



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

CPA 2022-00003

ProjectName: Daniels Falls, Encore, Powers Court

ProjectDescription: Future Land Use Map Amendment from Outlying Suburban and Wetlands categories to General Interchange category.

Map(s) to Be Amended: Lee Plan Map 1-A

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

1. Name of Applicant: Encore Multi-Family, LLC

Address: 6900 Dallas Parkway, 3rd Floor

City, State, Zip: Plano, TX, 75024

Phone Number: 214-259-7000

E-mail: ahill@encore.bz

2. Name of Contact: Ben Smith, AICP

Address: 2914 Cleveland Ave

City, State, Zip: Fort Myers, FL, 33901

Phone Number: 239-337-3993

E-mail: bsmith@m-da.com

3. Owner(s) of Record: Powerscourt Centre Owners' Association, INC

Address: 2100 Electronics Lane

City, State, Zip: Fort Myers, FL 33912

Phone Number: _____

E-mail: _____

4. Property Location:

1. SiteAddress: 13501/521 Powers CT, (8991,8971,8981) Cody Lee RD

2. STRAP(s): 21-45-25-17-0000B.00CE, 21-45-25-18-00000.0070, 21-45-25-18-0000A.00CE, 21-45-25-18-00000.0050, 21-45-25-18-0000C.00CE, 21-45-25-L3-19000.0010, 21-45-25-L3-19000.0020.

5. Property Information:

Total Acreage of Property: 19.99

Total Acreage Included in Request: 19.99

Total Uplands: N/A

Total Wetlands: N/A

Current Zoning: CPD

Current Future Land Use Category(ies): Outlying Suburban

Area in Each Future Land Use Category: 19.99

Existing Land Use: Commercial and Vacant

6. Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 59.97

Commercial Intensity: 100,000

Industrial Intensity: Not Permitted

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 440

Commercial Intensity: 100,000

Industrial Intensity: N/A

Public Facilities Impacts

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

- 1. Traffic Circulation Analysis:** The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.
 - a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
 - b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

AFFIDAVIT

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

Signature of Applicant

Date

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

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

Signature of Notary Public

(Name typed, printed or stamped)



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Phone (239) 337-3993 | Toll Free (866) 337-7341

www.morris-depew.com

Daniels Falls Encore MFR

Property Owners Principal Address List

1. Talamh Associates, L.L.C.
 - 2100 Electronics Lane
 - Fort Myers, FL 33912

2. Racetrac, INC
 - 200 Galleria Parkway SE, Suite 900
 - Atlanta, GA 30339

3. Powerscourt Centre Owners' Association, INC.
 - 2100 Electronics Lane
 - Fort Myers, FL 33912

EMF FM FORUM LLC
6900 Dallas Parkway, 3rd Floor
Plano
TX 75024
USA

Wells Fargo Bank, N.A.
854 Howard Ave
Biloxi, MS 39530
USA
062203751

519

Date

02/10/2022

Check Amount

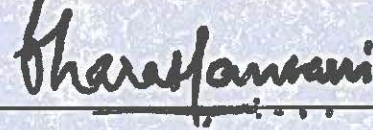
\$2,000.00***

**** TWO THOUSAND AND 00/100 DOLLARS

Pay to the order of:

VOID IF NOT CASHED WITHIN 90 DAYS WITHIN DATE OF ISSUE

Lee County BOCC
2914 Cleveland Ave
Fort Myers, FL 33901



0000000519 1:062203751: 159925514611

DATE:02/10/2022 CK#:519 TOTAL:\$2,000.00*** BANK:EMF FM FORUM LLC(wb5146)
PAYEE:Lee County BOCC(lee324)

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
652(201220)	17170400(1501460)	Forum013122-01/31/22	Permits and Fees	2,000.00
				<u>2,000.00</u>

DATE:02/10/2022 CK#:519 TOTAL:\$2,000.00*** BANK:EMF FM FORUM LLC(wb5146)
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652(201220)	17170400(1501460)	Forum013122-01/31/22	Permits and Fees	2,000.00
				<u>2,000.00</u>

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Bridget D. Crowley, 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 12501/18521 Powers Ct. 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
<u>TALAMON ASSOCIATES LLC</u>	<u>100%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
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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.



Property Owner

Bridget D. Crowley

Print Name

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

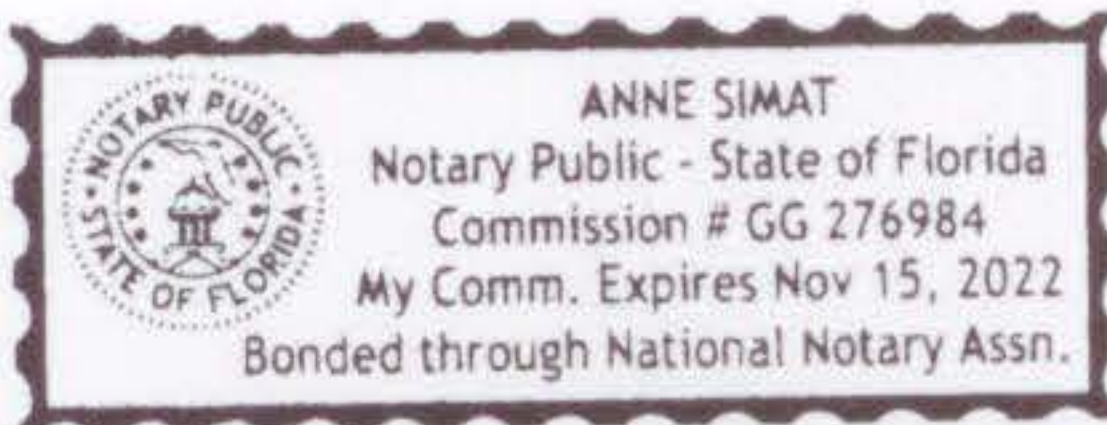
STATE OF FLORIDA
COUNTY OF LEE

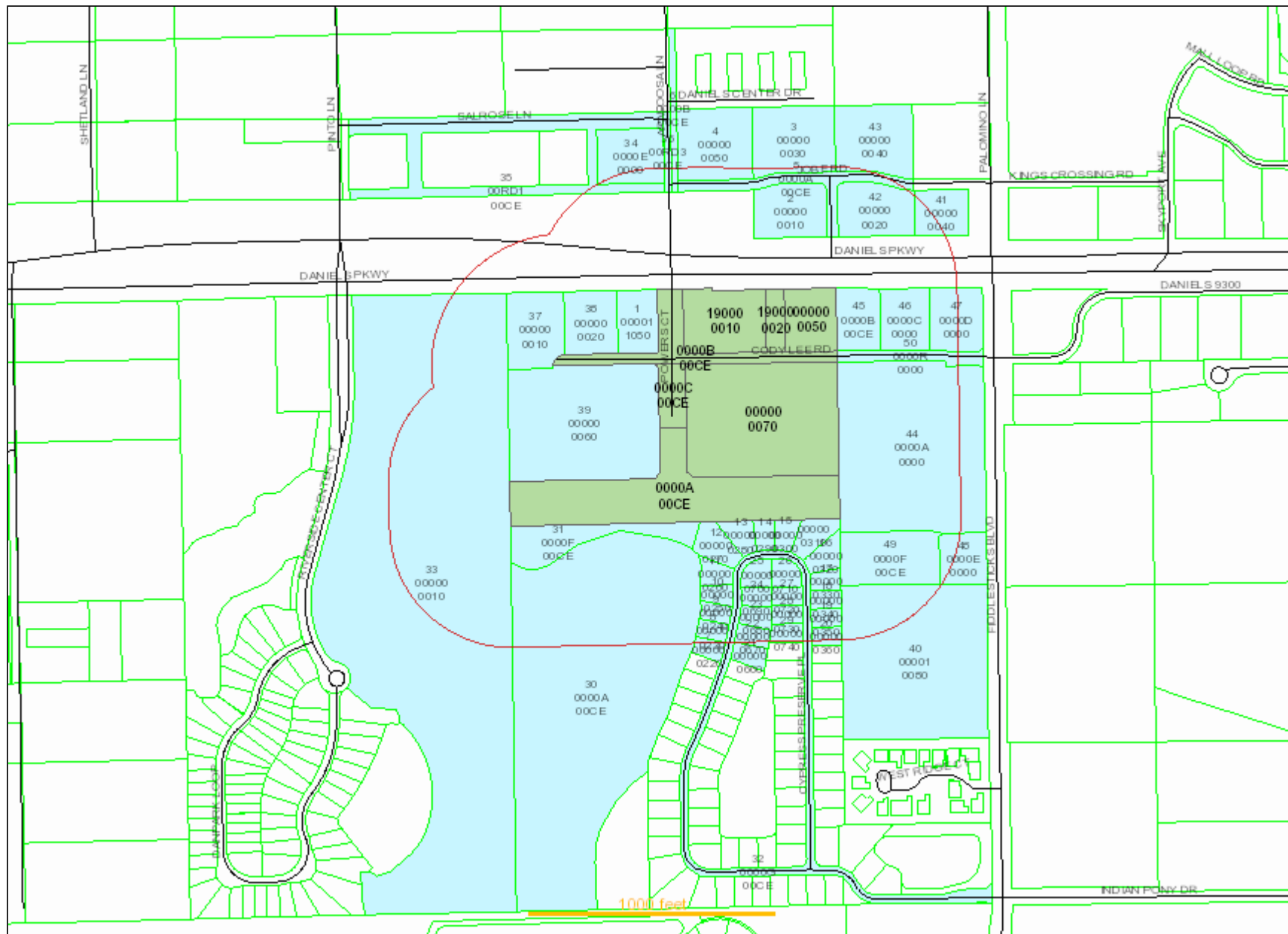
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☒ online notarization, on 1-15-22 (date) by BRIDGET D. CROWLEY (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public





Date of Report: January 26, 2022

Buffer Distance: feet

Parcels Affected: 51

Subject Parcels: **21-45-25-17-0000B.00CE, 21-45-25-18-00000.0050, 21-45-25-18-00000.0070, 21-45-25-18-0000A.00CE, 21-45-25-18-**

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

0000C.00CE, 21-45-25-L3-19000.0010, 21-45-25-L3-19000.0020To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
STI PROPERTY MANAGEMENT LLC 9931 CYPRESS LAKE DR FORT MYERS FL 33919	21-45-25-00-00001.1050 8870 DANIELS PKWY FORT MYERS FL 33912	PARCEL IN E 1/2 OF SE 1/4 AS DESC IN OR 4199 PG 2813	1
EBC 8951 DANIELS LLC 1614 COLONIAL BLVD # 101 FORT MYERS FL 33907	21-45-25-09-00000.0010 8951 DANIELS PKWY FORT MYERS FL 33912	DANIELS PARKWAY CENTER AS RECD PB 59 PGS 55+56 LOT 1	2
FM HOTEL INVESTMENT LLC 14106 US HWY 19 HUDSON FL 34667	21-45-25-09-00000.0030 8955 DANIELS PKWY FORT MYERS FL 33912	DANIELS PARKWAY CENTER AS RECD PB 59 PGS 55+56 LOT 3	3
SALROSE DREAMS INC 6541 BRIARCLIFF RD FORT MYERS FL 33912	21-45-25-09-00000.0050 8911 DANIELS PKWY FORT MYERS FL 33912	DANIELS PARKWAY CENTER AS RECD PB 59 PGS 55+56 LOT 5	4
DANIELS PARKWAY OWNERS ASSN 9001 DANIELS PKWY STE 200 FORT MYERS FL 33912	21-45-25-09-0000A.00CE RIGHT OF WAY FORT MYERS FL 33912	DANIELS PARKWAY CENTER AS RECD PB 59 PGS 55+56 TRACT A	5
DANIELS PARKWAY OWNERS ASSN 9001 DANIELS PKWY STE 200 FORT MYERS FL 33912	21-45-25-09-0000B.00CE RIGHT OF WAY FORT MYERS FL 33912	DANIELS PARKWAY CENTER AS RECD PB 59 PGS 55+56 TRACT B	6
FLINT JESSE E & EMILY R 8900 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0220 8900 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 22	7
SALAZAR JUAN C + AMELIA 8896 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0230 8896 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 23	8
MILLAN JOSEPH + JANET 8892 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0240 8892 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 24	9
LAIN CONSTANCE S 15210 ASPEN DRIVE FORT MYERS FL 33908	21-45-25-10-00000.0250 8888 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 25	10
KAZOR MARY P + DEAN P 8884 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0260 8884 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 26	11

COURTNEY JOHN R JR + CHRISTY L 8880 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0270 8880 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 27	12
BURNS NANCY J + DAVID E 8876 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0280 8876 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 28	13
CLEVELAND ROBERTA J & 8872 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0290 8872 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 29	14
BONILLA FREDDIE JR & 8868 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0300 8868 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 30	15
TURCHETTA GREGORY & 8860 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0320 8860 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 32	16
CRIDER COLE J & CLAIRE F 8856 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0330 8856 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 33	17
SALATA PHILLIP J + CINDY J 8852 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0340 8852 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 34	18
VANEK CYNTHIA A 358 TALL MEADOW LN YARDLEY PA 19067	21-45-25-10-00000.0350 8848 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 35	19
ZANKE JAMES & 8844 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0360 8844 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 36	20
MICKEVICIUS PATRICK J + 23 HORSELEES ROAD KENT ME13 9TE UNITED KINGDOM	21-45-25-10-00000.0660 8901 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 66	21
MCGOWAN JOHN E + TERRI L 8897 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0670 8897 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 67	22
ROMERO RAY H III & JENNIFER 8893 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0680 8893 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 68	23

GRAHAM BRETT C & 8889 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0690 8889 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 69	24
WHEATON GEORGE D + PATRICIA L 8885 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0700 8885 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 70	25
WILSON ANDREW SCOTT & 8857 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0710 8857 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 71	26
LUCAS CHRISTOPHER + JENNIFER 8853 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0720 8853 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 72	27
LEONARD JOE & DORA 8849 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0730 8849 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 73	28
RODRIGUEZ EUGENIO G + SYLVIA L 8845 CYPRESS PRESERVE PL FORT MYERS FL 33912	21-45-25-10-00000.0740 8845 CYPRESS PRESERVE PL FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 LOT 74	29
CYPRESS PRESERVE OF LEE 5430 BAYSHORE ROAD N FORT MYERS FL 33917	21-45-25-10-0000A.00CE CYPRESS PRESERVE C/E FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 TRACT A CONSV AREA OR 3204/4752	30
CYPRESS PRESERVE OF LEE 5430 BAYSHORE ROAD N FORT MYERS FL 33917	21-45-25-10-0000F.00CE CYPRESS PRESERVE C/E FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 TRACT F	31
CYPRESS PRESERVE OF LEE 5430 BAYSHORE ROAD N FORT MYERS FL 33917	21-45-25-10-0000G.00CE RIGHT OF WAY FORT MYERS FL 33912	CYPRESS PRESERVE PB 63 PGS 73-77 TRACT G	32
RIVERSIDE BAPTIST CHURCH OF FO 8660 DANIELS PKWY FORT MYERS FL 33912	21-45-25-11-00000.0010 8660-8690 DANIELS PKWY FORT MYERS FL 33912	RIVERSIDE CENTER PB 72 PGS 13-14 LOT 1	33
GRIFFIN BONITA SPRINGS 4141 ROBERTS RD GRAPEVINE TX 76051	21-45-25-14-0000E.0000 8890 SALROSE LN FORT MYERS FL 33912	DANIELS PARKWAY BUSINESS PARK DESC IN INST #2006-155366 TRACT E	34
DANIELS PARKWAY BUSINESS 8890 SALROSE LN #220 FORT MYERS FL 33912	21-45-25-14-00RD1.00CE RIGHT OF WAY FORT MYERS FL 33912	DANIELS PARKWAY BUSINESS PARK DESC IN INST #2006-155366 INCL TRACTS OS-1 THRU OS-3 + RD-1	35

SALROSE DREAMS II LLP 6541 BRIARCLIFF RD FORT MYERS FL 33912	21-45-25-14-00RD3.00CE RIGHT OF WAY FORT MYERS FL 33912	DANIELS PARKWAY BUSINESS PARK DESC IN INST #2006-155366 INCL TRACTS RD-3	36
MICHAEL J HAIKEN MD PA 6017 COCOS DR FORT MYERS FL 33908	21-45-25-17-00000.0010 8841 CODY LEE RD FORT MYERS FL 33912	POWERSCOURT CENTRE DESC INST#2007-128964 LOT 1	37
WFCW PROPCO DANIELS LLC 980 NORTH FEDERAL HWY BOCA RATON FL 33432	21-45-25-17-00000.0020 8851 CODY LEE RD FORT MYERS FL 33912	POWERSCOURT CENTRE DESC INST#2007-128964 LOT 2	38
POWERSCOURT LLC 2100 ELECTRONICS LN FORT MYERS FL 33912	21-45-25-18-00000.0060 13490-520 POWERS CT FORT MYERS FL 33912	POWERSCOURT CENTRE II AS DESC IN INST#2008000190440 LOT 6	39
13800 FIDDLESTICKS LLC MARKHAM NORTON MOSTELLER WRIGH 8961 CONFERENCE DR STE 1 FORT MYERS FL 33919	22-45-25-00-00001.0080 13800 FIDDLESTICKS BLVD FORT MYERS FL 33912	NW 1/4 OF SW 1/4 OF SW 1/4 LESS ELY 40 FT DESC IN OR 1711/4096 AKA COLONIAL RANCHETTES UNIT 2 TRACTS 204 + 205	40
SOUTHLAND FT MYERS LLC COLLETT AND ASSOCIATES INC PO BOX 36799 CHARLOTTE NC 28236	22-45-25-06-00000.0040 13420 PALOMINO LN FORT MYERS FL 33912	NORTH INTERCHANGE COMMERCE PK PB 52 PGS 15-17 LOT 4	41
ONE PARKER CENTER KLA LLC 18961 KNOLL LANDING DR FORT MYERS FL 33908	22-45-25-09-00000.0020 9011 DANIELS PKWY FORT MYERS FL 33912	DANIELS PARKWAY CENTER AS RECD PB 59 PGS 55+56 LOT 2	42
JSA ONE CENTER LLC COMM PROP MANAGEMENT LLC 17595 S TAMiami TRL # 110 FORT MYERS FL 33908	22-45-25-09-00000.0040 9001 DANIELS PKWY FORT MYERS FL 33912	DANIELS PARKWAY CENTER AS RECD PB 59 PGS 55+56 LOT 4	43
PUBLIX SUPER MARKETS INC EXPENSE PAYABLES LEASE TEAM PO BOX 32025 LAKELAND FL 33802	22-45-25-12-0000A.0000 13650 FIDDLESTICKS BLVD FORT MYERS FL 33912	SHOPPES AT FIDDLESTICKS PB 72 PGS 48 + 49 PARCEL A	44
PUBLIX SUPER MARKETS INC PO BOX 407 LAKELAND FL 33802	22-45-25-12-0000B.00CE 9001 CODY LEE RD FORT MYERS FL 33912	SHOPPES AT FIDDLESTICKS PB 72 PGS 48 + 49 PARCEL B	45
D7 3 LLC 7101 W 78TH ST	22-45-25-12-0000C.0000 9011 CODY LEE RD	SHOPPES AT FIDDLESTICKS PB 72 PGS 48 + 49	46

MINNEAPOLIS MN 55439	FORT MYERS FL 33912	PARCEL C + W 52 FT PAR D	
ARC BBFTMFL001 LLC PO BOX 167 WINSTON SALEM NC 27102	22-45-25-12-0000D.0000 9090 DANIELS PKWY FORT MYERS FL 33912	SHOPPES AT FIDDLESTICKS PB 72 PGS 48-49 PARCEL D LESS W 52 FT DESC IN OR 4031/3344	47
PUBLIX SUPER MARKETS INC EXPENSE PAYABLES LEASE TEAM PO BOX 32025 LAKELAND FL 33802	22-45-25-12-0000E.0000 13750 FIDDLESTICKS BLVD FORT MYERS FL 33912	SHOPPES AT FIDDLESTICKS PB 72 PGS 48 + 49 PARCEL E	48
PUBLIX SUPER MARKETS INC EXPENSE PAYABLES LEASE TEAM PO BOX 32025 LAKELAND FL 33802	22-45-25-12-0000F.00CE SUBMERGED FORT MYERS FL 33912	SHOPPES AT FIDDLESTICKS PB 72 PGS 48 + 49 PARCEL F	49
PUBLIX SUPER MARKETS INC EXPENSE PAYABLES LEASE TEAM PO BOX 32025 LAKELAND FL 33802	22-45-25-12-0000R.0000 RIGHT OF WAY FORT MYERS FL	SHOPPES AT FIDDLESTICKS PB 72 PGS 48 + 49 TRACT R	50



PROJECT:

**DANIELS FALLS
ENCORE
MULTI-FAMILY**

LOCATION:

13501 POWERS CT.
FORT MYERS, FL 33912

CLIENT:

**ENCORE
MULTI-FAMILY, LLC.**

CONSULTANT:



