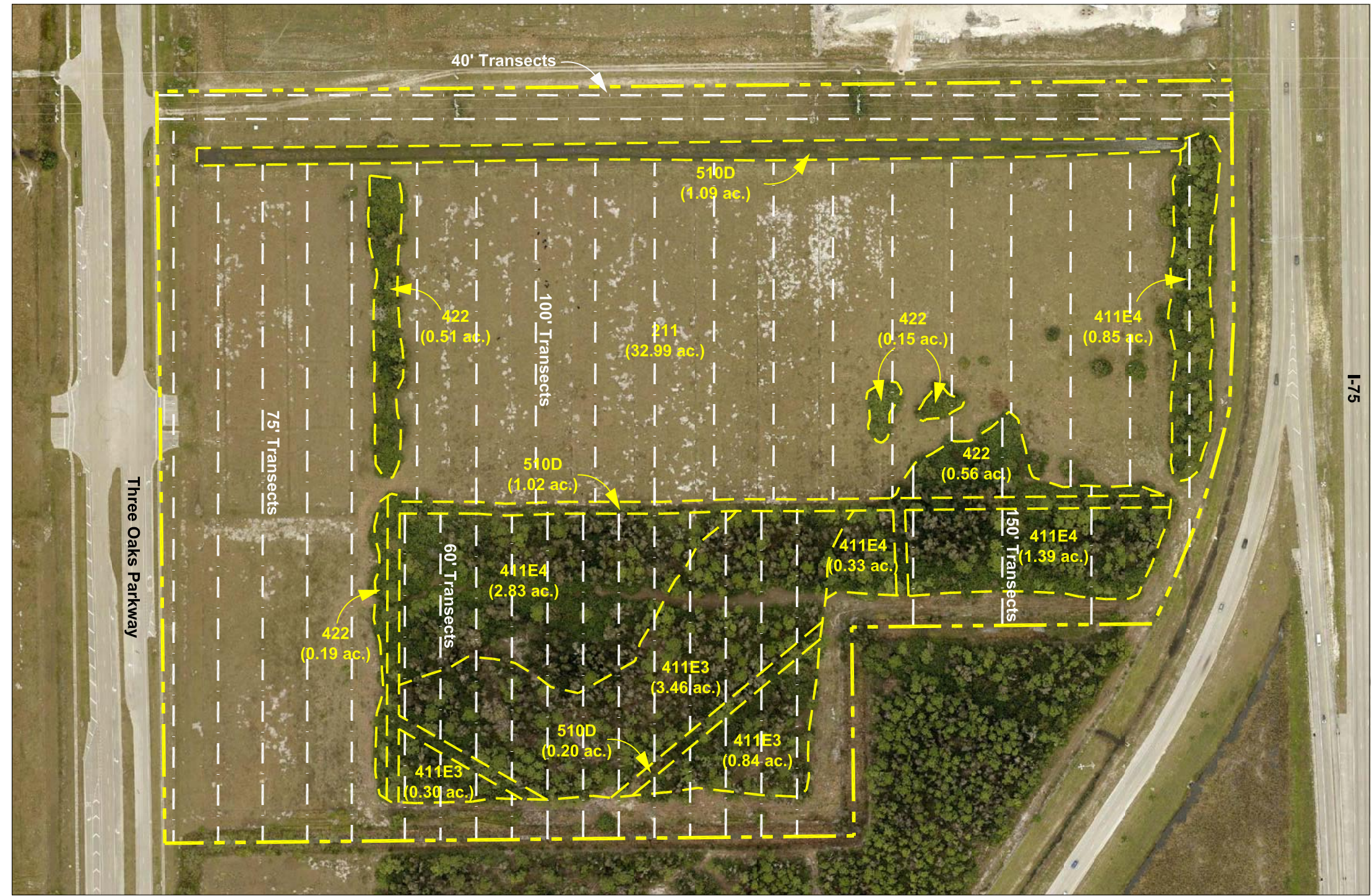
Table 1. Acreage Summary by FLUCCS Code

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

FLUCCS Code 211, Improved Pastures

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

SECTION: 3
TOWNSHIP: 46 S
RANGE: 25 E



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

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

PERMIT USE ONLY, NOT FOR CONSTRUCTION

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

Figure 1. Protected Species Assessment Map

Alico Crossroads



FLUCCS Code 411E3, Pine Flatwoods Invaded by Exotics (51 – 75%)

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

FLUCCS Code 411E4, Pine Flatwoods Invaded by Exotics (76 – 90%)

The canopy in these areas consists of melaleuca and scattered slash pine. Dense Brazilian pepper dominates the midstory. Ground cover consists of scattered patches of saw palmetto, bare ground, grape vine (*Vitis* sp.), and greenbrier (*Smilax* sp.).