**MORRIS
DEPEU**

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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

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

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

Jan 18 2022 02:51:02 pm PLOTTED BY: cvenarske

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	WMM
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	1/19/2022

SHEET TITLE:

**PARCELS WITHIN 500'
OF SUBJECT
PROPERTY**

SHEET NUMBER:

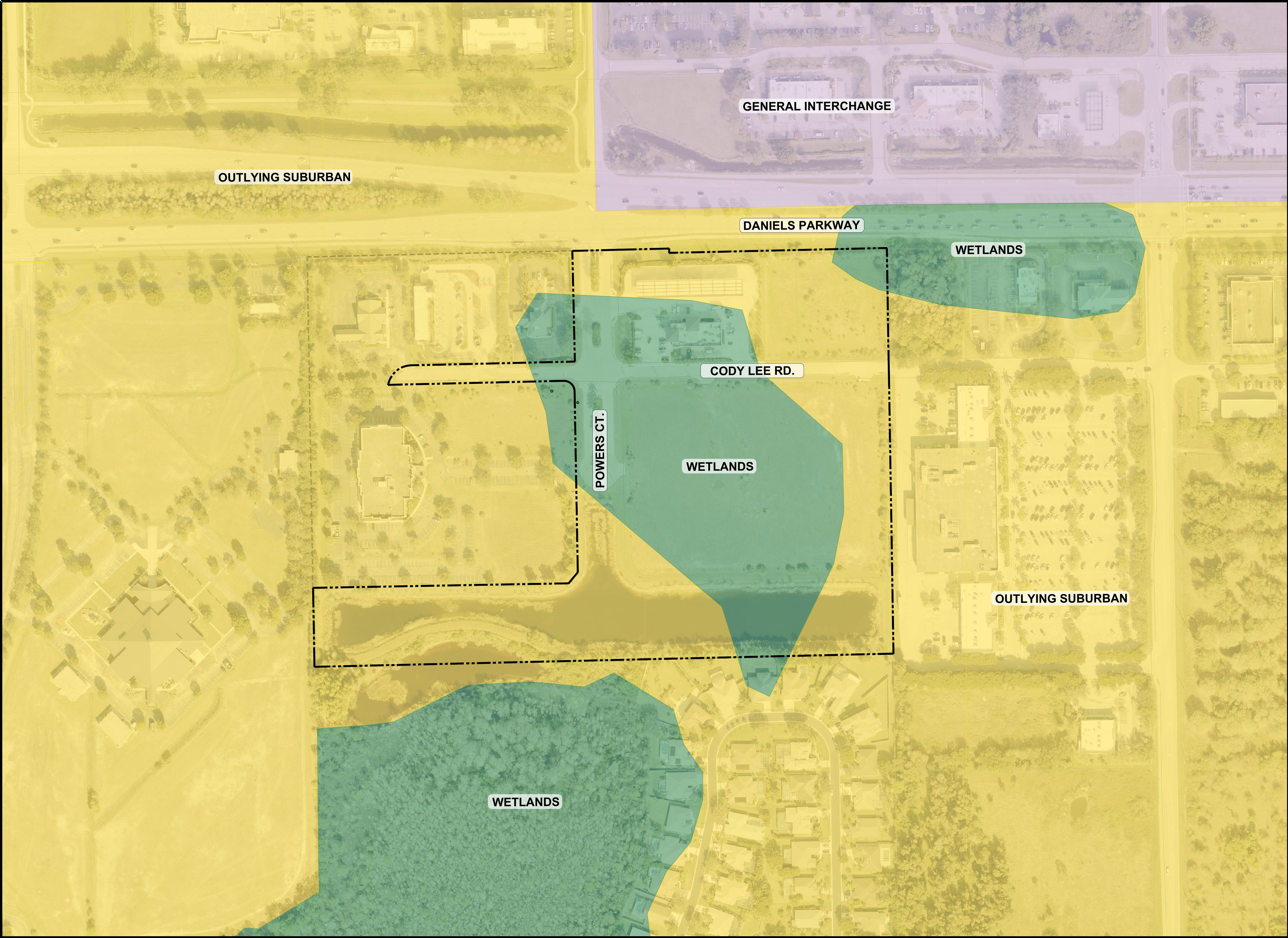
M3



SCALE 1"=200'

JOB/FILE NUMBER:

21035



PROJECT:

**DANIELS FALLS
ENCORE
MULTI-FAMILY**

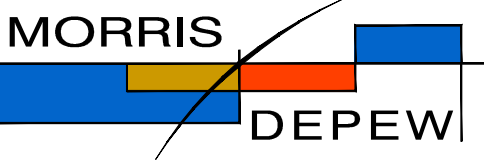
LOCATION:

13501 POWERS CT.
FORT MYERS, FL 33912

CLIENT:

**ENCORE
MULTI-FAMILY, LLC.**

CONSULTANT:



**MORRIS
DEPEU**

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

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5597 Highway 98
Unit 201
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Toll free: 866-337-7341

PREPARED BY:

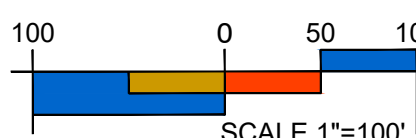

REVISIONS	DATE

PROJECT MANAGER:	WMM
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	1/19/2022

SHEET TITLE:

**EXISTING FUTURE
LAND USE MAP**

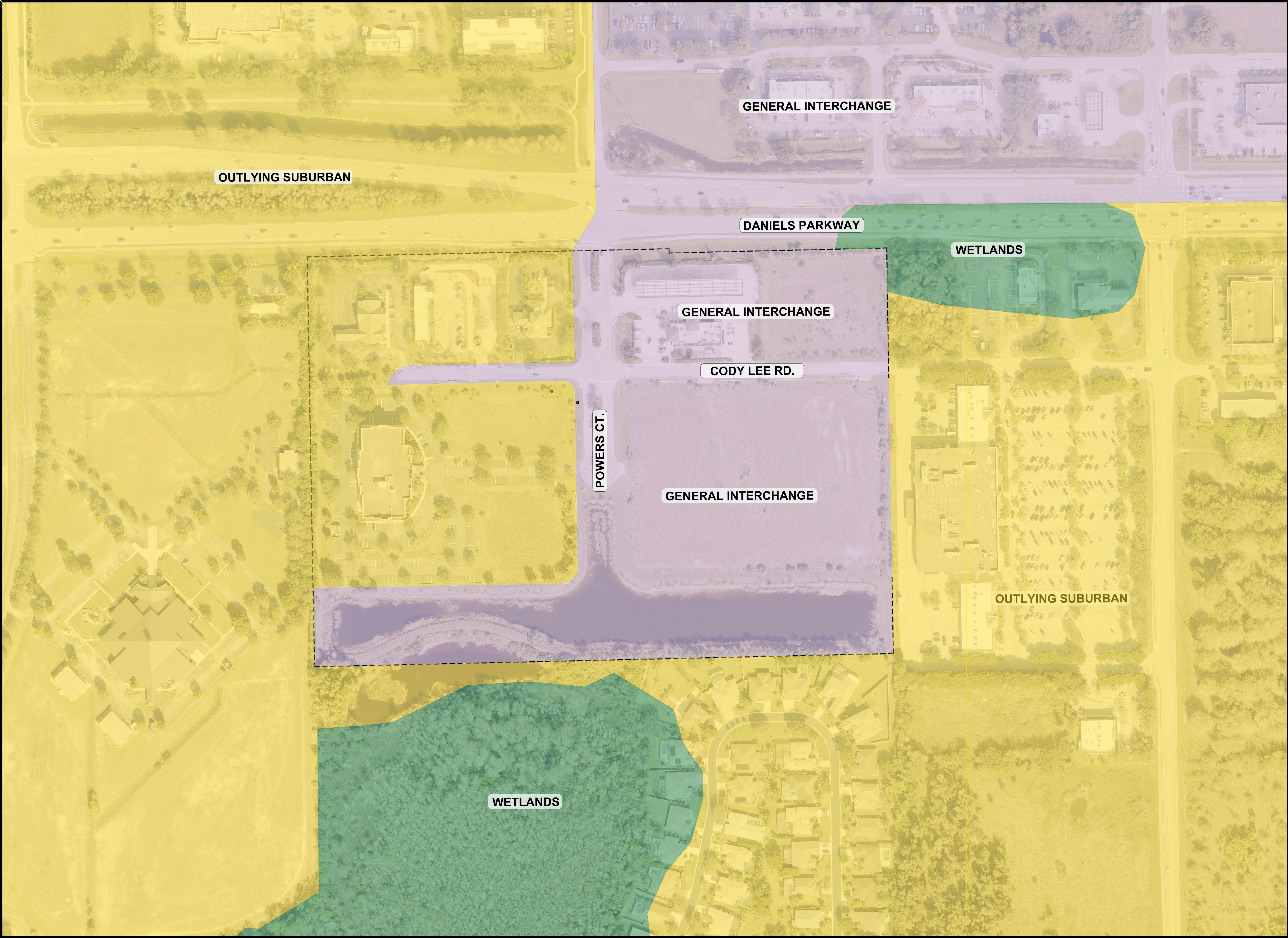
SHEET NUMBER: M4E



SCALE 1"=100'

JOB/FILE NUMBER: 21035

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PROJECT:

**DANIELS FALLS
ENCORE
MULTI-FAMILY**

LOCATION:

13501 POWERS CT.
FORT MYERS, FL 33912

CLIENT:

**ENCORE
MULTI-FAMILY, LLC.**

CONSULTANT:

**MORRIS
DEPEW**

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
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Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

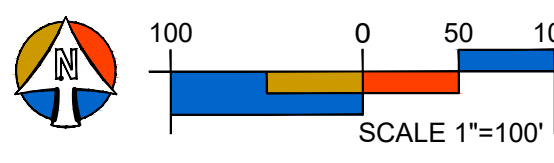
PROJECT MANAGER:	WMM
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	1/19/2022

SHEET TITLE:

**PROPOSED FUTURE
LAND USE MAP**

SHEET NUMBER:

M4P


SCALE 1"=100'

JOB/FILE NUMBER:

21035

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PROJECT:

DANIELS FALLS
ENCORE
MULTI-FAMILY

LOCATION:

13501 POWERS CT.
FORT MYERS, FL 33912

CLIENT:

ENCORE
MULTI-FAMILY, LLC.

CONSULTANT:

MORRIS
DEPEW

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

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: WMM

DRAWING BY: MML

JURISDICTION: LEE COUNTY

DATE: 1/19/2022

SHEET TITLE:

EXISTING LAND USE

SHEET NUMBER: M5

SCALE 1"=100'

JOB/FILE NUMBER: 21035



PROJECT:

**DANIELS FALLS
ENCORE
MULTI-FAMILY**

LOCATION:

13501 POWERS CT.
FORT MYERS, FL 33912

CLIENT:

**ENCORE
MULTI-FAMILY, LLC.**

CONSULTANT:

**MORRIS
DEPEW**

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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Toll free: 866-337-7341

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

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: WMM
DRAWING BY: MML
JURISDICTION: LEE COUNTY
DATE: 1/19/2022

SHEET TITLE:

ZONING MAP

SHEET NUMBER: M6

100 0 50 100
SCALE 1"=100'

JOB/FILE NUMBER: 21035

Jan 18 2022 02:53:02 pm PLOTTED BY: cwenavade
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Legal Description

Daniels Falls Encore MFR

Comprehensive Plan Future Land Use Map Amendment

According to Lee County LDC Section 34-202(a), if the subject property consists of one or more undivided lots within a subdivision, then a copy of the subdivision plat may be submitted in lieu of a boundary survey for applications requiring a public hearing. See attached plats of the Powerscourt Centre, Powerscourt Centre II, and Powerscourt Centre IIA Subdivisions and the accompanying Legal Description of the subject property below.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT B, "POWERSCOURT CENTRE", A SUBDIVISION AS RECORDED UNDER CLERK'S INSTRUMENT NUMBER 2007000128964, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH

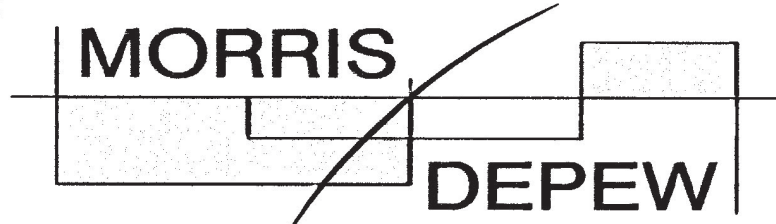
ALL OF LOTS 5 AND 7 ALSO ALL OF TRACTS A, AND C, "POWERSCOURT CENTRE II", A SUBDIVISION AS RECORDED UNDER CLERK'S INSTRUMENT NUMBER 2008000190440, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH

ALL OF LOTS 1 AND 2, "POWERSCOURT CENTRE IIA", A SUBDIVISION AS RECORDED UNDER CLERK'S INSTRUMENT NUMBER 2015000244355, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CONTAINING 19.99 ACRES, MORE OR LESS.

PREPARED BY:



ENGINEERS-PLANNERS-SURVEYORS
2914 Cleveland Avenue • Fort Myers, Florida 33901 • (239) 337-3993 • (FAX) 337-3994

DESCRIPTION:

A PARCEL OF LAND BEING A PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3947, PAGE 4030 AND ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3747, PAGE 3952 AND ALL OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4476, PAGE 1073 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 00°58'13" WEST ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 1592.04 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF CYPRESS PRESERVE SUBDIVISION AS RECORDED IN PLAT BOOK 63, PAGES 73-77 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 88°41'25" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1361.07 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE NORTH 01°00'50" WEST ALONG SAID WEST LINE, A DISTANCE OF 963.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DANIELS ROAD ACCORDING TO THE LEE COUNTY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION #12650-2602, DATED DECEMBER 15, 1975 AND REVISED JULY 8, 1977 AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1467, PAGE 331 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 88°41'25" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 455.71 FEET; THENCE SOUTH 01°18'35" EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 260.00 FEET; THENCE NORTH 88°41'25" EAST ALONG A LINE PARALLEL TO THE SOUTHERLY RIGHT OF WAY OF DANIELS ROAD, A DISTANCE OF 167.54 FEET; THENCE NORTH 01°18'35" WEST ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 260.00 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY LINE OF DANIELS ROAD; THENCE NORTH 88°41'25" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 227.54 FEET; THENCE SOUTH 01°18'35" EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°41'25" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 511.51 FEET TO A POINT ON SAID EAST LINE OF SECTION 21; THENCE SOUTH 00°56'13" EAST ALONG SAID EAST LINE, A DISTANCE OF 953.50 FEET TO THE POINT OF BEGINNING, CONTAINING 29.00 ACRES, MORE OR LESS.

NOTES:

ALL LOTS AND TRACTS ARE SUBJECT TO EASEMENTS AS SHOWN ON THE PLAT.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS.

TRACT "B" (ROADS) ARE BOTH PUBLIC AND PRIVATE UTILITY EASEMENTS.

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.

Michael L. Harmon
MICHAEL L. HARMON, PLS

APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 6 DAY OF APRIL, 2007.

Robert P. Sane
PRINT NAME: ROBERT P. SANE
CHAIRMAN OF THE BOARD

John J. Fredyma
JOHN J. FREDYMA
ASSISTANT COUNTY ATTORNEY

Mary Gibbs
MARY GIBBS
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

Charlie Green
CHARLIE GREEN
CLERK OF THE COURT

Peter J. Eckenrode
PETER J. ECKENRODE
DIRECTOR, DIVISION OF DEVELOPMENT SERVICES

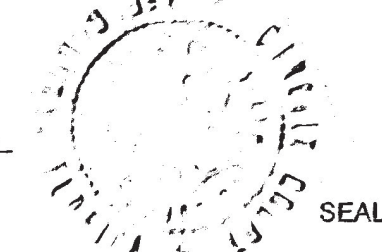


BOARD SEAL

CLERK'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF POWERSCOURT CENTRE, A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 6:09 PM, THIS 19th DAY OF APRIL, 2007, AND DULY RECORDED AS INSTRUMENT NUMBER 2007000128964 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charlie Green
CHARLIE GREEN
CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

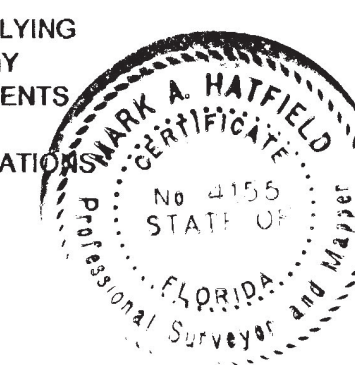


SEAL

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF POWERSCOURT CENTRE, A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) HAVE BEEN PLACED AT THE LOCATION SHOWN ON THE PLAT.

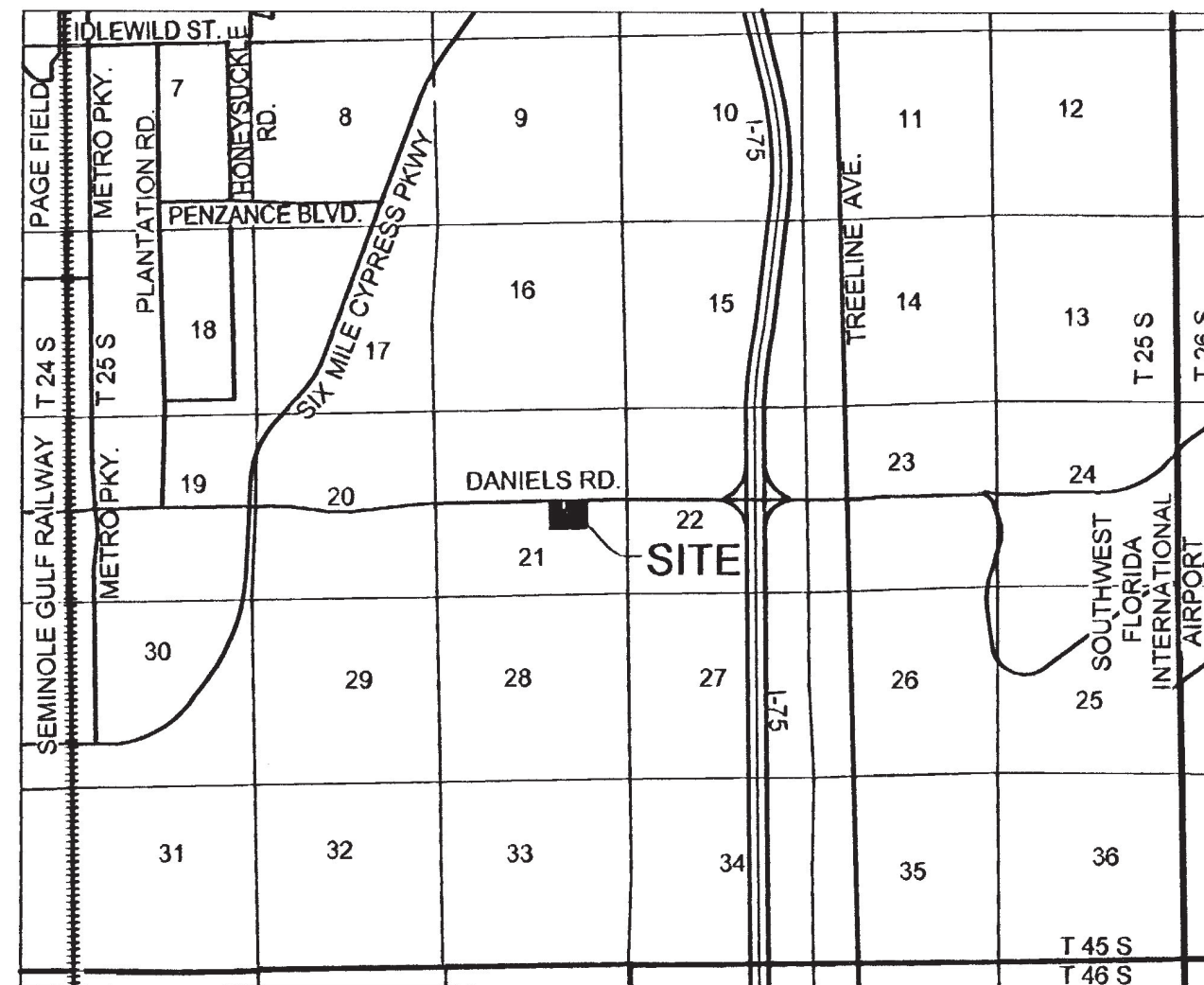
Mark A. Hatfield
MARK A. HATFIELD, P.S.M.
FLORIDA REGISTRATION NO. 4155



SEAL

POWERSCOURT CENTRE

A SUBDIVISION LYING IN
SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



LOCATION SKETCH
NOT TO SCALE



INSTRUMENT NO. 2007000128964

SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT TALAMH ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA STATE BANKING CORPORATION, THE OWNERS OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF POWERSCOURT CENTRE, A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DO HEREBY DEDICATE THE FOLLOWING:

- TO POWERSCOURT CENTRE OWNERS' ASSOCIATION, INC., TRACT "B" FOR INGRESS, EGRESS, LANDSCAPING, SIGNAGE, DRAINAGE, UTILITIES, AND MAINTENANCE.
- TO POWERSCOURT CENTRE OWNERS' ASSOCIATION, INC., THE PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THE PLAT. ALL PUBLIC UTILITY EASEMENTS SHALL BE FOR THE USE OF ALL DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR ACCESS TO AND THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF THEIR RESPECTIVE FACILITIES. ALL PROVIDERS FOR ACCESS TO AND THE INSTALLATION, CONSTRUCTION, MAINTENANCE, AND OPERATION OF THEIR FACILITIES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AN OPERATION, SHALL COMPLY WITH NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE SERVICE COMMISSION.
- TO POWERSCOURT CENTRE OWNERS' ASSOCIATION, INC., THE TEMPORARY DRAINAGE EASEMENT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES, WITH TALAMH ASSOCIATES, LLC RESERVING THE RIGHT TO USE THIS EASEMENT AREA FOR FUTURE DEVELOPMENT.
- TO POWERSCOURT CENTRE OWNERS' ASSOCIATION, INC., THE TEMPORARY CUL-DE-SAC EASEMENT FOR INGRESS, EGRESS, LANDSCAPING, DRAINAGE, UTILITIES, AND MAINTENANCE, WITH TALAMH ASSOCIATES, LLC RESERVING THE RIGHT TO USE THIS EASEMENT AREA FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF, THE ABOVE IDENTIFIED OWNERS HAVE CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 19th DAY OF JANUARY, 2007.

TALAMH ASSOCIATES, LLC
2100 ELECTRONICS LANE
FORT MYERS, FL 33912

BY: *James A. Dwyer, III*
JAMES A. DWYER, III,
MANAGER

WITNESS: *Jason T. MRAE*
JASON T. MRAE
PRINT NAME

WITNESS: *William B. Nix*
WILLIAM B. NIX
PRINT NAME

IN WITNESS WHEREOF, THE ABOVE IDENTIFIED OWNER HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 19th DAY OF JANUARY, 2007.

BRANCH BANKING AND TRUST COMPANY,
A NORTH CAROLINA STATE BANKING CORPORATION

BY: *Kathleen Johnson*
KATHLEEN JOHNSON
V.P.

WITNESS: *Kathleen Johnson*
KATHLEEN JOHNSON
PRINT NAME

WITNESS: *Sandra L. Shaddock*
SANDRA L. SHADDOCK
PRINT NAME

WITNESS: *Sandra L. Shaddock*
SANDRA L. SHADDOCK
PRINT NAME

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF JANUARY, 2007, BY JAMES A. DWYER, III, THE MANAGER OF TALAMH ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS BEEN IDENTIFIED TO ME AS IDENTIFICATION.

NOTARY PUBLIC
PRINTED NAME: VICKIE L. GORDS

COMMISSION # DD 544921 MY COMMISSION EXPIRES: 4-26-10



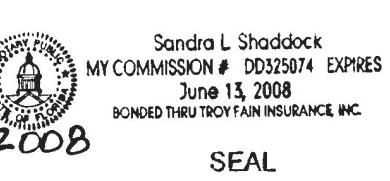
ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF LEE Pinellas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF JANUARY, 2007, BY MIKE CAREY, THE V.P. OF BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA STATE BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC *Sandra L. Shaddock*
PRINTED NAME: Sandra L. Shaddock

COMMISSION # DD 325074 MY COMMISSION EXPIRES: JUNE 13, 2008



SEAL

POWERSCOURT CENTRE
A SUBDIVISION LYING IN
SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NO. 2007000128964

SHEET 2 OF 2

LEGEND AND ABBREVIATIONS

- = SET CONCRETE MONUMENT L.B. 6891 (P.R.M.)
- = FOUND CONCRETE MONUMENT
- = FOUND IRON ROD AND CAP
- = SET 5/8" IRON ROD AND CAP L.B. 6891
- ▲ = SET NAIL AND DISC L.B. 6891 (P.C.P.)
- C1 = DESIGNATION OF CURVE IN CURVE TABLE
- D.E. = DRAINAGE EASEMENT
- D.&M.&P.U.E. = DRAINAGE & MAINTENANCE & PUBLIC UTILITY EASEMENT
- D.P.U.E. = DRAINAGE AND PUBLIC UTILITY EASEMENT
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- EASE = EASEMENT
- F.C.M. = FOUND CONCRETE MONUMENT
- F.I.R.C. = FOUND IRON ROD CAP
- L1 = DESIGNATION OF LINE IN LINE TABLE
- L.B. = LICENSED BUSINESS
- L.C.U.E. = LEE COUNTY UTILITY EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- NO. = NUMBER
- O.R. = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT OF WAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U.M.E. = PUBLIC UTILITY & MAINTENANCE EASEMENT
- RGE = RANGE
- TWP = TOWNSHIP

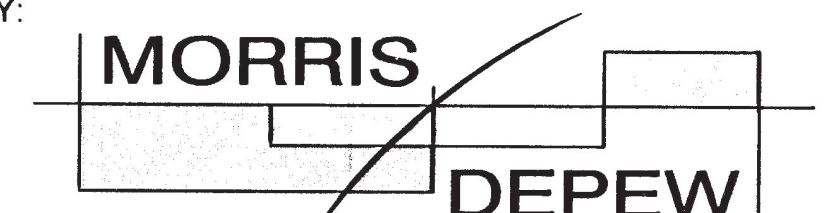
EASEMENT TABLE			
NUMBER	DESCRIPTION	O.R. BOOK	PAGE
1	20' UTILITY EASEMENT	2901	2818
2	INGRESS AND EGRESS EASEMENT	4366	2942
3	40' PERPETUAL PUBLIC UTILITY EASEMENT	4587	1266
4	INGRESS AND EGRESS EASEMENT	4366	2942

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	S01°18'35"E
L2	36.63'	S88°58'41"E
L3	16.57'	S88°58'41"E
L4	21.35'	N88°41'25"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	56.17'	86.40'	88°07'53"	N42°55'53"E	78.13'
C2	56.17'	1.66'	1°41'36"	S87°50'37"W	1.66'
C3	56.17'	76.99'	78°31'52"	S49°25'29"W	71.10'
C4	56.17'	11.07'	11°17'37"	S04°30'45"W	11.05'
C5	30.00'	46.93'	89°37'21"	S46°07'15"E	42.29'
C6	90.00'	90.10'	57°21'45"	S60°00'32"W	86.39'
C7	70.00'	70.08'	57°21'45"	S60°00'32"W	67.19'
C8	76.17'	175.90'	132°18'54"	S82°30'53"E	139.34'
C9	56.17'	144.63'	147°32'17"	S74°54'12"E	107.86'

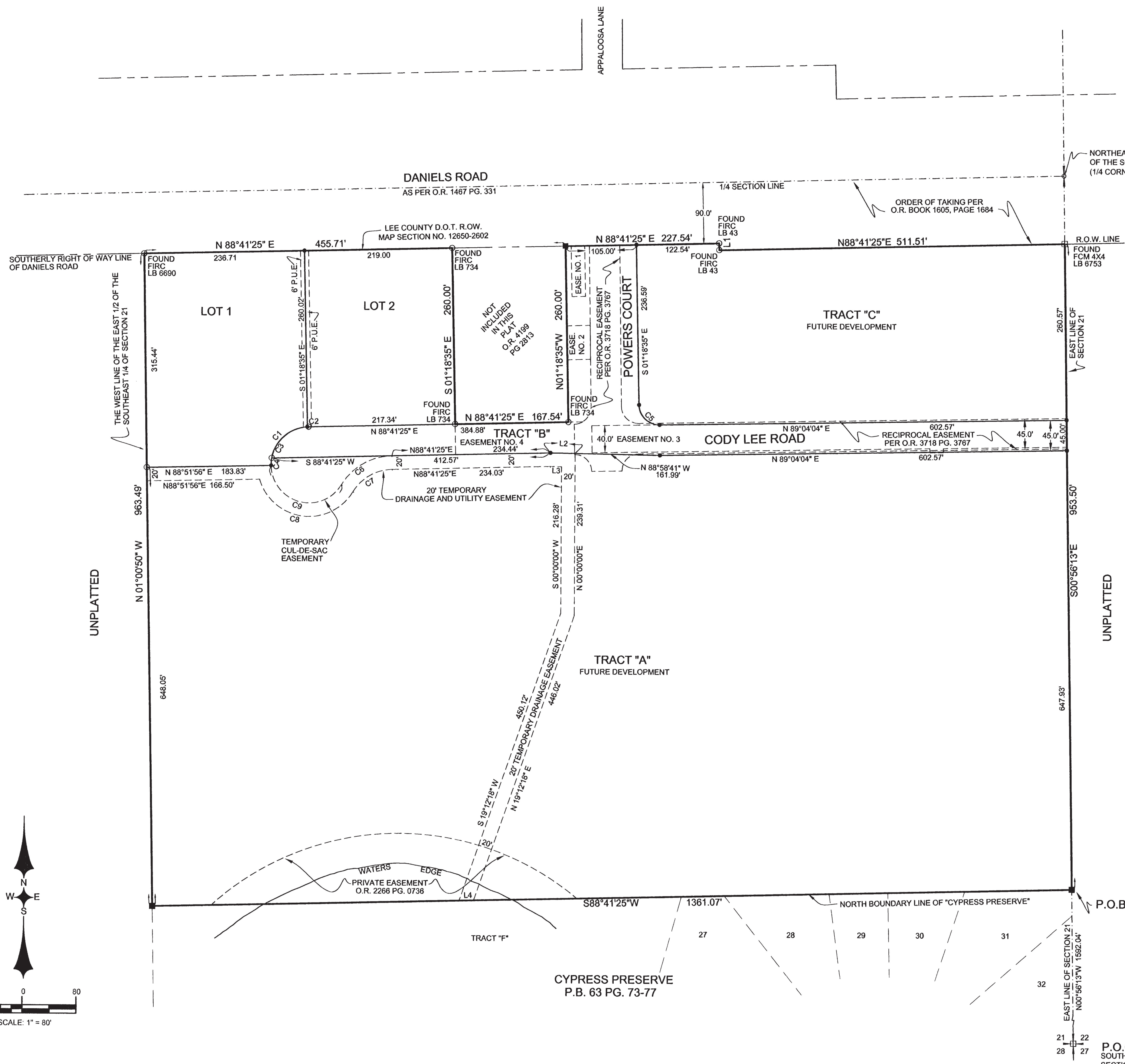
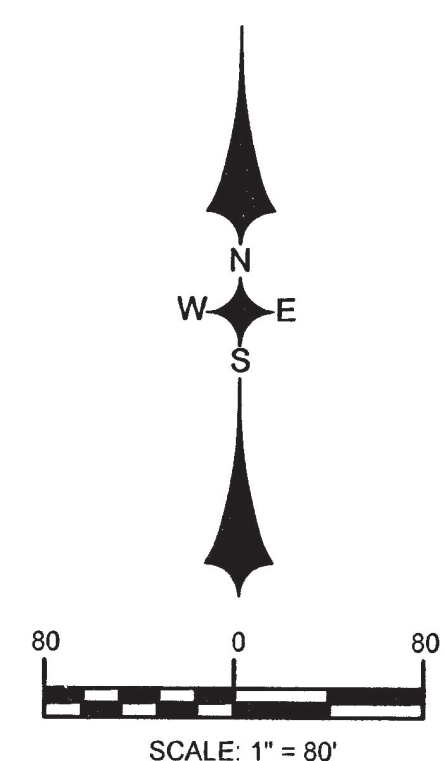
AREA TABLE	
LOCATION	SQUARE FEET
LOT 1	72,630.64
LOT 2	56,940.44
TRACT "A"	858,970.87
TRACT "B"	110,063.16
TRACT "C"	164,708.09
TOTAL	1,263,311.19

PREPARED BY:



ENGINEERS-PLANNERS-SURVEYORS
2914 Cleveland Avenue • Fort Myers, Florida 33901 • (239) 337-3993 • (FAX) 337-3994

P.O.C.
SOUTHEAST CORNER
SECTION 21, TWP 45S, RGE 25E



INSTRUMENT NO. 2008000190440

SHEET 1 OF 2

POWERSCOURT CENTRE II
A REPLAT OF TRACTS "A" AND "C" OF POWERSCOURT CENTRE,
A SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2007000128964 IN THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA, AND
LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

DESCRIPTION:
TRACTS "A" AND "C" OF POWERSCOURT CENTRE SUBDIVISION
RECORDED AS CLERK'S INSTRUMENT NUMBER 2007000128964, PUBLIC
RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 45
SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA.

NOTES:

ALL LOTS AND TRACTS ARE SUBJECT TO EASEMENTS AS SHOWN ON THE
PLAT.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS.

TRACT "C" (ROAD) IS ALSO A PUBLIC AND PRIVATE UTILITY EASEMENT.

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT
THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177,
PART 1.

Michael L. Harmon
MICHAEL L. HARMON, PLS

APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS, LEE COUNTY, FLORIDA THIS 16th DAY OF
JUNE, 2008.

Frank Mark
PRINT NAME: Frank Mark
CHAIRMAN OF THE BOARD

Michael D. Jacob
MICHAEL D. JACOB
ASSISTANT COUNTY ATTORNEY

Mary Gibbs
MARY GIBBS
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

Charlie Green
CHARLIE GREEN
CLERK OF THE COURT

Mary Gibbs for
PETER J. ECKENRODE
DIRECTOR, DIVISION OF DEVELOPMENT SERVICES



BOARD SEAL

CLERK'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF POWERSCOURT CENTRE II, A REPLAT OF TRACTS
"A" AND "C", POWERSCOURT CENTRE, INSTRUMENT NUMBER 2007000128964, A SUBDIVISION LYING
IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR
RECORD AT 3:19 P.M., THIS 15th DAY OF JULY, 2008, AND DULY
RECORDED AS INSTRUMENT NUMBER 2008000190440 IN THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA

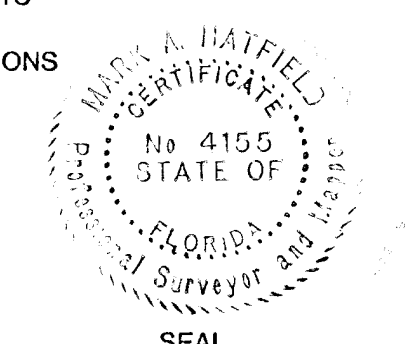
Charlie Green
CHARLIE GREEN
CLERK OF THE CIRCUIT COURT IN AND FOR
LEE COUNTY, FLORIDA



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT OF POWERSCOURT CENTRE II, A REPLAT OF TRACTS
"A" AND "C", POWERSCOURT CENTRE, INSTRUMENT NUMBER 2007000128964, LYING IN
SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, WAS PREPARED UNDER MY
DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS
OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE
PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS
SHOWN ON THE PLAT.

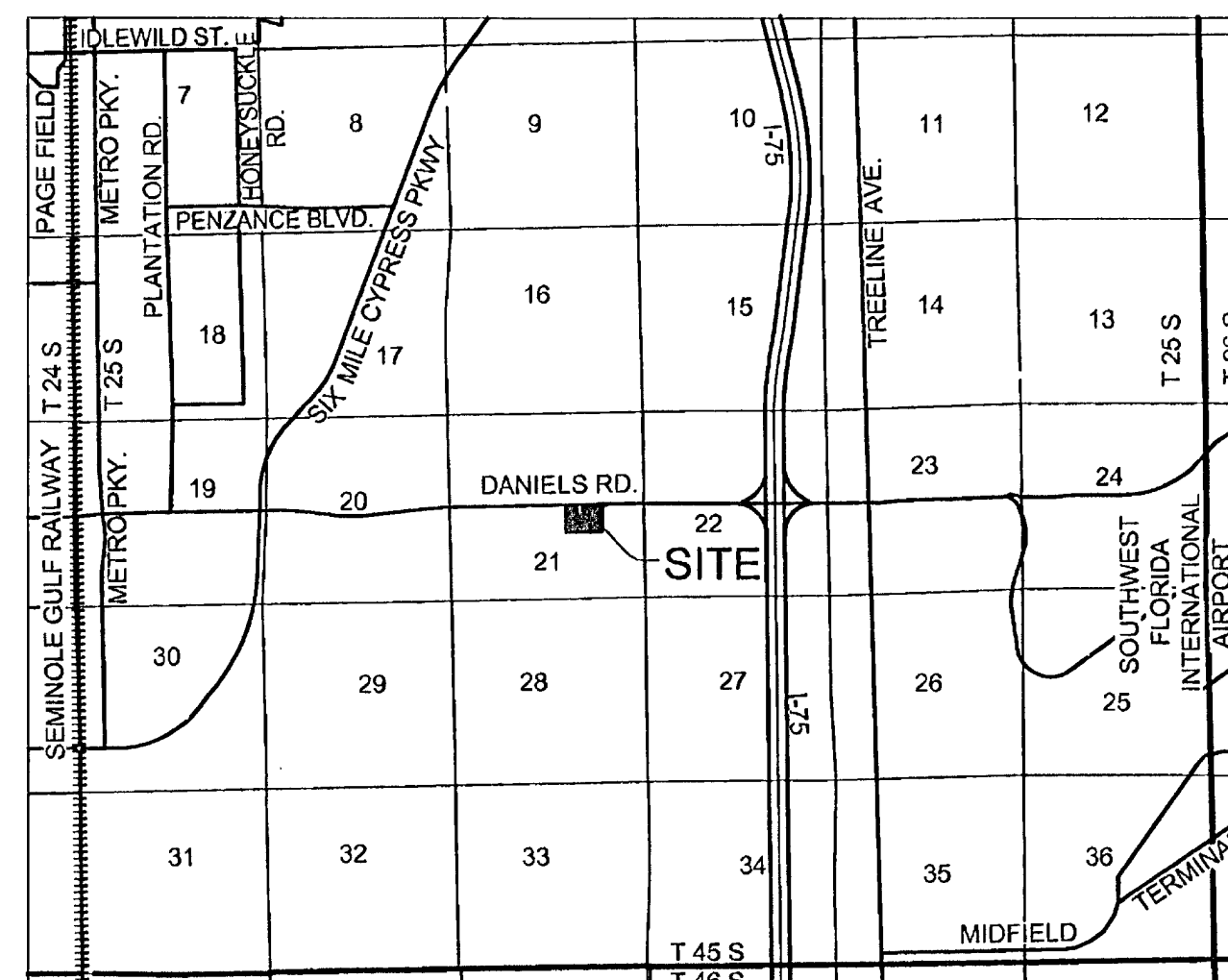
Mark A. Hatfield
MARK A. HATFIELD, P.S.M.
FLORIDA REGISTRATION NO. 4155



PREPARED BY:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS

2914 Cleveland Avenue • Fort Myers, Florida 33901 • (239) 337-3993 • (FAX) 337-3994



LOCATION SKETCH
NOT TO SCALE



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT POWERSCOURT, LLC, A FLORIDA LIMITED LIABILITY
COMPANY, THE OWNER OF THE HEREIN DESCRIBED LANDS, HAS CAUSED THIS PLAT OF POWERSCOURT
CENTRE II, A REPLAT OF TRACTS "A" AND "C", POWERSCOURT CENTRE, INSTRUMENT NUMBER
2007000128964, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO
BE MADE, AND DO HEREBY DEDICATE THE FOLLOWING:

1. TO POWERSCOURT CENTRE OWNERS' ASSOCIATION, INC., TRACT "A" FOR STORMWATER DETENTION
AND MAINTENANCE OF THE LAKE AND UTILITIES.
2. TO POWERSCOURT CENTRE OWNERS' ASSOCIATION, INC., TRACT "C" FOR INGRESS, EGRESS,
LANDSCAPING, SIGNAGE, DRAINAGE, UTILITIES, AND MAINTENANCE.
3. TO POWERSCOURT CENTRE OWNERS' ASSOCIATION, INC., THE PUBLIC UTILITY EASEMENTS (P.U.E.)
SHOWN ON THE PLAT. ALL PUBLIC UTILITY EASEMENTS SHALL BE FOR THE USE OF ALL DULY LICENSE
PUBLIC AND PRIVATE UTILITY COMPANIES FOR ACCESS TO, AND THE INSTALLATION, CONSTRUCTION,
OPERATION, AND MAINTENANCE OF THEIR RESPECTIVE FACILITIES. TO ALL PROVIDERS OF CABLE
TELEVISION SERVICE FOR ACCESS TO AND THE INSTALLATION, CONSTRUCTION, MAINTENANCE, AND
OPERATION OF THEIR FACILITIES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION,
MAINTENANCE AND OPERATION OF CABLE TELEVISION SHALL INTERFERE WITH THE FACILITIES AND
SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE
TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY
RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AN
OPERATION, SHALL COMPLY WITH NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA
PUBLIC SERVICE SERVICE COMMISSION.