FLUCCS Code 422, Brazilian Pepper

Areas of dense Brazilian pepper are present along the edges of the improved pasture.

FLUCCS Code 510D, Ditches

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

SURVEY METHOD

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

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

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

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

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

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

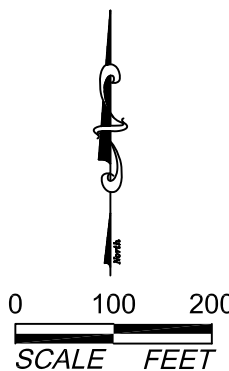
FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
510D	80	American Alligator (<i>Alligator mississippiensis</i>)		√
		Limpkin (<i>Aramus guarauna</i>)*		√
		Little Blue Heron (<i>Egretta caerulea</i>)		√
		Reddish Egret (<i>Egretta rufescens</i>)		√
		Roseate Spoonbill (<i>Ajaia ajaja</i>)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

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

SURVEY RESULTS

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

SECTION: 3
TOWNSHIP: 46 S
RANGE: 25 E



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

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

PERMIT USE ONLY, NOT FOR CONSTRUCTION

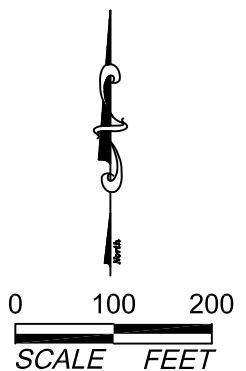
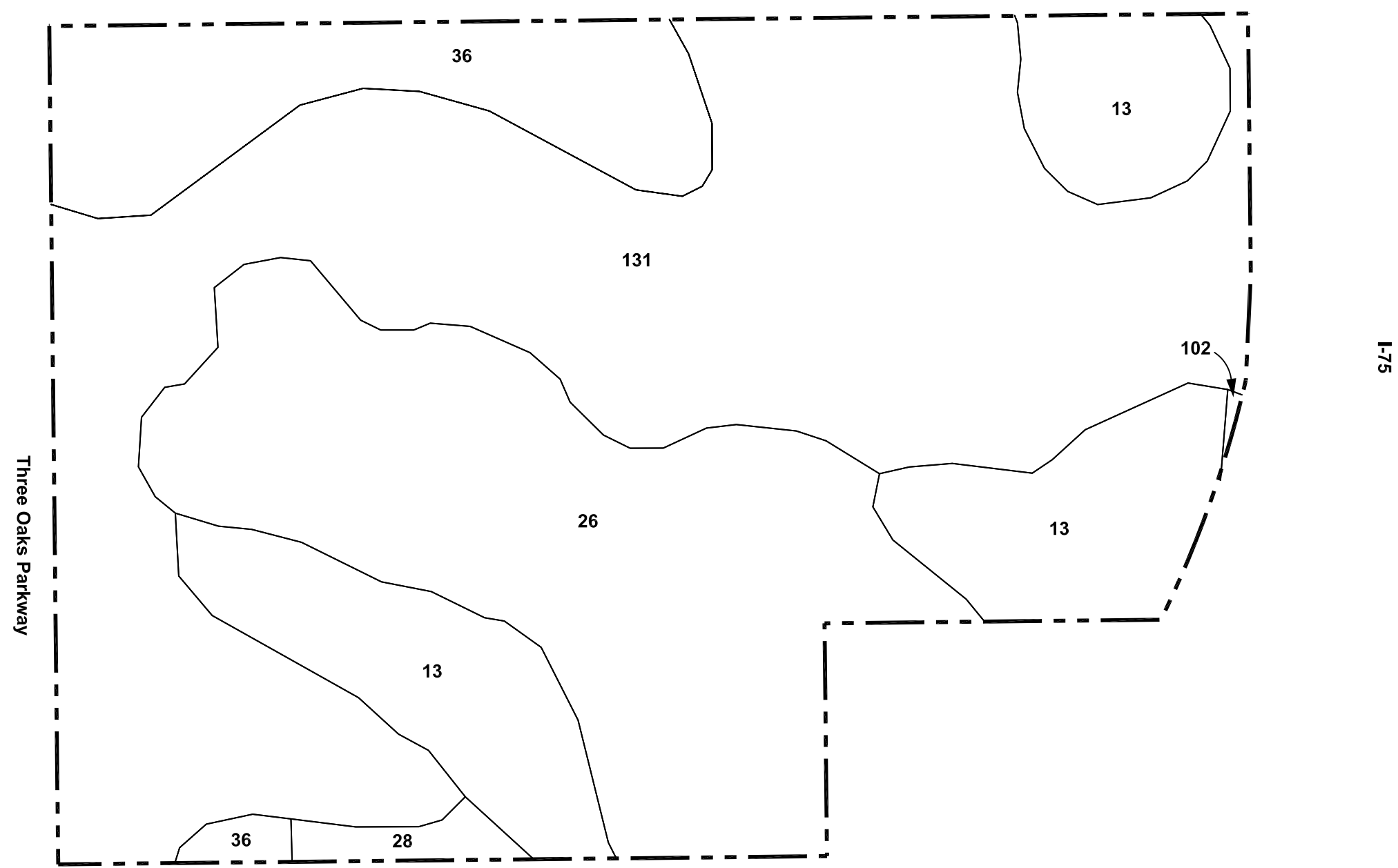
September 14, 2021 3:23:49 p.m.
Drawing: STOCK26PLAN.DWG