IN WITNESS WHEREOF, THE ABOVE IDENTIFIED OWNERS HAVE CAUSED THIS DEDICATION TO BE MADE
AND SIGNED THIS July DAY OF 2008.

POWERSCOURT, LLC

BY ITS MANAGING MEMBER:
TALAMH ASSOCIATES, LLC

BY ITS MANAGER:
DWYER FAMILY LIMITED PARTNERSHIP

BY ITS GENERAL PARTNER:
DWYER FAMILY MANAGEMENT TRUST

BY: *James A. Dwyer, III*
JAMES A. DWYER, III,
TRUSTEE

Robert L. Carmelia
WITNESS
ROBERT L. CARMELIA
PRINT NAME

Brendan Hatfield
WITNESS
BRENDAN HATFIELD
PRINT NAME

ACKNOWLEDGMENT TO DEDICATION:

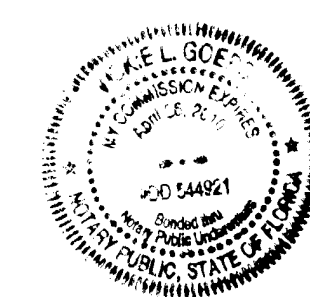
STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF
July, 2008, BY JAMES A. DWYER, III, TRUSTEE OF THE DWYER FAMILY
MANAGEMENT TRUST, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED
AS IDENTIFICATION.

NOTARY PUBLIC

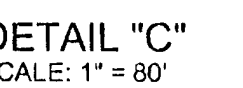
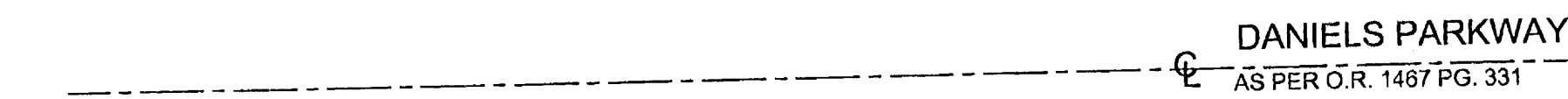
PRINTED NAME: Vickie L. Goers

COMMISSION # DD 544921 MY COMMISSION EXPIRES: 4-26-2010



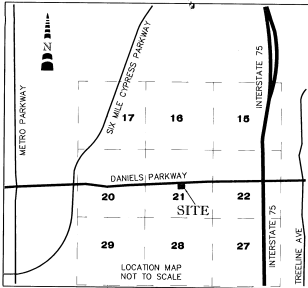
SEAL

SHEET 2 OF 2



EASEMENT TABLE			
NUMBER	DESCRIPTION	O.R. BOOK	PAGE
1	20' UTILITY EASEMENT	2901	2618
2	INGRESS AND EGRESS EASEMENT	4366	2942
3	40' PERPETUAL PUBLIC UTILITY EASEMENT	4587	1266
4	INGRESS AND EGRESS EASEMENT	4366	2942

2914 Cleveland Avenue • Fort Myers, Florida 33901 • (239) 337-3993 • (FAX) 337-3994



POWERSCOURT CENTRE IIA

A REPLAT OF LOTS 3 AND 4 OF POWERSCOURT CENTRE II,
A SUBDIVISION RECORDED AS INSTRUMENT 2008000190440 IN THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA, AND
LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER: 2015000244355

SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY:

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS-PLANNERS

10970 S. CLEVELAND AVENUE
SUITE 605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

SURVEYORS NOTES:

1. ALL CURVES SHOWN HEREON ARE CIRCULAR CURVES.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. ALL LINES ARE RADIAL, UNLESS OTHERWISE NOTED.
4. RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
5. BEARING BASED ON THE PLAT OF POWERSCOURT CENTRE II, AS RECORDED AS INSTRUMENT 2008000190440 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE SOUTH RIGHT-OF-WAY OF DANIELS PARKWAY AS BEARING N 88°41'25"E.
6. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE POWERSCOURT CENTRE, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED APRIL 19, 2007 IN INSTRUMENT #2007000129965, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
7. INGRESS/EGRESS EASEMENT RECORDED AS INSTRUMENT #2015000187863, IS BLANKET IN NATURE OVER ALL OF LOT 2.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TALAMH ASSOCIATES, LLC, AND RACETRAC PETROLEUM, INC., OWNERS OF THE HEREON DESCRIBED LANDS HAS CAUSED THIS PLAT OF POWERSCOURT CENTRE IIA, A REPLAT OF LOTS 3 AND 4 OF POWERSCOURT CENTRE II, A SUBDIVISION RECORDED AS INSTRUMENT 2008000190440 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND HEREBY DEDICATES AND RESERVES AS FOLLOWS:

- 1) RACETRAC PETROLEUM, INC. RESERVES TO ITSELF:
LOT 1 FOR FUTURE DEVELOPMENT.
- 2) TALAMH ASSOCIATES, LLC RESERVES TO ITSELF:
LOT 2 FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THIS PLAT TO BE MADE AND EXECUTED
THIS 21st DAY OF October, 2015.

Karla Atkins
PRINT NAME
TALAMH ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY ITS MANAGING MEMBER

Bridgette Crowley
PRINT NAME
BY: Bridgette Crowley
BRIDGETTE CROWLEY
TITLE: MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF South Carolina
COUNTY OF Greenville
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF October, 2015, BY BRIDGETTE CROWLEY, MANAGING MEMBER OF TALAMH ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Linda Doggett
NOTARY PUBLIC
PRINT NAME: Jenna Horle
MY COMMISSION EXPIRES: 11/7/23

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THIS PLAT TO BE MADE AND EXECUTED
THIS 22nd DAY OF December, 2015.

Bill Milam
WITNESS 1
RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION
BY PRESIDENT

Bill Milam
PRINT NAME
BY: Bill Milam
WITNESS 2
BILL MILAM
TITLE: PRESIDENT

ACKNOWLEDGMENT:

STATE OF Georgia
COUNTY OF Georg
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF October, 2015, BY BILL MILAM, PRESIDENT OF RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION, ON BEHALF OF THE CORPORATION HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Heidi K. Phillips
NOTARY PUBLIC
PRINT NAME: Heidi K. Phillips
MY COMMISSION EXPIRES: 11/19/2016

DESCRIPTION:

LOTS 3 AND 4 OF POWERSCOURT CENTRE II, ACCORDING TO THE PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2008000190440 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CLERK'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF POWERSCOURT CENTRE IIA, A REPLAT OF LOTS 3 AND 4 OF POWERSCOURT CENTRE II, A SUBDIVISION RECORDED AS INSTRUMENT 2008000190440 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 2:51 P.M. THIS 18 DAY OF November, 2015, AND DULY RECORDED AS INSTRUMENT NUMBER 2015000244355 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Linda Doggett
LINDA DOGGETT
CLERK OF THE CIRCUIT COURT IN AND FOR
LEE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF POWERSCOURT CENTRE IIA, A REPLAT OF LOTS 3 AND 4 OF POWERSCOURT CENTRE II, A SUBDIVISION RECORDED AS INSTRUMENT 2008000190440 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

METRON SURVEYING & MAPPING, LLC, LB 7071
10970 S. CLEVELAND AVENUE, SUITE 605
FORT MYERS, FLORIDA 33907

OK
DATE: 10/26/15
DENIS J. O'CONNELL, JR., P.S.M. - FLORIDA CERTIFICATE NO. 5430

APPROVAL:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 18 DAY OF November, 2015.

Bill Milam
CHAIR OF THE BOARD
BRIAN HAMMAN

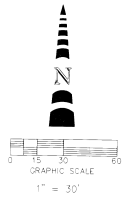
Linda Doggett
CLERK OF THE COURT

Kevin Borkert
KEYEN BORKERT
ASSISTANT COUNTY ATTORNEY

Benjamin H. Dickson
BENJAMIN H. DICKSON
MANAGER, DEVELOPMENT SERVICES

REVIEW BY THE DESIGNATED COUNTY PSM
DETERMINED THAT THIS PLAT CONFORMS
TO THE REQUIREMENTS OF F.S. CH. 177,
PART 1.

Gary J. Bashford
GARY J. BASHFORD, PSM L56305



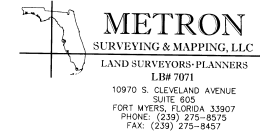
POWERSCOURT CENTRE IIA

A REPLAT OF LOTS 3 AND 4 OF POWERSCOURT CENTRE II,
A SUBDIVISION RECORDED AS INSTRUMENT 2008000190440 IN THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA, AND
LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

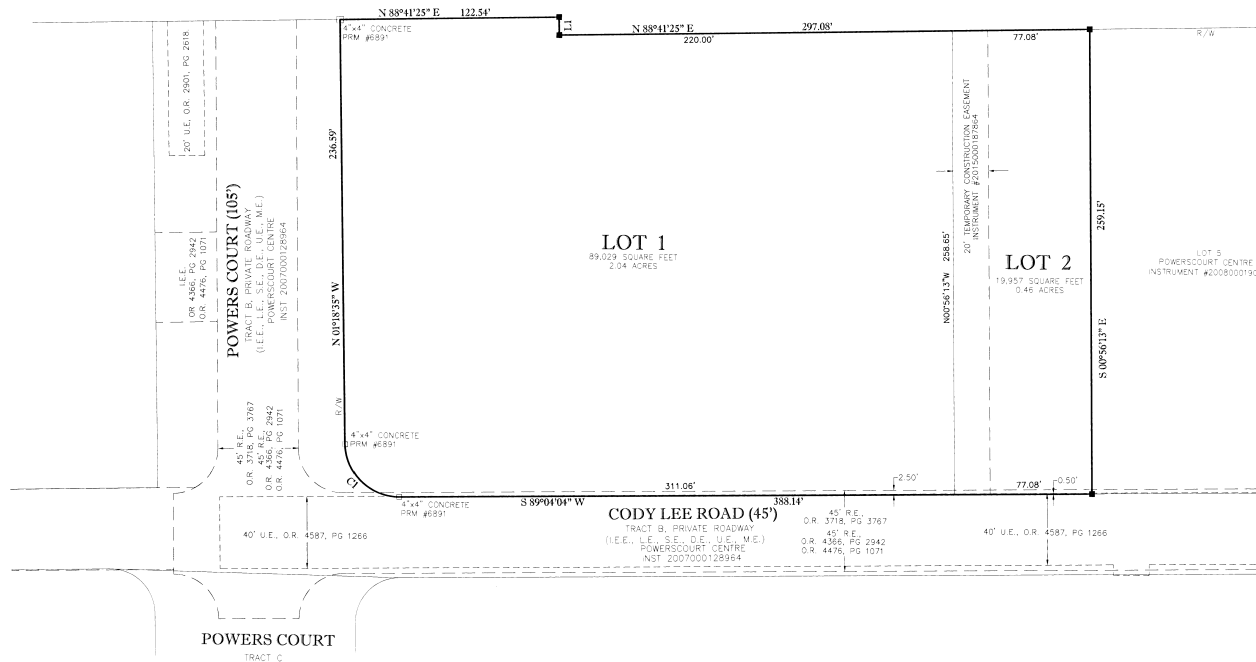
INSTRUMENT NUMBER: 2015000244355

SHEET 2 OF 2

THIS INSTRUMENT PREPARED BY:



DANIELS PARKWAY
(VARIABLE WIDTH RIGHT OF WAY)
(PUBLIC RIGHT OF WAY)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°18'35" E	10.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	46.93'	42.19'	S 46°07'15" E	89°37'21"

LEGEND:

- CT = FOUND 4"x4" CONCRETE MONUMENT
- = PERM LB 7071
- = SET NAIL & DISC LB 7071 (PCP)
- CH = CHAPTER
- FS = FLORIDA STATUTE
- SEC = SECTION
- TWP = TOWNSHIP
- RNG = RANGE
- PRM = PERMANENT REFERENCE MONUMENT - CONCRETE
- S.I.R. = SET IRON ROD (LB #7071)
- F.I.R. = FOUND IRON ROD (D AS SHOWN)
- N&D = NAIL AND DISC
- INST = INSTRUMENT
- O.R. = OFFICIAL RECORDS BOOK
- P.O. = PAGE
- E.E. = EGRESS, EGRESS EASEMENT
- L.E. = LANDSCAPE EASEMENT
- R.E. = ROADWAY EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- S.E. = SIGN EASEMENT
- A.E. = ACCESS EASEMENT
- M.E. = MAINTENANCE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- W/ = WITH

PL2015-00022/005 2015-00016

PREPARED BY AND RETURN TO:
THOMAS G. ECKERTY, ESQUIRE
12734 Kenwood Lane, Suite 89
Fort Myers, FL 33907-5638

Strap No.:
Recording: \$
Documentary Stamps: \$

INSTR # 5590490
OR BK 03747 PG 3952
RECORDED 10/10/2002 10:53:27 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 15.00
DEED DOC 22,869.00
~~DEPUTY CLERK B Sherwood~~

3
THIS WARRANTY DEED made this 10th day of October, 2002, by

THOMAS G. ECKERTY, successor Trustee under unrecorded land trust agreement, dated December 2, 1991, with full power and authority to protect, conserve, sell, lease, encumber or to otherwise manage and dispose of the real property described herein, as provided in F. S. §689.071,

whose post office address is 12734 Kenwood Lane, Suite 89, Fort Myers, Florida 33907, hereinafter called the Grantor, to

TALAMH ASSOCIATES, LLC, a Florida limited liability company,

whose post office address is 2100 Electronics Lane, Fort Myers, Florida 33912, hereinafter called the Grantee;

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Lee County, State of Florida, viz:

see attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD OF GRANTOR.


TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;


TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land is fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

Signed, sealed and delivered in the presence of:


Printed name: DEBORAH K. LEWIS


THOMAS G. ECKERTY, successor Trustee
under unrecorded land trust agreement, dated

December 2, 1991, with full power and authority to protect, conserve, sell, lease, encumber or to otherwise manage and dispose of the real property described herein, as provided in F. S. §689.071

Joann M. Cornell
Printed name: JOANN M. CORNELL

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 10th day of October, 2002, by THOMAS G. ECKERTY, successor Trustee, who is personally known to me, and who did/did not take an oath.



Deborah K. Lewis
Deborah K. Lewis, Notary Public
Commission No.: CC893007
My Commission Expires: 12/11/2003

EXHIBIT A

A parcel of land lying in the East one-half of the Southeast one-quarter of Section 21, Township 45 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at a concrete monument marking the Southeast corner of Section 21, Township 45 South, Range 25 East; thence run North $00^{\circ}56'13''$ West along the East line of said Section 21 for a distance of 1592.04 feet to the point of beginning; thence run South $88^{\circ}41'25''$ West for a distance of 680.35 to a point that is distant 680.72 feet from the West line of the East one-half of the Southeast one-quarter of said Section 21; thence run North $01^{\circ}18'35''$ West, perpendicular to the right-of-way of Daniels Road, a distance of 963.48 feet to a point on the Southerly right-of-way line of said Daniels Road; said right-of-way line shown on Lee County Department of Transportation right-of-way maps, Section #12650-2602 and dated December 15, 1975 and revised July 8, 1977; thence run North $88^{\circ}41'25''$ East along said Southerly right-of-way line for a distance of 175.03 feet to a point. Said point being marked as Station 308 + 00.00 on the previously described Lee County right-of-way map; thence run South $01^{\circ}18'35''$ East (perpendicular to said Southerly right-of-way line of Daniels Road), for a distance of 10.00 feet; thence run North $88^{\circ}41'25''$ East along said Southerly right-of-way line for a distance of 511.51 feet to a point on the Easterly line of said Section 21; thence run South $00^{\circ}56'13''$ East along said Section line for a distance of 953.50 feet to the point of beginning. Said lands containing 15.00 acres, more or less.

Parcel Identification No.: 21-45-25-18-0000A.00CE

This instrument Prepared By
And Return to:
Margaret M. Dwyer
13500 Powers Court
Fort Myers, Florida 33912

QUITCLAIM DEED
PREPARED WITHOUT EXAMINATION OF TITLE

This Quitclaim Deed, made this 16th day of June, 2009, between **POWERSCOURT, LLC, a Florida limited liability company**, whose address is 13500 Powers Court, Fort Myers, Florida 33912, Grantor, and **POWERSCOURT CENTRE OWNERS' ASSOCIATION, INC., a Florida corporation**, whose address is 13500 Powers Court, Fort Myers, Florida 33912, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00) -----
--- DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt
of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and
Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of
LEE, State of Florida, to-wit:

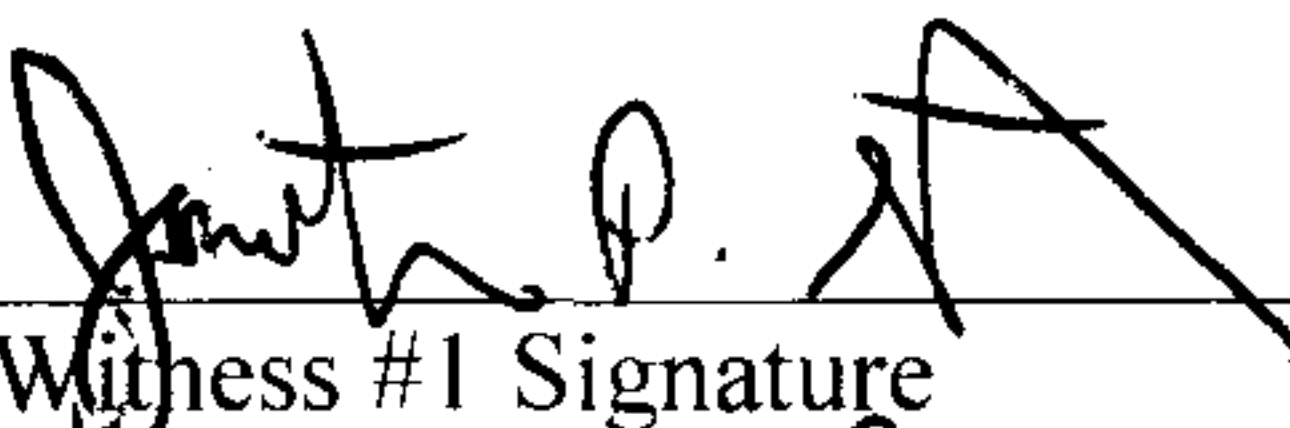
TRACT A of Powerscourt Centre II, a subdivision recorded as Clerk's
Instrument No. 2008000190440, Public Records of Lee County, Florida.

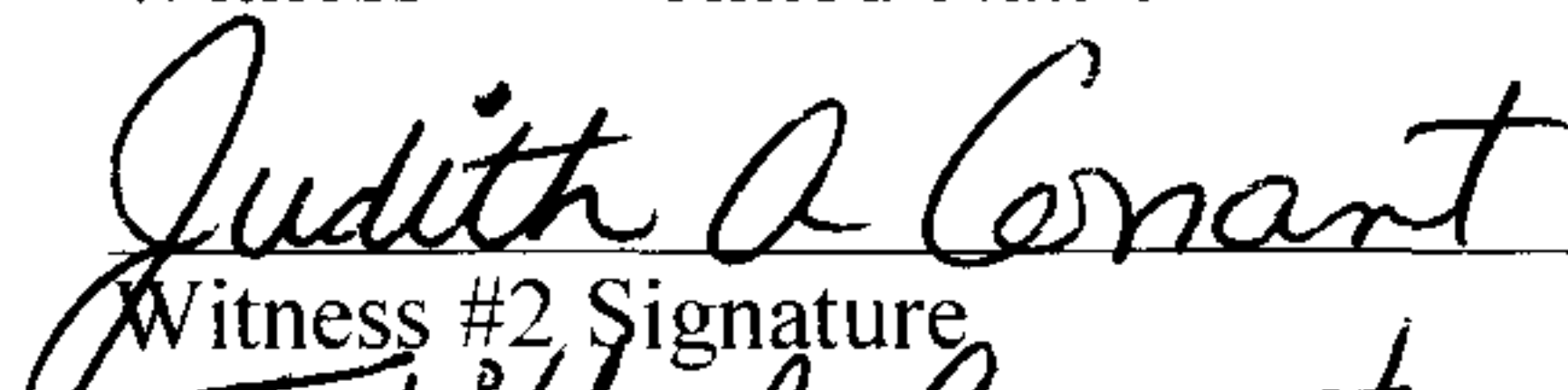
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in
anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor,
either in law or equity, for the use, benefit and profit of the said Grantees forever.

In Witness Whereof, the Grantor has hereunto set his/her hand and seal the day and year first above
written.