Vegetation Map

Alico Crossroads

BDEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

SECTION: 3
TOWNSHIP: 46 S
RANGE: 25 E



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

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

PERMIT USE ONLY, NOT FOR CONSTRUCTION

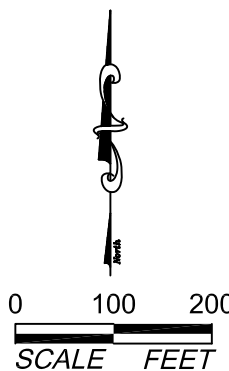
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Soils Map

Alico Crossroads

DEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

SECTION: 3
TOWNSHIP: 46 S
RANGE: 25 E



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

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

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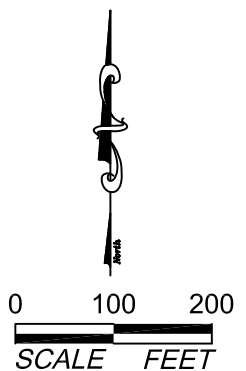
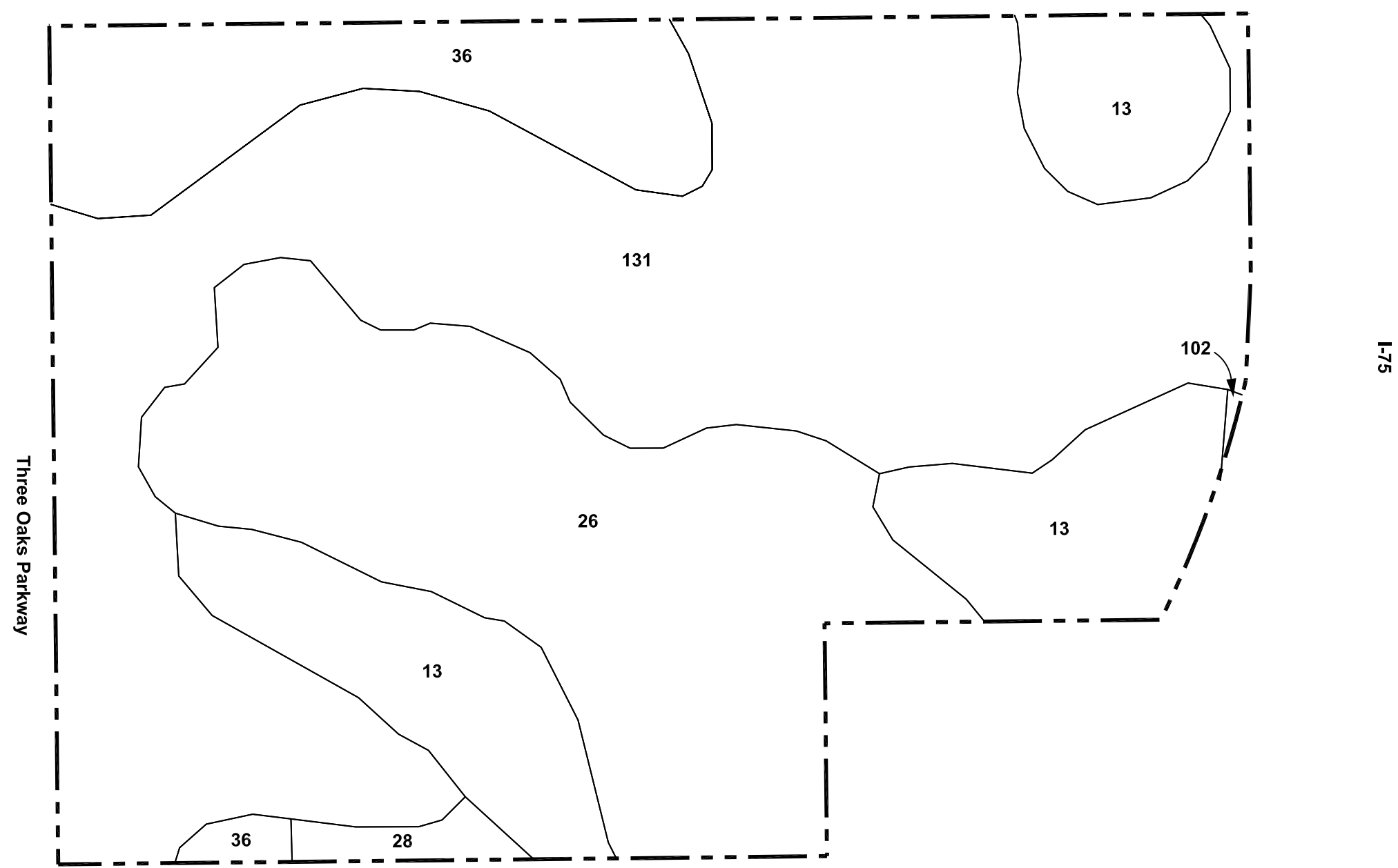
September 14, 2021 3:23:49 p.m.
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Vegetation Map

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

Soils Map

Alico Crossroads



DEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

12751 New Brittany Blvd, Suite 500
Ft. Myers, FL 33907
Phone: 239-590-9001
Fax: 866-616-3365

TITLE CERTIFICATE

File No: 21130314 / 2206.237

ATTN: Lee County Board of County Commissioners

This is to certify that we have searched the public record of Lee County, Florida to the extent the same are maintained in the Office of the Clerk of the Circuit Court, on the property described herein.

Legal Description:

See Attached Legal Description

Said search reveals record title to said lands to be vested in:

Three Oaks Land Company, LLC, a Florida limited liability company, by virtue of Trustee's Deed recorded in Official Records Book 3271, Page 2534, Public Records of Lee County, Florida.

We further certify that our search reveals the following mortgages and easements of record which are not satisfied or released of record:**MORTGAGES:**

None of record

EASEMENTS:

1. Right-of-Way Agreement in favor of Florida Power & Light Company recorded in Official Records Book 876, Page 610, Public Records of Lee County, Florida.
2. Easements set forth in deed recorded in Official Records Book 1234, Page 998, as affected by Assignment of Easement recorded in Official Records Book 1404, Page 2379, Public Records of Lee County, Florida.
3. Easement and Road Construction Agreement recorded in Official Records Book 3136, Page 1619, Public Records of Lee County, Florida.
4. Easement and Road Construction Agreement recorded in Official Records Book 3271, Page 2557, Public Records of Lee County, Florida.
5. Easements set forth in Declaration of Covenants and Restrictions of the North Alico Property Owner's Association recorded in Official Records Instrument Number 2005000065896 and Amendment thereto recorded in Official Records Instrument Number 2020000007170, Public Records of Lee County, Florida.
6. Grant of Perpetual Public Utility Easement and Right to Convey Utility and Service Provider Easements recorded in Official Records Instrument Number 2018000171990, Public Records of Lee County, Florida.
7. Surface Water Management System Easement Agreement recorded in Official Records Instrument Number 2019000294468, Public Records of Lee County, Florida.