Signed, sealed and delivered in our presence:

Grantor:
Powerscourt, LLC
A Florida Limited Liability Company


Witness #1 Signature
Jonathan P. SANTUCCI
Witness #1 Printed Name


Witness #2 Signature
Judith A. Conant
Witness #2 Printed Name

By:

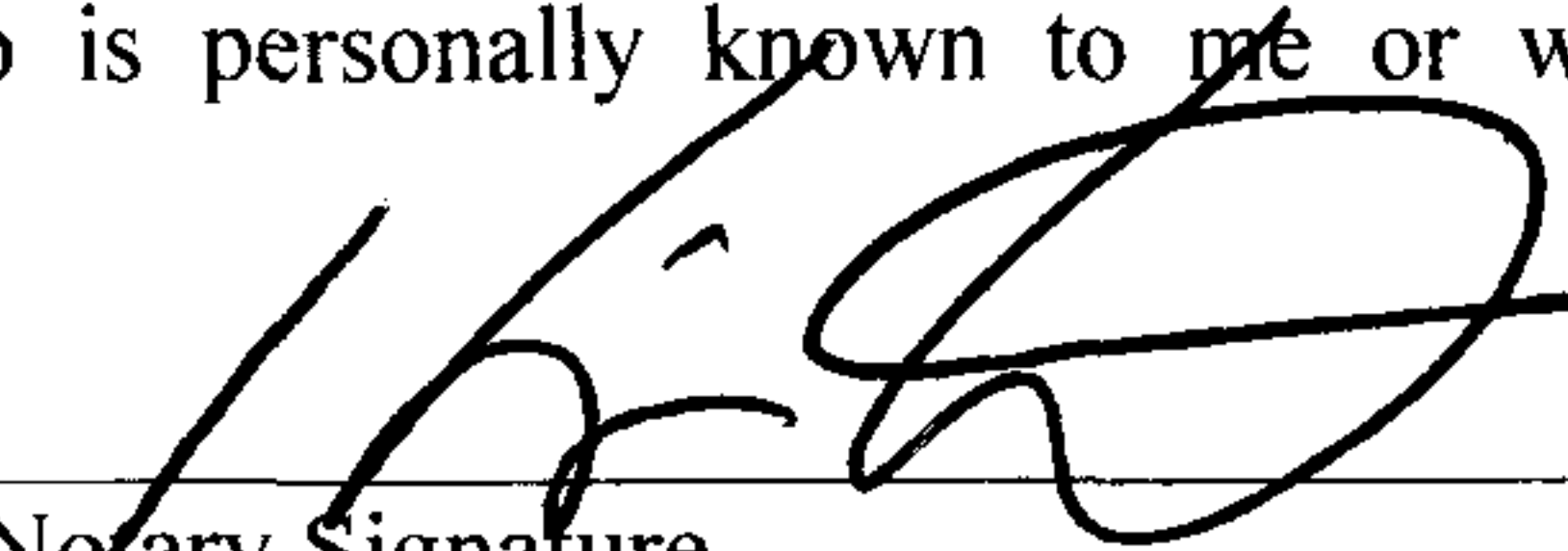
JAMES A. DWYER, III, Manager

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 16th day of June, 2009, by **JAMES A. DWYER, III, Manager of POWERSCOURT, LLC**, who is personally known to me or who has
produced _____ as identification.

personally known to me.




Notary Signature

Parcel Identification No.: 21-45-25-18-0000C.00CE

This instrument Prepared By
And Return to:
Margaret M. Dwyer
13500 Powers Court
Fort Myers, Florida 33912

QUITCLAIM DEED
PREPARED WITHOUT EXAMINATION OF TITLE

This Quitclaim Deed, made this 16th day of June, 2009, between **POWERSCOURT, LLC, a Florida limited liability company**, whose address is 13500 Powers Court, Fort Myers, Florida 33912, Grantor, and **POWERSCOURT CENTRE OWNERS' ASSOCIATION, INC., a Florida corporation**, whose address is 13500 Powers Court, Fort Myers, Florida 33912, Grantee.

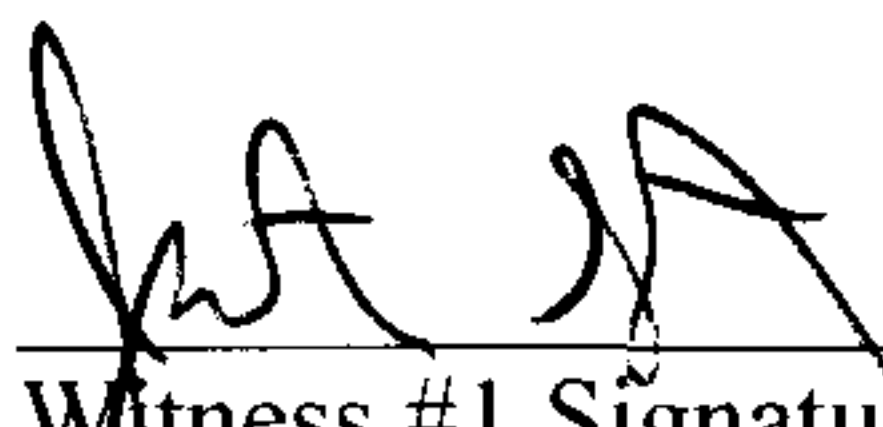
Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00) -----
--- DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt
of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and
Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of
LEE, State of Florida, to-wit:

TRACT C of Powerscourt Centre II, a subdivision recorded as Clerk's
Instrument No. 2008000190440, Public Records of Lee County, Florida.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in
anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor,
either in law or equity, for the use, benefit and profit of the said Grantees forever.

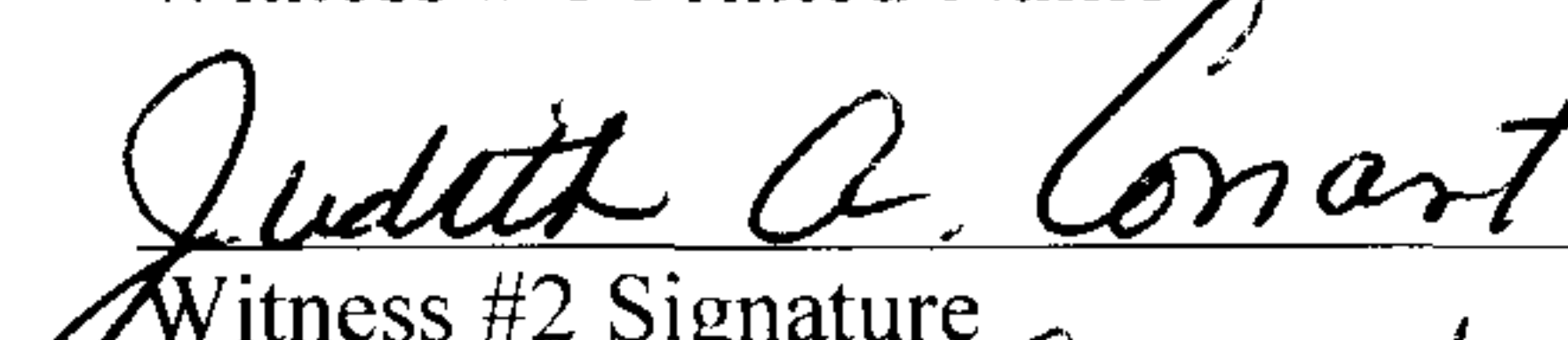
In Witness Whereof, the Grantor has hereunto set his/her hand and seal the day and year first above
written.

Signed, sealed and delivered in our presence:



Witness #1 Signature
Jonathan Santucci

Witness #1 Printed Name



Witness #2 Signature
Judith A. Conant

Witness #2 Printed Name

Grantor:
Powerscourt, LLC
A Florida Limited Liability Company

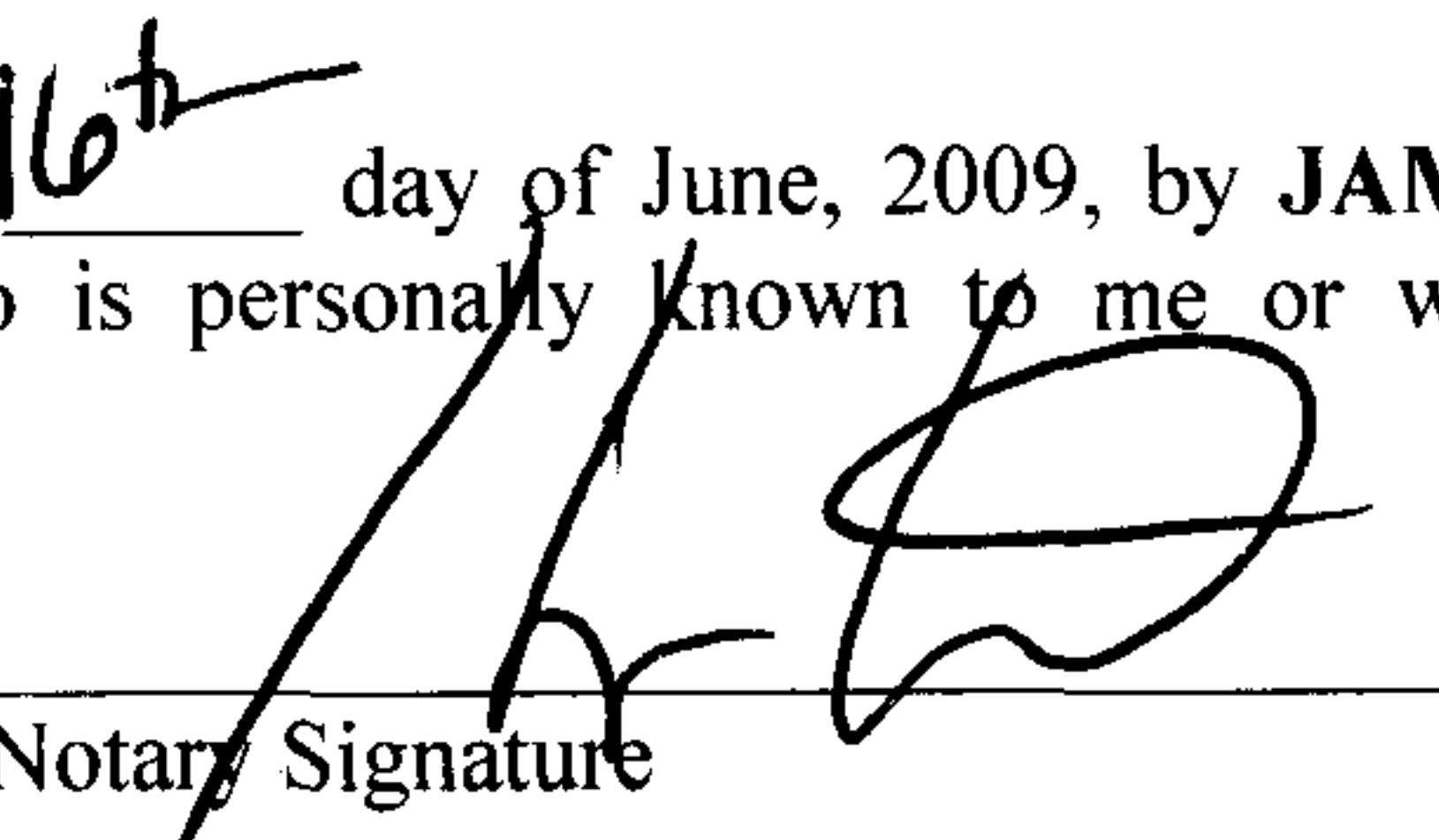
By:


JAMES A. DWYER, III, Manager

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 16th day of June, 2009, by **JAMES A. DWYER, III, Manager of POWERSCOURT, LLC**, who is personally known to me or who has produced (personally known to me.) as identification.





Notary Signature

Parcel Identification No.: 21-45-25-18-00000.0070

This instrument Prepared By
And Return to:
Margaret M. Dwyer
13500 Powers Court
Fort Myers, Florida 33912

QUITCLAIM DEED
PREPARED WITHOUT EXAMINATION OF TITLE

This Quitclaim Deed, made this 16th day of June, 2009, between **POWERSCOURT, LLC, a Florida limited liability company**, whose address is 13500 Powers Court, Fort Myers, Florida 33912, Grantor, and **TALAMH ASSOCIATES, LLC, a Florida limited liability company**, whose address is 13500 Powers Court, Fort Myers, Florida 33912, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00) -----
--- DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt
of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and
Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of
LEE, State of Florida, to-wit:


Lot 7 of Powerscourt Centre II, a subdivision recorded as Clerk's Instrument
No. 2008000190440, Public Records of Lee County, Florida.

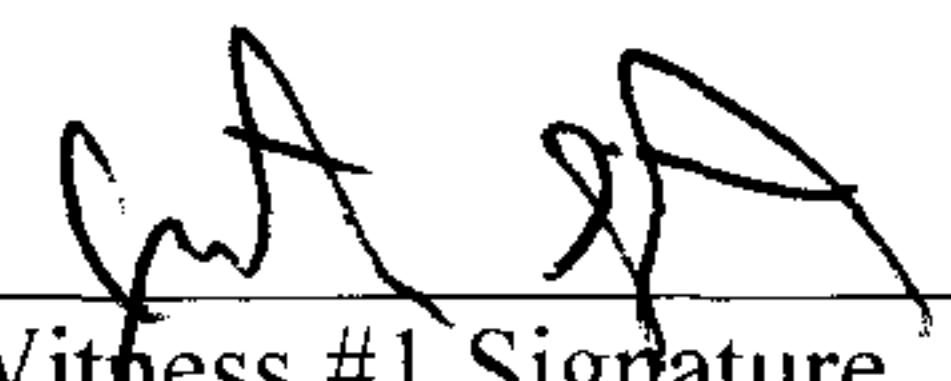
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in
anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor,
either in law or equity, for the use, benefit and profit of the said Grantees forever.

In Witness Whereof, the Grantor has hereunto set his/her hand and seal the day and year first above
written.

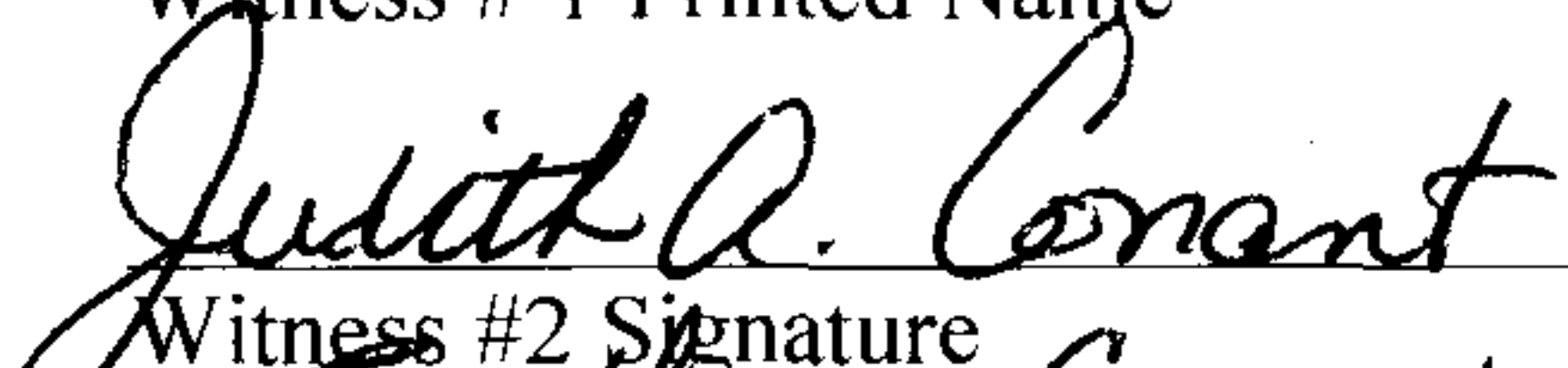
Signed, sealed and delivered in our presence:

Grantor:
Powerscourt, LLC
A Florida Limited Liability Company

By:

JAMES A. DWYER, III, Manager


Witness #1 Signature
Jonathan Santucci

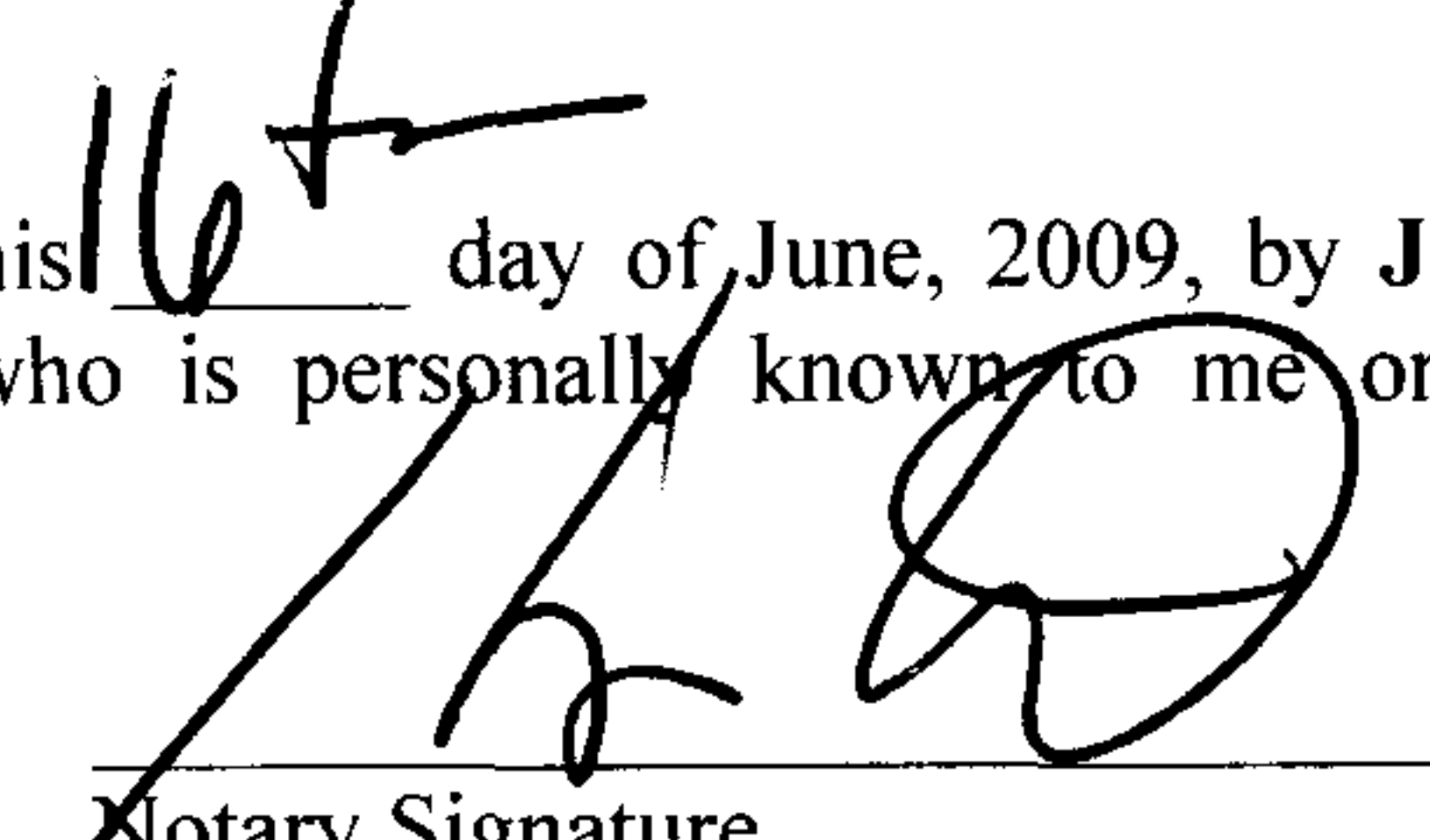
Witness # 1 Printed Name


Witness #2 Signature
Judith A. Conant
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 16th day of June, 2009, by **JAMES A. DWYER, III, Manager of POWERSCOURT, LLC**, who is personally known to me or who has produced (personally known to me) as identification.




Notary Signature

***This instrument prepared by and
after recording, please return to:***
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA 30339
Attn: Corporate Counsel-Real Estate

Tax Parcel No.:
21-45-25-18-00000.0030 and a
portion of 21-45-25-18-00000.0040

This space reserved for Recorder's use only.

GENERAL WARRANTY DEED

THIS INDENTURE, made as of the 25th day of August, 2015, by and between **TALAMH ASSOCIATES, LLC**, a Florida limited liability company, whose address is 2100 Electronics Lane, Fort Myers, Florida 33912 (hereinafter referred to as "Grantor") and **RACETRAC PETROLEUM, INC.**, a Georgia corporation, whose address is 3225 Cumberland Boulevard, Suite 100, Atlanta, Georgia 30339 (hereinafter referred to as "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies and corporations).

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain real property situate, lying and being in Lee County, Florida, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed, sealed and delivered as of the day and year first above written.



Witness

Print Name: Lauren Greene

GRANTOR:

TALAMH ASSOCIATES, LLC, a Florida limited liability company



Witness

Print Name: Traci T. Tarleton



By:

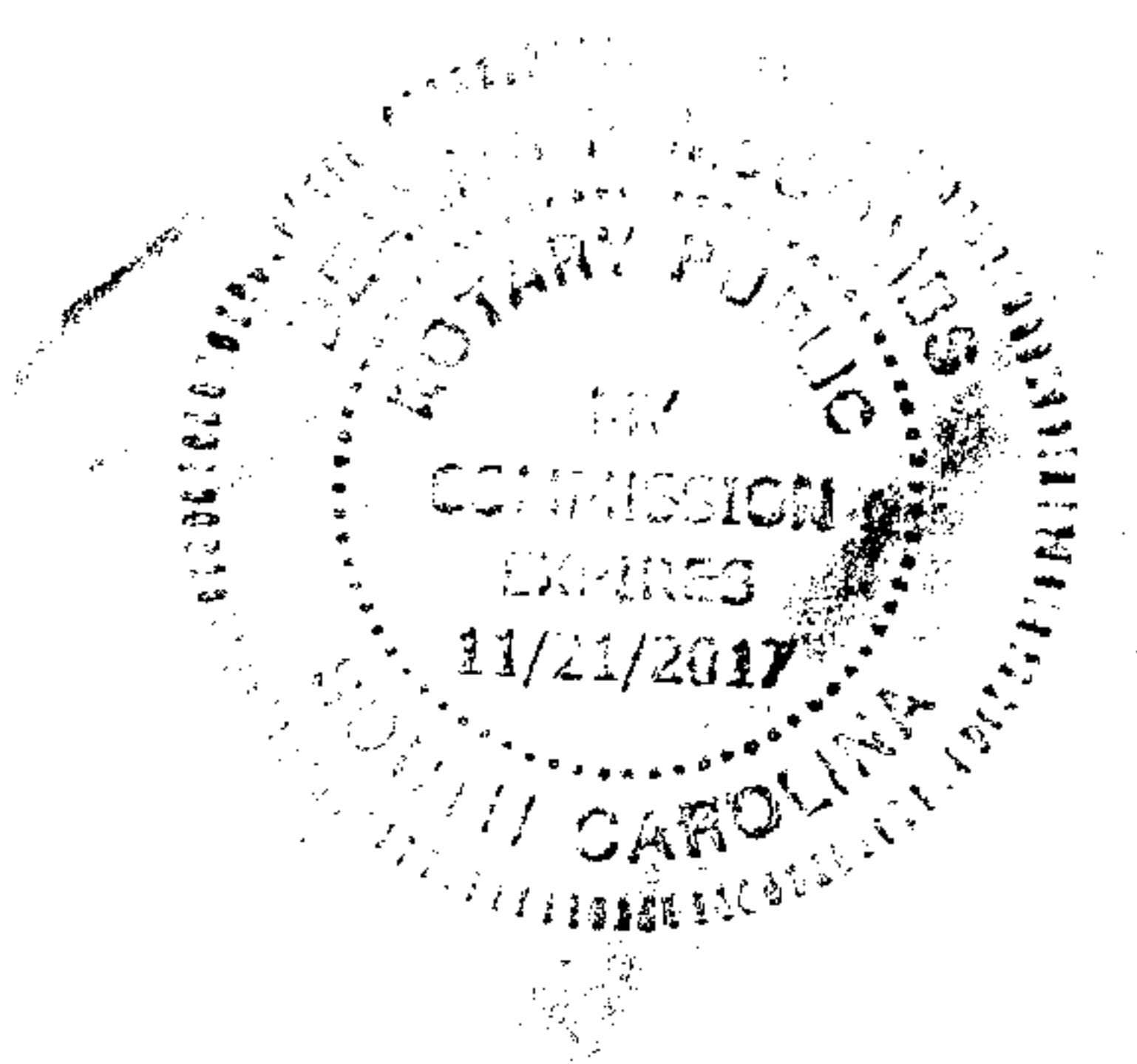
Name: Bridget Dwyer-Crowley

Title: MGR

STATE OF ~~FLORIDA~~ South Carolina

COUNTY OF Greenville

The foregoing instrument was acknowledged before me this 24th day of August, 2015 by Bridget Dwyer-Crowley, as Managing Member of Talamh Associates, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Notary Public



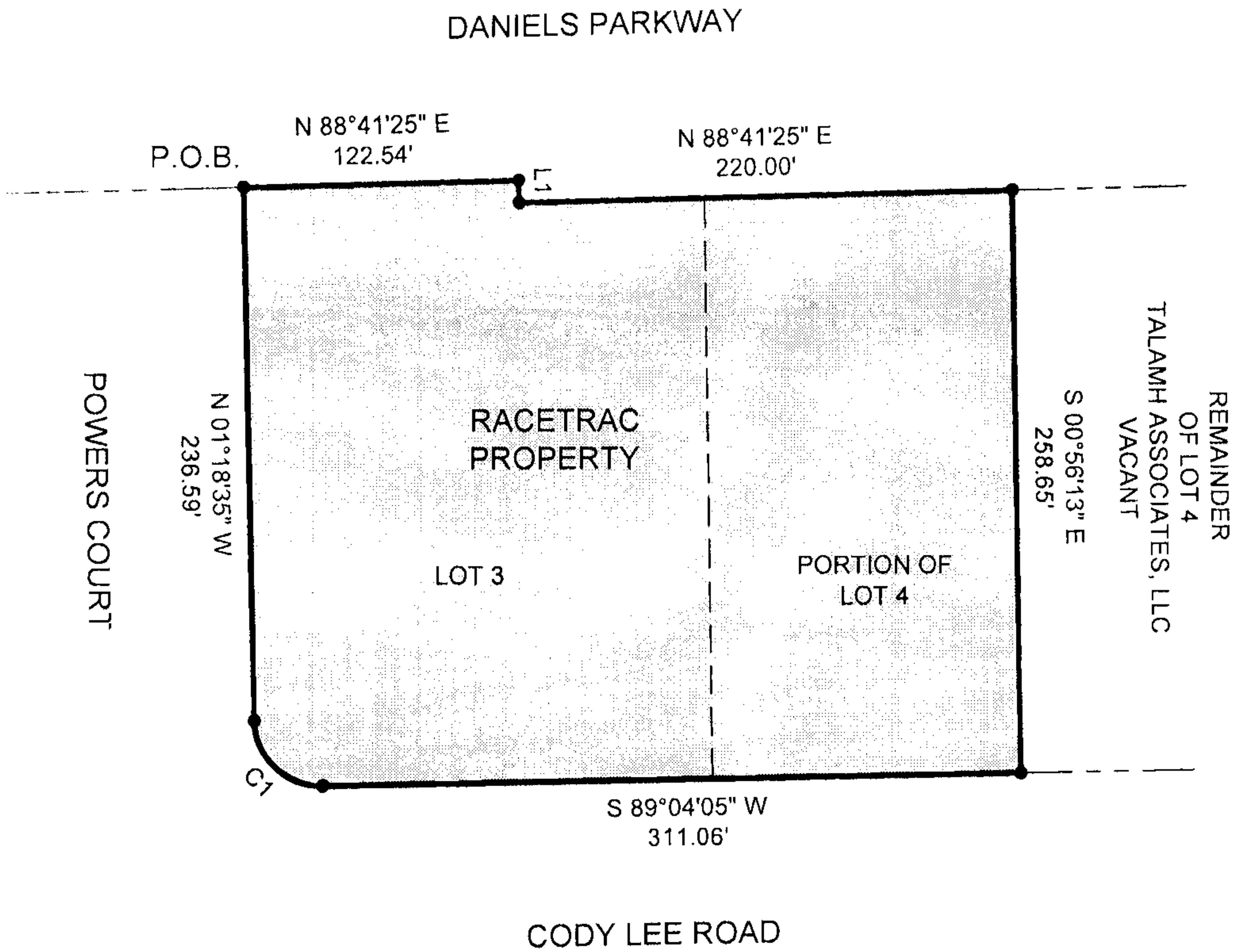
Printed Name

EXHIBIT "A"

ALL OF LOT 3 AND A PORTION OF LOT 4, POWERSCOURT CENTRE II, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2008000190440 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

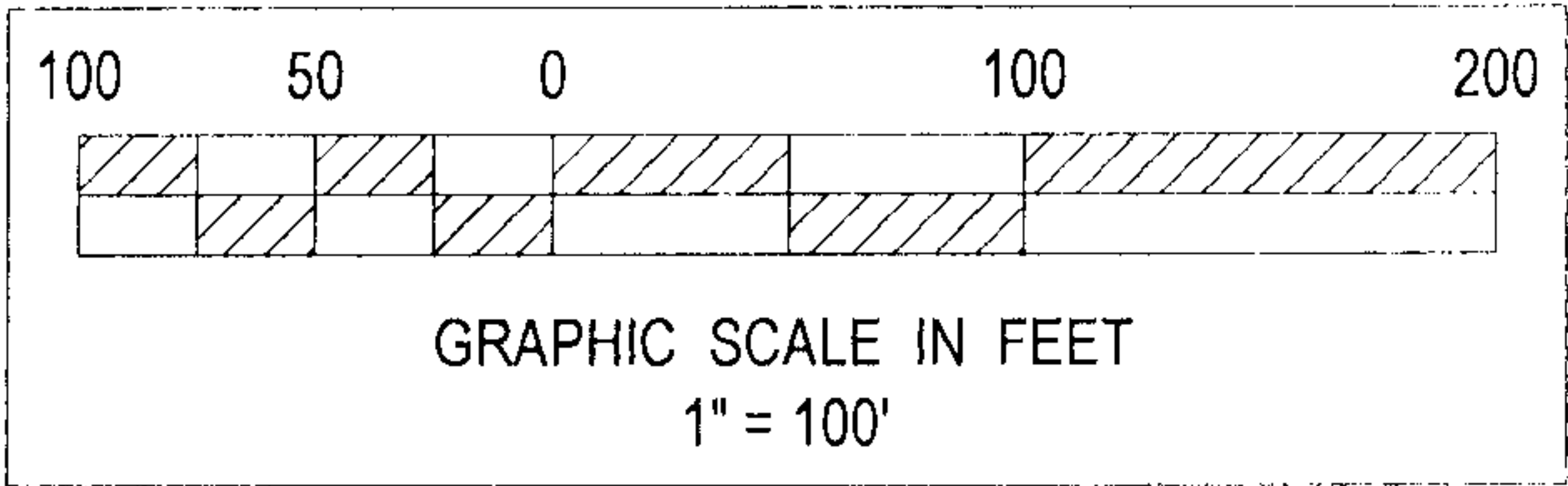
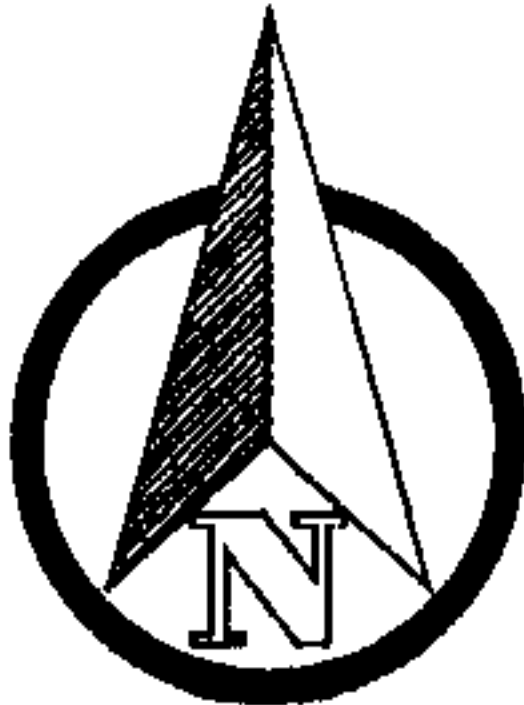
BEGIN AT THE NORTHWEST CORNER OF LOT 3 OF SAID PLAT OF POWERSCOURT CENTRE II; THENCE N.88°41'25"E., ALONG THE NORTH LINE OF SAID LOT 3, FOR A DISTANCE OF 122.54 FEET; THENCE S.01°18'35"E., ALONG SAID NORTH LINE, FOR A DISTANCE OF 10.00 FEET; THENCE N.88°41'25"E. ALONG SAID NORTH LINE OF SAID LOT 3 AND LOT 4, FOR A DISTANCE OF 220.00 FEET; THENCE S.00°56'13"E. FOR A DISTANCE OF 258.65 FEET TO THE NORTH LINE OF CODY LEE COURT, A 45 FOOT PRIVATE ROADWAY; THENCE S.89°04'05"W., ALONG SAID NORTH LINE FOR A DISTANCE OF 311.06 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°37'21", A CHORD BEARING OF N.46°07'15"W., A CHORD LENGTH OF 42.29 FEET AND AN ARC LENGTH OF 46.93 FEET TO THE EAST LINE OF POWERS COURT; THENCE N.01°18'35"W., ALONG SAID EAST LINE, FOR A DISTANCE OF 236.59 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 89,029 SQUARE FEET, OR 2.044 ACRES, MORE OR LESS



Line Table		
Line #	Length	Bearing
L1	10.00'	S 01°18'35" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	46.93'	30.00'	89°37'21"	S 46°07'15" E	42.29'



*This instrument prepared by and
After recording, please return to:*
RaceTrac, Inc.
200 Galleria Parkway, S.E., Suite 900
Atlanta, Georgia 30339
Attn: Sr. Real Estate Counsel

AFFIDAVIT OF NAME CHANGE

PERSONALLY appeared before me Max E. McBrayer, Jr., who, being first duly sworn, states as follows:

That he is the Chief Executive Officer of RaceTrac, Inc., a Georgia corporation, which owns certain real property located in Palmetto, Lee County, Florida.

That RaceTrac Petroleum, Inc., a Georgia corporation, changed its name to RaceTrac, Inc., a Georgia corporation pursuant to Certificate of Amendment effective November 01, 2021, filed in the office of Secretary of State of Georgia on October 12, 2021; and

That a copy of the document evidencing the foregoing is attached hereto as Exhibit "A" and made a part hereof by this reference.

FURTHER, your Affiant sayeth not.

AFFIANT:

By: 

Name: Max E. McBrayer, Jr.

Max E. McBrayer, Jr., in his capacity as Chief Executive Officer of RACETRAC, INC., a Georgia corporation.

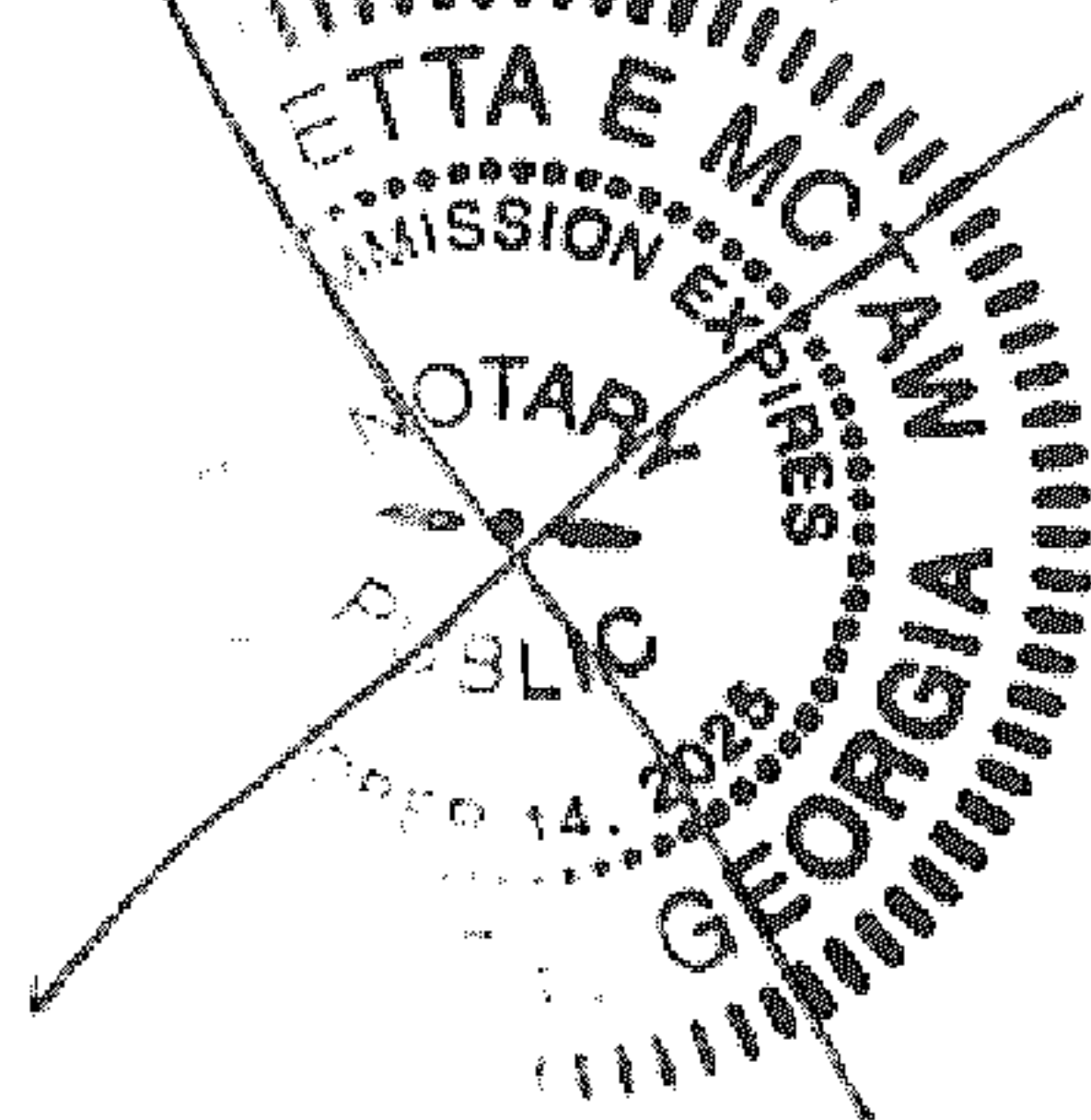
(NOTARY ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE)

STATE OF GEORGIA)

COUNTY OF COBB)

The foregoing instrument was acknowledged before me by means of physical presence or online this 28th day of December, 2021 by Max E. McBrayer, Jr., as Chief Executive Officer of RaceTrac, Inc., a Georgia corporation, on behalf of the corporation, who is personally known to me.

(NOTARY SEAL)



Marietta E. McTaw
Print Name: Marietta E. McTaw

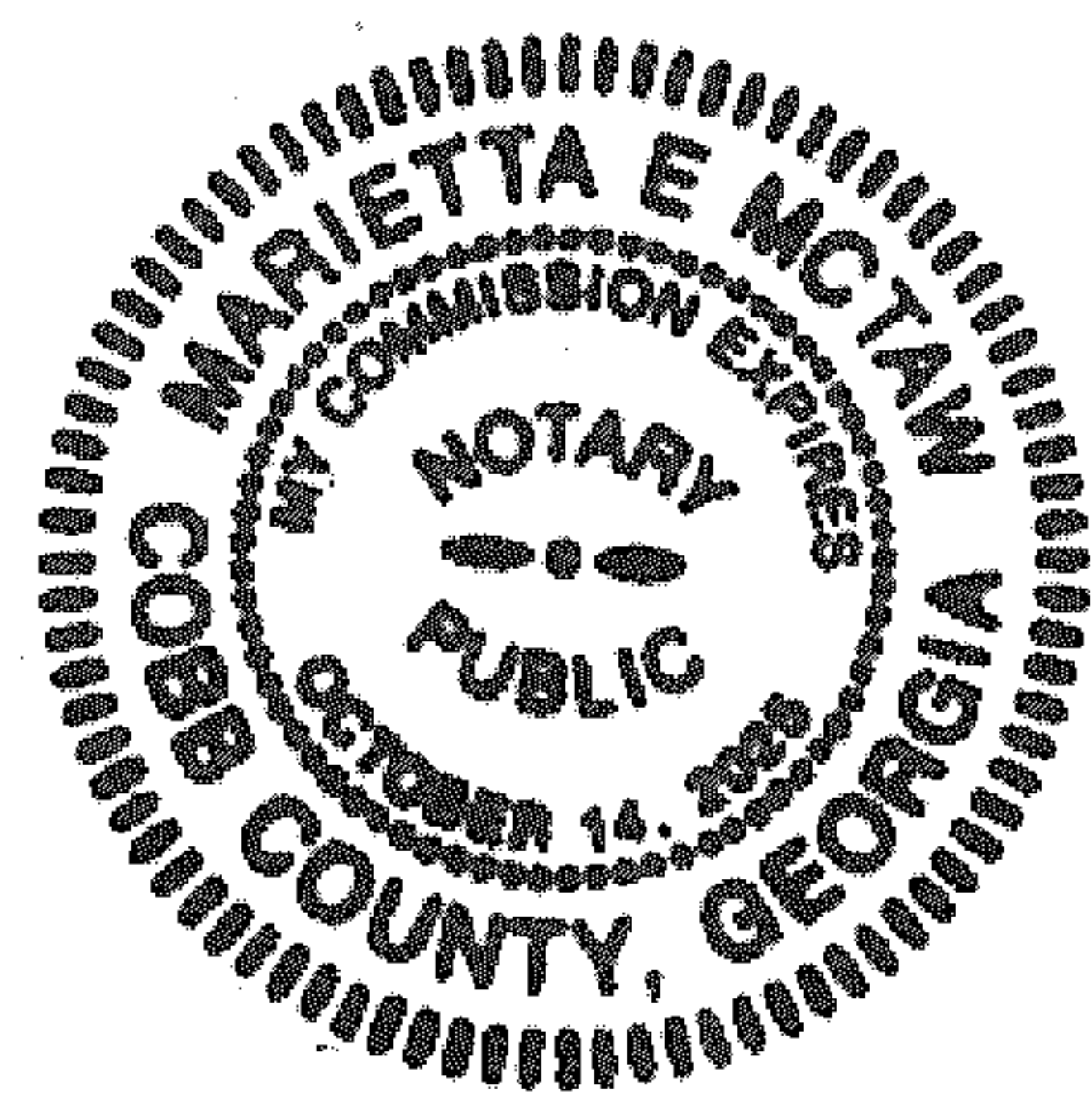


Exhibit "A"

CERTIFICATE OF AMENDMENT
(See attached.)