Period Searched:

From November 13, 1984 to July 30, 2021 @ 11:00 PM

Tax Information:

Taxes for the year 2021 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2020 in the amount of \$339.77 are PAID. Tax ID Number 03-46-25-00-00001.1080.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Date: August 11, 2021

Cindy L Johnston

Authorized Signatory

EXHIBIT A

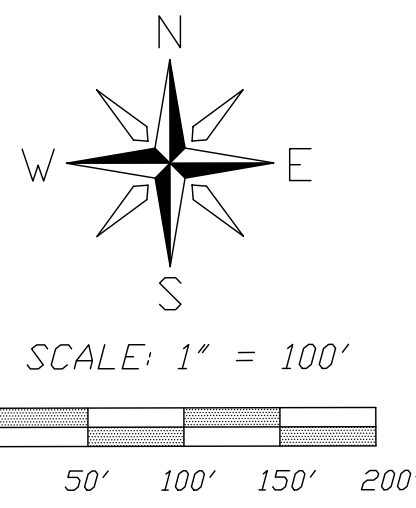
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

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

LESS AND EXCEPT THE LAND CONVEYED TO LEE COUNTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3273, PAGE 3187, PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

ALSO LESS AND EXCEPT THE LAND CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN OFFICIAL RECORDS BOOK 4211, PAGE 3049, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND

ALSO LESS AND EXCEPT THE LAND CONVEYED TO LEE COUNTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2008000104801, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



LEGEND

- F.I.R. FOUND 5/8" IRON ROD
S.I.R. FOUND 4"x4" CONCRETE MONUMENT
F.A.L.M. FOUND ALUMINUM CAP
F.A.C. FOUND ADMINISTRATIVE CODE
P.S.M. PROFESSIONAL SURVEYOR & MAPPER
R.N.G. RANGE
F.P.K.A. FOUND PARKER KALON NAIL & DISK
(D) LEGAL
(M) MEASURED DATA
(C) CALCULATED CLOSURE DATA
L.B. LICENSED BUSINESS
P.B. PLAT BOOK
P.C. CONCRETE PAD
C.P. CHAIN LINK FENCE
W.P.P. WOOD POWER POLE
T.O.B. TOP OF BANK
O.R. OFFICIAL RECORDS BOOK
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
GW. GUY WIRE
C.P.P. CONCRETE POWER POLE
P.P.L. FLORIDA POWER & LIGHT CO.
C. CENTERLINE
F. FIRE HYDRANT
W.C. WITNESS CORNER
E.M. ELECTRIC METER
W.S. WATER SERVICE
W.M. WATER METER
C.B. CATCH BASIN
M.E. METERED END
T.O.S. TOP OF SLOPE
R.C.P. REINFORCED CONCRETE PIPE
C.M.P. CORRUGATED METAL PIPE
W.V. WATER VALVE
C.V. COMCAST VALVE
U.E. UTILITY EASEMENT
F.P.K.A. FOUND PARKER KALON NAIL
E.L. ELEVATION
S.P. SPOT ELEVATION
ELEC. ELECTRIC SERVICE
S.M.H. STORM MANHOLE
C.P. CONCRETE PAD
W.P. WOOD LIGHT POLE
W.F.N. WIRE FENCE
B.W.F. BARBED WIRE FENCE
INV. INVERT
T.S. TELEPHONE RISER
C.S. CONTROL STRUCTURE
L.B.E. LANDSCAPE BUFFER EASEMENT
T.R.N. TRANSFORMER PAD
H.W. CROWN CASTLE FIBER OPTIC VAULT
C.V. CONCRETE VAULT NO ID
C.V. CENTURY LINK VAULT
S.V. SAMPLE VALVE
S.V. SEWER VALVE
P.E. PER RIGHT-OF-WAY LESS AND EXCEPT PARCEL DEEDS
M.A.E. MAINTENANCE ACCESS EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
INDICATES TOP OF BANK

MACHIZ
(O.R. BOOK 3273, PAGE 3184)