Control Number : J609286

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF AMENDMENT NAME CHANGE

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

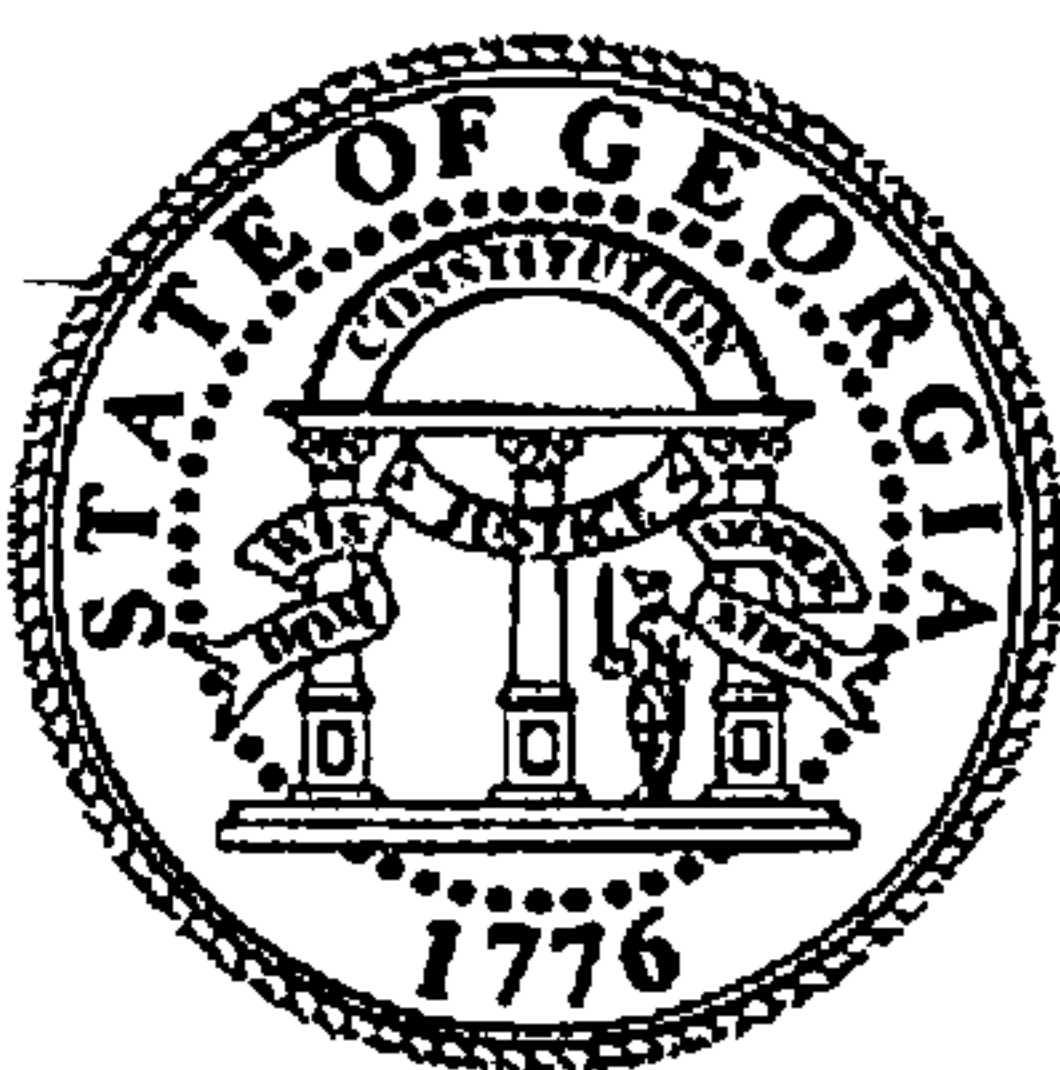
RACETRAC PETROLEUM, INC.
a Domestic Profit Corporation

has filed articles/certificate of amendment in the Office of the Secretary of State on 11/01/2021 changing its name to

RaceTrac, Inc.
a Domestic Profit Corporation

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/ certificate of amendment.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on 10/12/2021.



Brad Raffensperger

Brad Raffensperger
Secretary of State



PROJECT:

**DANIELS FALLS
ENCORE
MULTI-FAMILY**

LOCATION:

13501 POWERS CT.
FORT MYERS, FL 33912

CLIENT:

**ENCORE
MULTI-FAMILY, LLC.**

CONSULTANT:

**MORRIS
DEPEW**

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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

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

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

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	WMM
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	1/19/2022
SHEET TITLE:	
AERIAL EXHIBIT	
SHEET NUMBER:	M9

JOB/FILE NUMBER: 21035

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2022 ALL RIGHTS RESERVED. 6/3/2025 - Daniels Falls Enclave MFL Plans 21035-02 CPA Current Plans 21035-02 AERIAL EXHIBIT dwg 4109 - Jan 19 2022 03:53:27 pm PLOTTED BY: overwacke

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEWPhone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.comENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS**LETTER OF AUTHORIZATION****TO WHOM IT MAY CONCERN:**

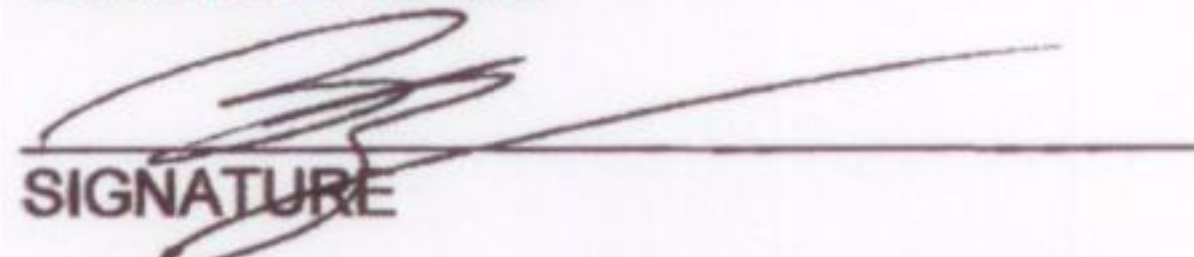
PLEASE BE ADVISED THAT WE, TALAMH ASSOCIATES LLC, ARE THE FEE SIMPLE PROPERTY OWNERS OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT US FOR THE BELOW REFERENCED PARCELS IN ALL MATTERS PERTAINING TO REZONING OR DEVELOPMENT PERMITS. THIS AUTHORITY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

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# 21-45-25-18-00000.0070, 21-45-25-L3-19000.0020, 21-45-25-18-00000.0050

Talamh Associates LLC

COMPANY NAME



SIGNATURE

Bridget Dwyer-Crowley

PRINTED NAME & TITLE

STATE OF FloridaCOUNTY OF Lee

The foregoing instrument was acknowledged before me this 15 day of January, 2022, by BRIDGET DWYER-CROWLEY, who is personally known to me or has produced _____ as identification and did not take an oath.

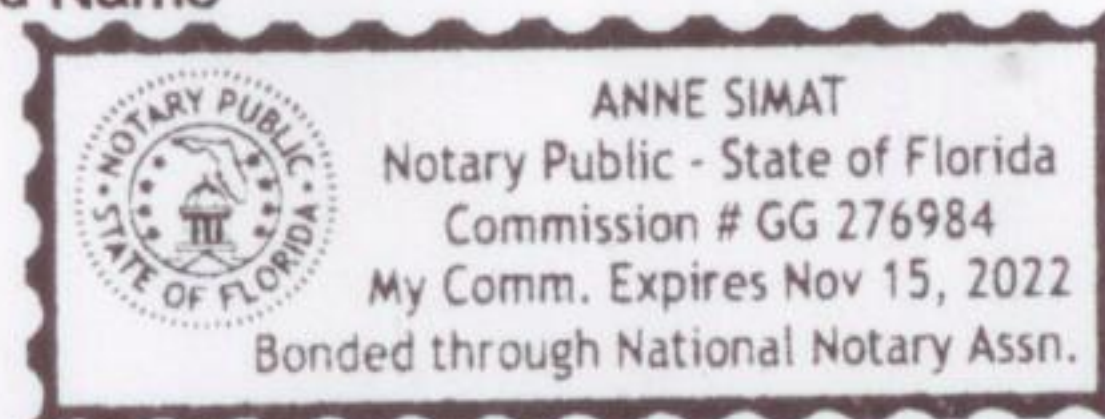
My Commission Expires:

11.15.2022

Notary Public

Notary Printed Name

(seal)



Fort Myers | Tallahassee | Destin

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

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

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# 21-45-25-18-0000A.00CE, 21-45-25-18-0000C.00CE, 21-45-25-17-0000B.00CE

Powerscourt Centre Owners' Association, INC.

COMPANY NAME



SIGNATURE

Bridget Dwyer-Crowley, MGMR
PRINTED NAME & TITLE

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 15 day of January, 2022, by BRIDGET DWYER CROWLEY, who is personally known to me or has produced _____ as identification and did not take an oath.

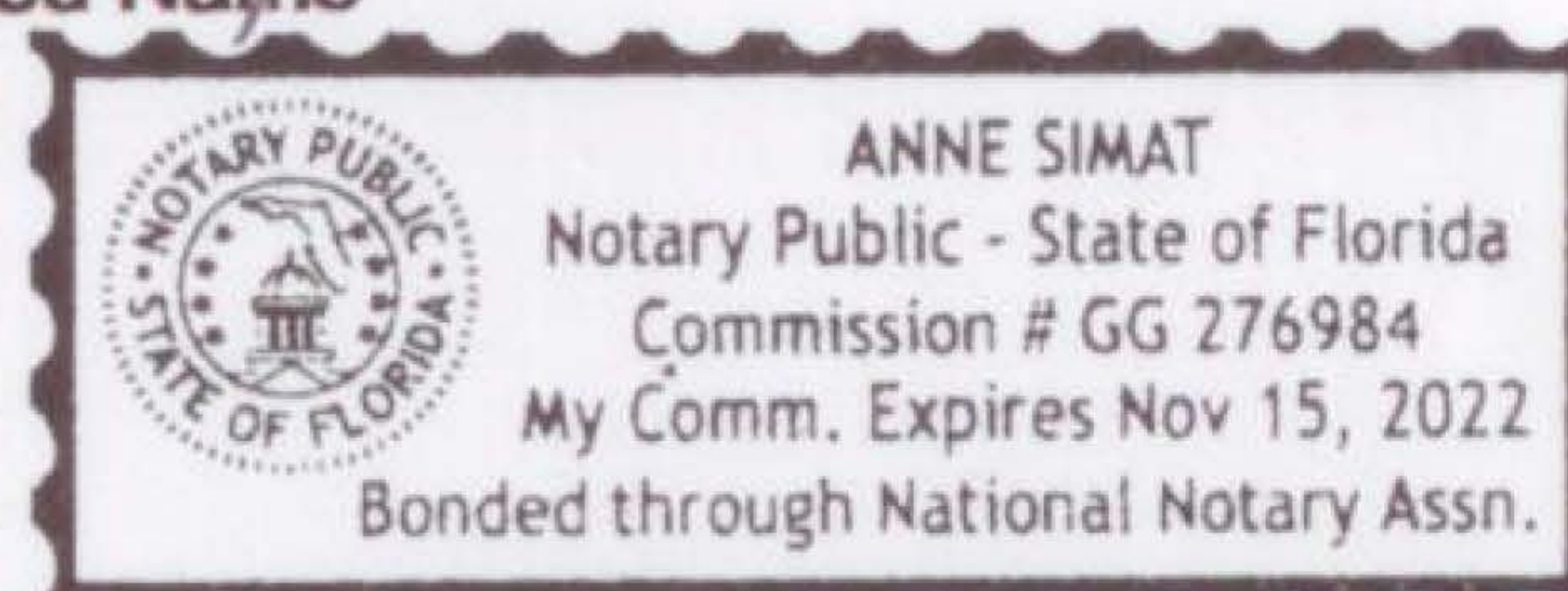
My Commission Expires:

11-15-22

Notary Public

Notary Printed Name

(seal)



Fort Myers | Tallahassee | Destin

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, Bridget D Crowley (name), as Manager (owner/title) of Talamh Associates, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owners 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.


Signature

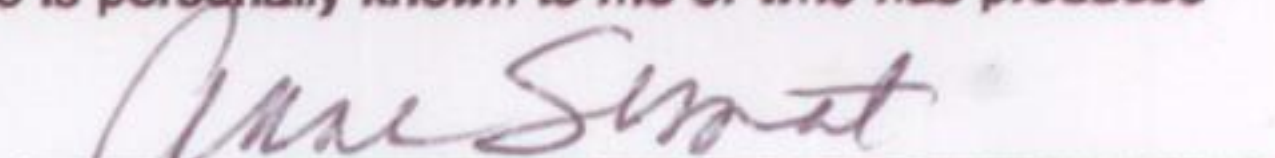
11/15/2022
Date

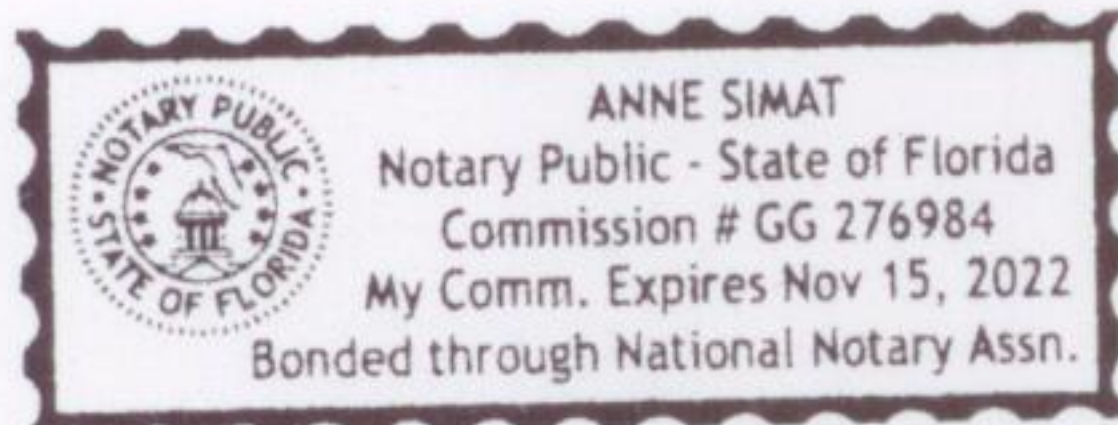
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 2022 (date) by Bridget D Crowley (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.

STAMP/SEAL


Signature of Notary Public



Daniels Falls Encore MFR Comprehensive Plan Amendment Lee Plan Consistency

INTRODUCTION

The Daniels Falls Encore MFR property that is the subject of this application is a 19.99-acre parcel located at Powers Court and Cody Lee Road near the Daniels Parkway/I-75 interchange in unincorporated Lee County. The property is within the Powers Court platted subdivision, which contains existing commercial development as well as access and stormwater improvements. The Future Land Use Map currently designates this property as Outlying Suburban and Wetlands. The applicant is requesting a Future Land Use Map Amendment to General Interchange.

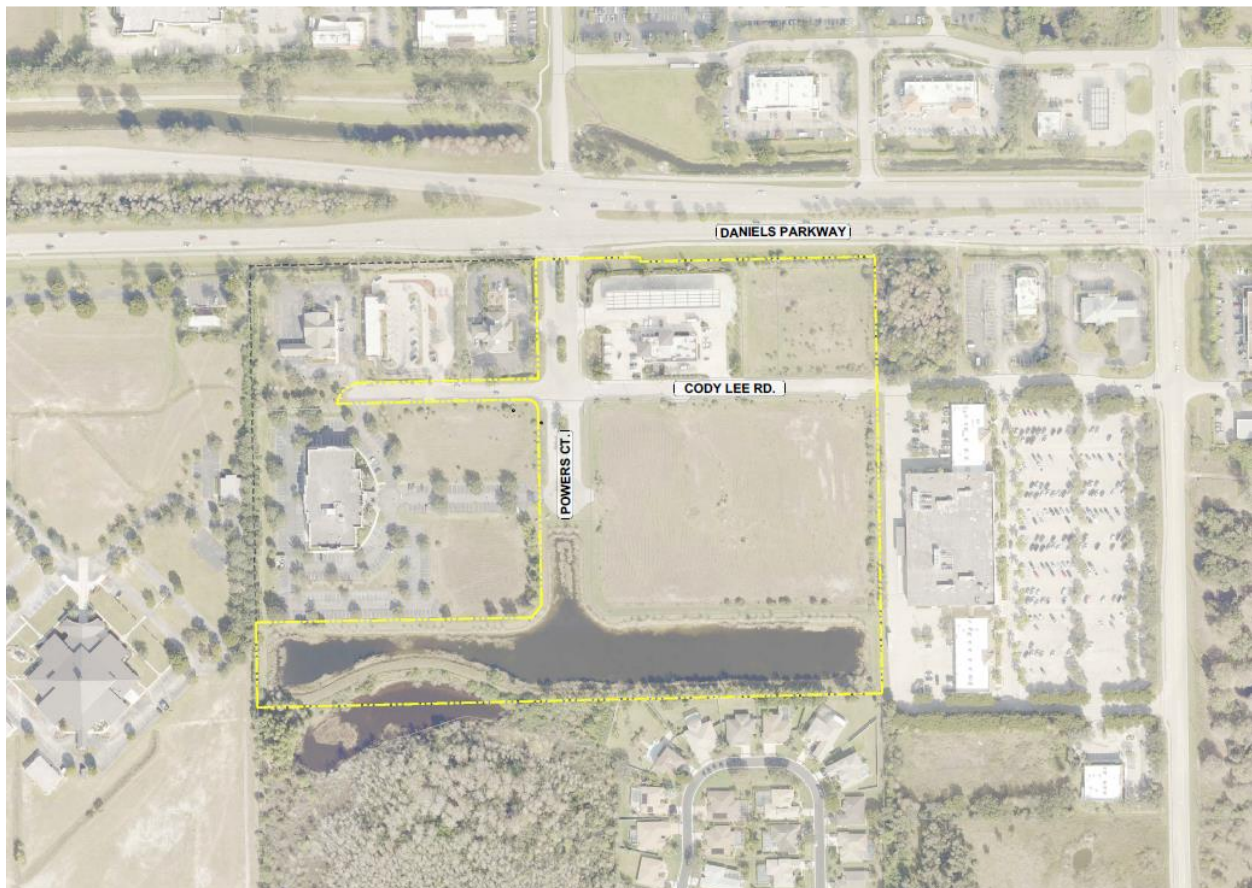


Figure 1: Boundary of Proposed Map Amendment

CHARACTERISTICS OF SUBJECT PROPERTY AND SURROUNDING PROPERTIES

The subject parcels roughly comprise the eastern portion of the Powers Court subdivision. The subdivision includes a RaceTrac service station, vacant land, a water management lake and the private access roadways of Powers Court and Cody Lee Road. The RaceTrac and two vacant parcels have frontage on Daniels Parkway less than one mile to the east of I-75. The subdivision is zoned Commercial Planned Development (CPD).

To the north of the subject property is Daniels Parkway and across the roadway is Daniels Parkway CPD, a 16-acre parcel of land that is currently zoned commercial planned development and currently holds a General Interchange Future Land Use designation. The project was initially approved in 1993 which rezoned the property from AG-2 to CPD and allowed for the development of 77,620 sf of commercial office space and 40,000 sf of retail. In addition to the commercial space, the project was also approved for 152 hotel/motel rooms. The property is currently a commercial shopping center with multiple spaces. To the north-west of Daniels Pkwy CPD is Daniels Business Center CPD which is a 10.35-acre business center which falls within the Outlying Suburban Future Land Use north of Salrose Ln. The initial CPD resolution Z-96-009 was approved in 1996 for a total of 90,000 sf of commercial space.

To the south of the subject project is Cypress Preserve, an 85-home gated community. The community is planned around a central lake. To the south-west of the property is the Danpark Loop community, a master-planned development off Daniels Parkway. To the south-east of the project is the Daniels Villas, a small housing development directly adjacent to Fiddlesticks Blvd as well as the Cypress Preserve community.