SURVEY DATUM

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

PROPERTY DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUND

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

LESS AND EXCEPT THE LAND CONVEYED TO LEE COUNTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3273, PAGE 3187, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; ALSO LESS AND EXCEPT THE LAND CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN OFFICIAL RECORDS BOOK 4211, PAGE 3049, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND ALSO LESS AND EXCEPT THE LAND CONVEYED TO LEE COUNTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2008000104801, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CERTIFIED TO:

STOCK CONSTRUCTION
LEE COUNTY COMMISSIONERS

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N.01°02'47"W.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 3) THIS PROPERTY IS LOCATED IN F.I.R.M. 125124 1207IC0581 F, ZONE "X" HAVING NO BASE FLOOD ELEVATION DATED 08/28/08.
- 4) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(SEE SURVEY DATUM NOTE).

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 08/27/21. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6J-17, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.


Kris A. Slosser, State of Florida, (P.S.M. #5560)

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N 01°02'47" W C
N 01°03'27" W D
50.14'
50.00'D
N 89°23'05" E
122.90'C
122.95'D

INTERSTATE 75
(O.R. UNPLATTED - 4419)

CURVE TABLE

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

LINE TABLE

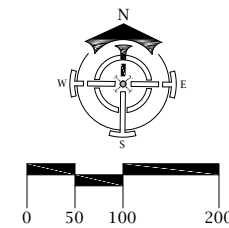
LINE	BEARING	DISTANCE
L1(D)	S 89°21'09" W	99.44'
L2	S 89°23'16" W	75.00'
L3	N 89°23'14" E	75.00'
L4(D&RW)	S 02°42'36" W	160.84'
L5(RW)	N 03°23'22" E	225.11'
L6(RW)	N 03°23'22" E	22.35'
L7(RW)	N 00°36'38" W	54.64'
L8(RW)	S 89°23'10" W	71.17'
L9(RW)	S 89°22'23" W	28.83'

FILED ALICO CROSSING
FIELD BOOK AND PAGE:
KRIS
DRAWN BY:KAS
DRAWING:ALICOCROSSING
SCALE: 1" = 100'

BOUNDARY SURVEY

A PORTION OF
SECTION 3, TOWNSHIP 46 SOUTH RANGE 25 EAST
LEE COUNTY, FLORIDA

LAND USE BREAKDOWN	
<u>NON-RESIDENTIAL</u>	
COMMERCIAL PARCELS	6.47 AC.
RIGHTS-OF-WAY	2.50 AC.
FPL EASEMENT	0.52 AC.
SUB-TOTAL (NON-RESIDENTIAL)	9.49 AC.
<u>RESIDENTIAL</u>	
RESIDENTIAL DEVELOPMENT	27.79 AC.
FPL EASEMENT	2.89 AC.
INDIGENOUS PRESERVE	6.52 AC.
SUB-TOTAL (RESIDENTIAL)	37.20 AC.
TOTAL PROJECT AREA	46.69 AC.



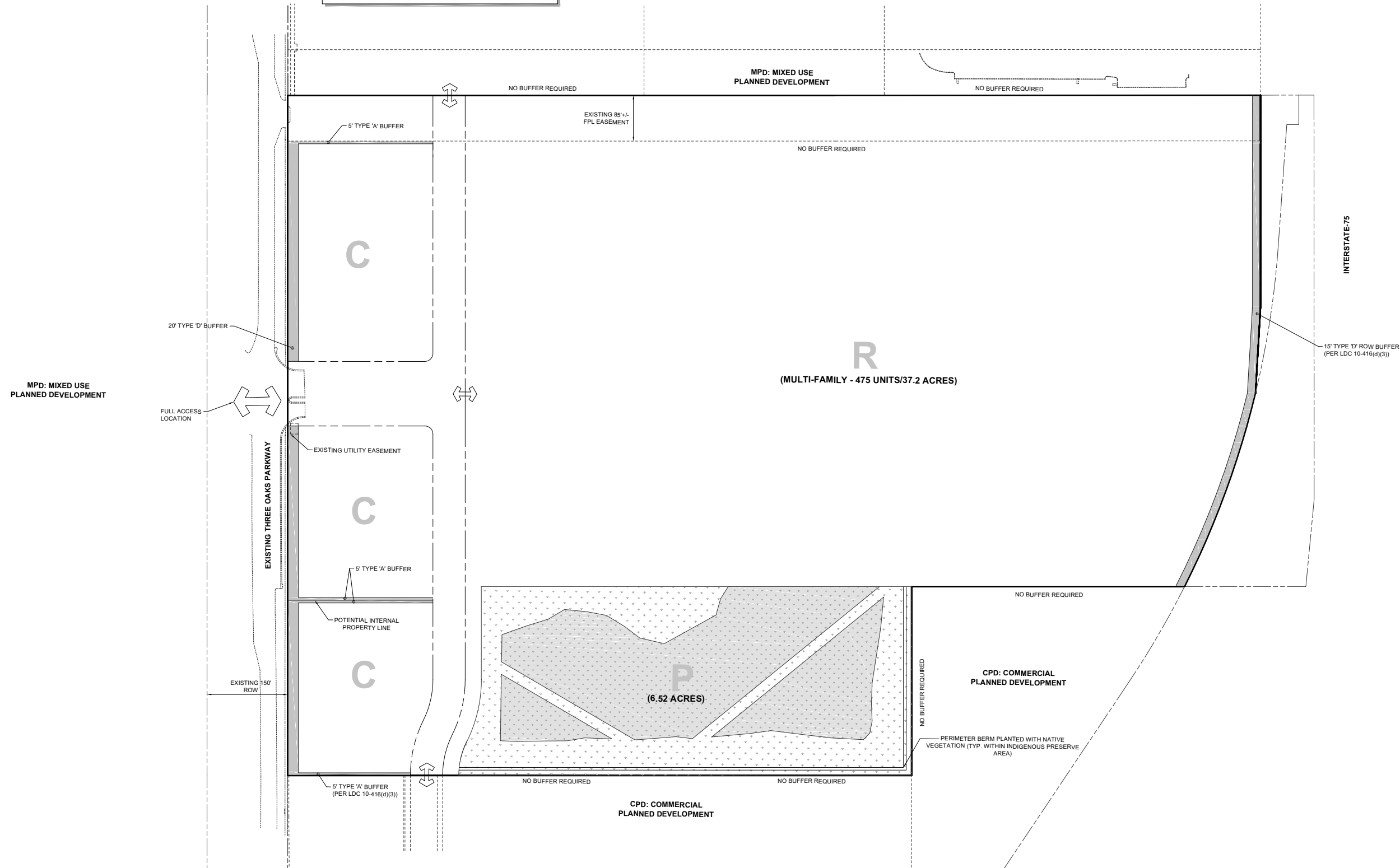
ENGINEER OF RECORD:
JOHN T. WOODARD, P.E. (FOR THE FR&O)
FLORIDA P.E. NO. 38217

OWNER / DEVELOPER: STOCK DEVELOPMENT, LLC 2639 PROFESSIONAL CIRCLE SUITE 101 NAPLES, FL 34110 (239) 552-7544	PROJECT: ALICO CROSSROADS
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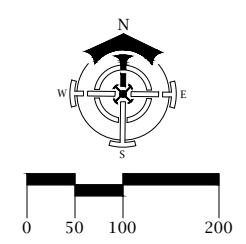
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Status:
FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

Sheet Number:	1
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LAND USE BREAKDOWN	
<u>NON-RESIDENTIAL</u>	
COMMERCIAL PARCELS	12.49 AC.
RIGHTS-OF-WAY	2.50 AC.
FPL EASEMENT	1.20 AC.
SUB-TOTAL (NON-RESIDENTIAL)	16.19 AC.
<u>RESIDENTIAL</u>	
RESIDENTIAL DEVELOPMENT	20.21 AC.
FPL EASEMENT	2.21 AC.
RIGHT-OF-WAY	1.56 AC.
INDIGENOUS PRESERVE	6.52 AC.
SUB-TOTAL (RESIDENTIAL)	30.50 AC.
TOTAL PROJECT AREA	
	46.69 AC.



ENGINEER OF RECORD:
JOHN T. WOLDAK, P.E. (FOR THE FIR®)
FLORIDA P.E. NO. 58217

[illegible]

Status:
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Sheet Number:	1
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