To the east of the subject property is the Shoppes at Fiddlesticks, a commercial planned development sitting on 16.85-acre of land which falls within the Outlying Suburban Future Land Use. The project was initially approved in 2000 when it was rezoned from AG-2, CG, and CPD to CPD via Z-00-046. The commercial planned development has an approved mix of retail which is mostly being utilized by a Publix and general office uses. Currently, only Parcels A & B are allowed for retail (99,000 sf) and Parcel C & D are approved for office space (9,000 sf).

To the west, within the Powers Court subdivision and the existing Powers Court CPD, is the Powerscourt Center, an office building, designated Outlying Suburban Future Land Use category. The Riverside Baptist Church is west of Powers Court and sits on a 36.27-acre property that is zoned Commercial Planned Development and holds the Future Land Use of Outlying Suburban and Wetlands as well.

CONSISTENCY WITH LEE PLAN AND JUSTIFICATION FOR THE REQUEST

Based on the descriptions of the Outlying Suburban, Wetlands, and General Interchange Future Land Use categories provided in the Lee Plan, the Applicant's request increases the subject property's consistency with the Lee Plan and furthers the Goals, Objectives and Policies of the Lee Plan. The description of Outlying Suburban areas as those that are peripheral in relation to established urban areas is no longer appropriate for the subject property as the area is definitively urban.

At the time the County's first Future Land Use Map was adopted in 1984 this area was perhaps peripheral. What is now Southwest Florida International Airport was built originally as Southwest Florida Regional Airport in 1983, the year prior. Since then, the airport was relocated and expanded, and Florida Gulf Coast University was built and has expanded. Interstate 75, a major regional transportation corridor, and the international airport are located east of the subject property. A major hospital, commercial and residential are located to the west of the subject property. The property is located between two baseball spring training facilities. The corridor is very different today. Thus, the Outlying Suburban FLUC does not meet with the character of the surrounding area or provide for development which is consistent with the needs of the community or the traveling public at this location less than a mile from I-75:

POLICY 1.1.6: The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.

The surrounding area is definitively not Rural, as evidenced by nearby uses such as a RaceTrac service station, a Publix shopping center, office buildings, restaurants, a car wash, and a bank. The surrounding land uses are predominantly service commercial, consistent with the General Interchange Future Land Use designation at the I-75/Daniels Pkwy interchange area, which extends to property adjacent to the subject property. The General Interchange FLUC extends this far west on the north side of Daniels Pkwy.

The Wetlands designation is unsupported by the environmental resource permit (ERP) that was issued for the subject property, which does not indicate that any wetlands are present on site. The Wetlands designation is also inconsistent with the existing site development and site improvements, which include a surface water management system.

The requested General Interchange Future Land Use designation represents an expansion of that Future Land Use Category which already exists on approximately 550 acres surrounding the Daniels Parkway and I-75 Interchange area. By expanding this designation to the subject property, the Applicant seeks to retain the existing commercial entitlement and allow for multifamily residential development. The subdivision is currently zoned as a Commercial Planned Development (CPD) and the General Interchange Future Land Use designation will allow for an amendment to the CPD to add multifamily residential to the planned development.

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 industrial⁴/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).

This request is consistent with the mixed use concept set forth in Lee Plan Goal 11, due to the opportunities for interconnection with the introduction of multifamily residential infill development in proximity to shopping, employment, a major arterial, and public transit. Locating multifamily development at this site which is within walking distance of shopping, offices, restaurants, banks and other service commercial will allow for increased internal vehicle trip capture and provide the opportunity to eliminate many vehicle trips that would be generated by multifamily development located in other areas without the proximity to these residentially supporting uses.

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.

Developed at the maximum base density of 14 dwelling units per acre, this 19.99 acre property could potentially be developed with 280 dwelling units. If approved for the maximum potential bonus density at 22 dwelling units per acre, a maximum of 440 dwelling units could potentially be developed. Demands on public facilities were estimated based on the maximum potential residential development in conjunction with the existing 100,000 square feet of commercial entitlement, which is also supported by the General Interchange category.

The application materials supporting this request include copies of the Letters of Availability for the various public services available in this area of Lee County. Currently, Lee County Emergency Medical Services, South Trail Fire Protection & Rescue Service District, and the Lee County Sheriff's Office all have confirmed that the project has complete emergency service availability. In addition to emergency services, Lee County Utilities, LeeTran, and Lee County Solid Waste have all confirmed their ability to accommodate the capacity demands of the proposed project. The submitted application demonstrates that services are available consistent with Goal 4 of the Lee Plan.

GOAL 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources

A Lee County Utilities Letter of Availability letter was received for the subject project and highlighted an adequate capacity to support the maximum water demanded by the project in the future. Currently, 125,000 GPD are necessary to support the proposed 440 dwelling units and 100,000 sf of commercial space. Currently, Lee County Utilities has identified a capacity of over 500,000 GPD which supports the development of this project. The project will be directly connected to the local water system, which is in direct compliance with Policy 4.1.1 of the Lee Plan.

STANDARD 4.1.1: WATER. 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 Fla. Admin. Code R. 62-550).

The subject property is within the service area limits for the City of Fort Myers Central Advanced Wastewater Treatment Facility. The property is able to utilize this plant via an inter-local agreement between Lee County and the City of Fort Myers. The maximum proposed density of 440 multi-family residential dwelling units and 100,000 sf of commercial space are well within the projected serving capacity of 134,464 Equivalent Residential Connections (ERCs) by 2024. A letter of service availability was also issued by Lee County Utilities highlighting adequate capacity to serve the Daniels Falls Encore MFR. The project is in direct compliance with Standard 4.1.2 of the Lee Plan which requires a project of this scale to connect to the sanitary sewer 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.

The traffic circulation analysis that was provided by TR Transportation Consultants, as part of this application, finds that the Applicant's requested map change, which will allow for multi-family residential development in place of commercial development, represents a substantial reduction in potential trip generation. The implications for this potential reduction are positive, as Daniels Pkwy is designated as a constrained roadway. Additionally, the location of the subject property with access to Daniels Pkwy and to the planned extension of Three Oaks Pkwy is consistent with Lee Plan Transportation Policy 39.1.3.

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

Lee County and the Southwest Florida region are currently experiencing a housing shortage. Lack of housing unit inventory is a significant contributor to property value increases. Mr. Shelton Weeks, PHD, Lucas Professor of Real Estate at Florida Gulf Coast University, recently presented at the January 11th, 2022, Real Estate Investment Society Luncheon, indicating that there is a shortage of housing throughout SW Florida and that if the shortage is not addressed it will prevent Lee County from diversifying the economy. The Applicant's requested map amendment and the Applicant's goal of providing multifamily housing will serve the needs of the community and the region. This request is also consistent with the Housing Element of the Lee Plan, specifically furthering Goal 5, Goal 135, Objective 135.1, and Policy 135.19.

GOAL 5: RESIDENTIAL LAND USES. To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.

GOAL 135: MEETING HOUSING NEEDS. To provide decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the County.

OBJECTIVE 135.1: HOUSING AVAILABILITY. To ensure the types, costs, and locations of housing are provided to meet the needs of the County's population by working with private and public housing providers.

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 location of the subject property on Daniels Parkway provides immediate access to this major arterial less than one mile from I-75, which will limit impacts to local roadways. Another major transportation related consideration for this project is the planned extension of Three Oaks Parkway, which will be accessible from the Powerscourt subdivision by way of Cody Lee Road to Fiddlesticks Blvd. This proposed linkage will reduce vehicle trips on Daniels Pkwy by providing another option for connectivity to areas south of the subject property. These factors, combined with the features of the surrounding area, which is already significantly developed with service commercial, employment opportunities, and sidewalks demonstrates consistence with the Goals, Objectives, and Policies of the Lee Plan Transportation Element, and very specifically, Policy 39.2.1:

POLICY 39.2.1: Future urban areas will have a balanced emphasis on automobile, freight, transit, pedestrian, and bicycle modes of transportation by:

- ***Promoting safe and convenient street, bicycle and pedestrian facility connectivity for easy access between modes.***
- ***Utilizing short block lengths within urban Mixed Use Overlay areas.***
- ***Providing transit service with an emphasis on urban Mixed Use Overlay areas.***
- ***Incentivizing infill and redevelopment, mixed uses, pedestrian friendly design, and higher density in areas served by transit.***
- ***Providing sidewalks along all roads and streets in urban areas, except where prohibited.***

IMPACTS ON HISTORIC RESOURCES

A Master Site File Request was completed for this site and concluded that there are no current or former historical resources found on the subject project site.

OBJECTIVE 2.5: HISTORIC RESOURCES. Historic resources will be identified and protected pursuant to the Historic Preservation Element and the County's Historic Preservation Ordinance. (Ord. No. 94-30, 00-22)

ENCORE – DANIEL’S FALLS

ENVIRONMENTAL ASSESSMENT & SPECIES SURVEY REPORT

Lee County STRAP #: 21-45-25-18-00000.0070

December 2021

Prepared For:

Morris Depew
c/o: Tina Ekblad – President & Director of Planning
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Prepared By:



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Introduction

An environmental assessment and species survey was conducted on The Encore – Daniel’s Falls property on December 2, 2021. The 6.73± acre site is located in Section 21, Township 45S, and Range 25E, of Lee County, Florida. More specifically, the site is located at 13501/13521 Powers Court, south of Daniels Parkway, out towards 75, just west of Fiddlesticks Boulevard. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The species survey was also provided to inspect the property for any and all potential listed species that could inhabit the site. Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl (*Athene cunicularia*) burrows, as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any Audubon’s crested caracara (*Caracara plancus audubonii*) or bald eagle (*Haliaeetus leucocephalus*) nests.

The project’s surrounding land uses are a mixture of residential homes, education facilities, undeveloped vacant land, and forested land. The survey was conducted in the morning to mid-day; the temperatures were in the upper 70’s, with light breezes, and partly cloudy skies.

Background

The Encore – Daniel’s Falls proposed project site has been previously assessed and approved for development as part of the master stormwater system for the Daniels Falls project; SFWMD ERP Permit #: 36-05329-P. The project was cleared and filled as part of this original permit; all impacts out at Daniel’s Falls have been previously addressed under the original SFWMD ERP permit. There are no additional impacts are proposed by the current project, all on-site impacts have been mitigated for under the previously issued permits. Any on-site wetlands or “other surface water” communities which currently exist on-site would be determined as non-jurisdictional by the SFWMD and are vested due to the active current surface water management system. The only potential wetland areas which currently exist on-site are the areas where not as much fill was placed during the initial site clearing and filling.

Methodology

The species survey was conducted utilizing combined methodologies from Lee County’s Land Development Code (LDC, Chapter 10, Article III, Division 8 - Protection of Habitat) and also encompassed the Lee County Endangered Species Ordinance No. 89-34. Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum updated coverage requirement. Following the Lee County Endangered Species Ordinance No. 89-34, the specific methodology included pedestrian surveys of parallel transects. The survey was conducted according to the previously approved Lee County methodology, submitted by Kevin L. Erwin Consulting Ecologist, Inc.

These methods are comprised of a several step process. The vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for protected plants and animals; signs or sightings of these species are then recorded.

Existing Site Conditions

Boundary – The project boundary was obtained from the Lee County parcel data and is assumed to be approximately 6.73± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Pompano fine sand, frequently ponded (NRCS #27; hydric), and Immokalee sand (NRCS #28; non-hydric). Immokalee sand is considered non-hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. During the initial permitting process, under SFWMD ERP permit number: 36-05329-P. There were no wetland or and “other surface water” communities identified on-site.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

Uplands

The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

FLUCFCS 740 Disturbed Lands (Previously Cleared & Filled) – 6.73± Acres

This disturbed upland area occupies approximately 6.73± acres of the property. The canopy and sub-canopy is mostly open with widely scattered melaleuca (*Melaleuca quinquenervia*). The sub-canopy is also mostly open with widely scattered Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), earleaf acacia (*Acacia auriculiformis*), and saltbush (*Baccharis halimifolia*). The ground cover includes broomsedge (*Andropogon virginicus*), Spanish needle (*Bidens pilosa*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), sandspur (*Cenchrus echinatus*), false buttonweed (*Spermacoce verticillata*), three-awn grass (*Aristida purpurea*), cogon grass (*Imperata cylindrica*), bahia grass (*Paspalum notatum*), and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), and Virginia creeper (*Parthenocissus quinquefolia*). This community would be considered uplands by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
740	Disturbed Lands (Previously Cleared & Filled)	Upland	6.73± Ac.
Total			6.73± Ac.

Species Survey Results

During our field survey for protected species on the property, we did not observe any protected species or signs thereof. There were no gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl (*Athene cunicularia floridana*) burrows identified. There were no nest-like structures or tree cavities noted while conducting the protected species survey on-site.

There were several non-listed species identified while conducting the protected species survey, among those were several mourning doves (*Zenaida macroura*) and an eastern cottontail rabbit. (*Sylvilagus floridanus*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table. Please see the attached Protected Species Map (Exhibit E).

Summary

In general, this site does not contain much native, undisturbed community types in which protected species would typically inhabit. Due to the disturbed nature of the site, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for any other protected species.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The determination of ecological system classifications, functions, values, and boundaries, is an inexact science, and different individuals and agencies may reach different conclusions; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

Table 2: Listed Species by Habitat with Current Status

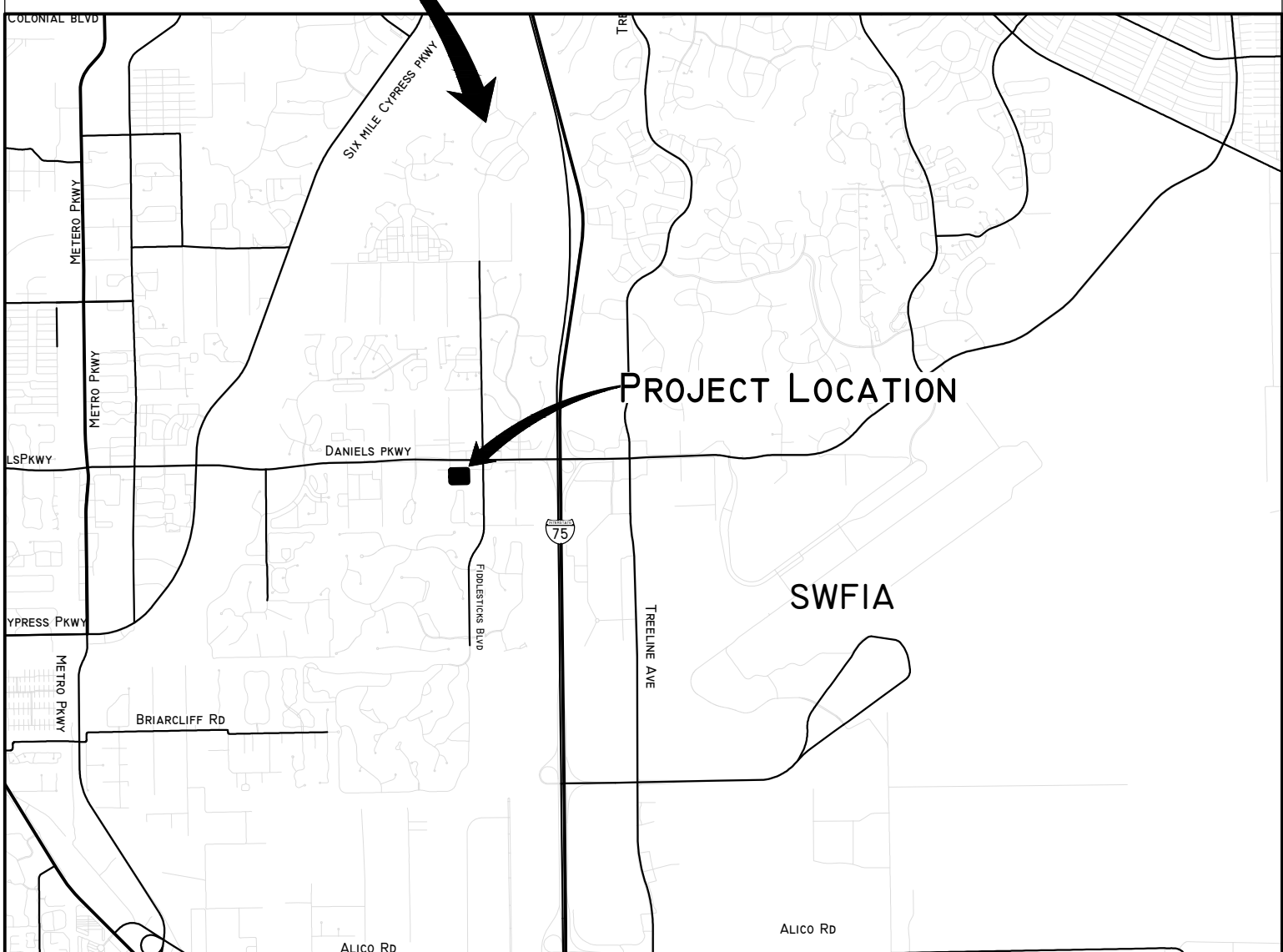
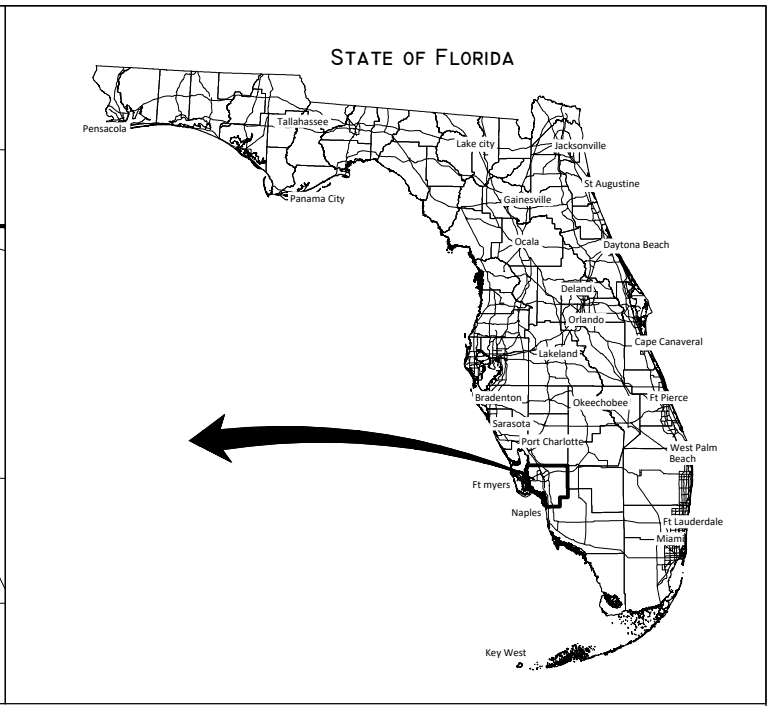
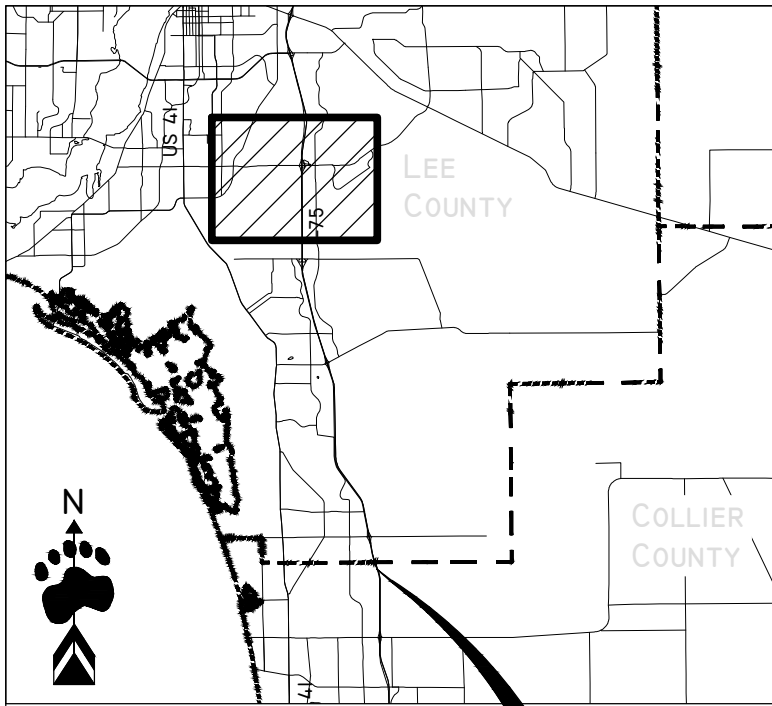
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Observed	USDA	FDA&CS	FWS	FWC
740	Disturbed Lands	Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	T	T
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	--	--	--	T
		Burrowing owl	<i>Athene cunicularia floridana</i>	--	--	--	--	SSC

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

EXHIBIT A

Project Location Map



DRAWN BY:	DATE:	CATEGORY
BWS	12/4/21	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
21/45S/25E		LEE

Encore Daniels Falls

Location Map

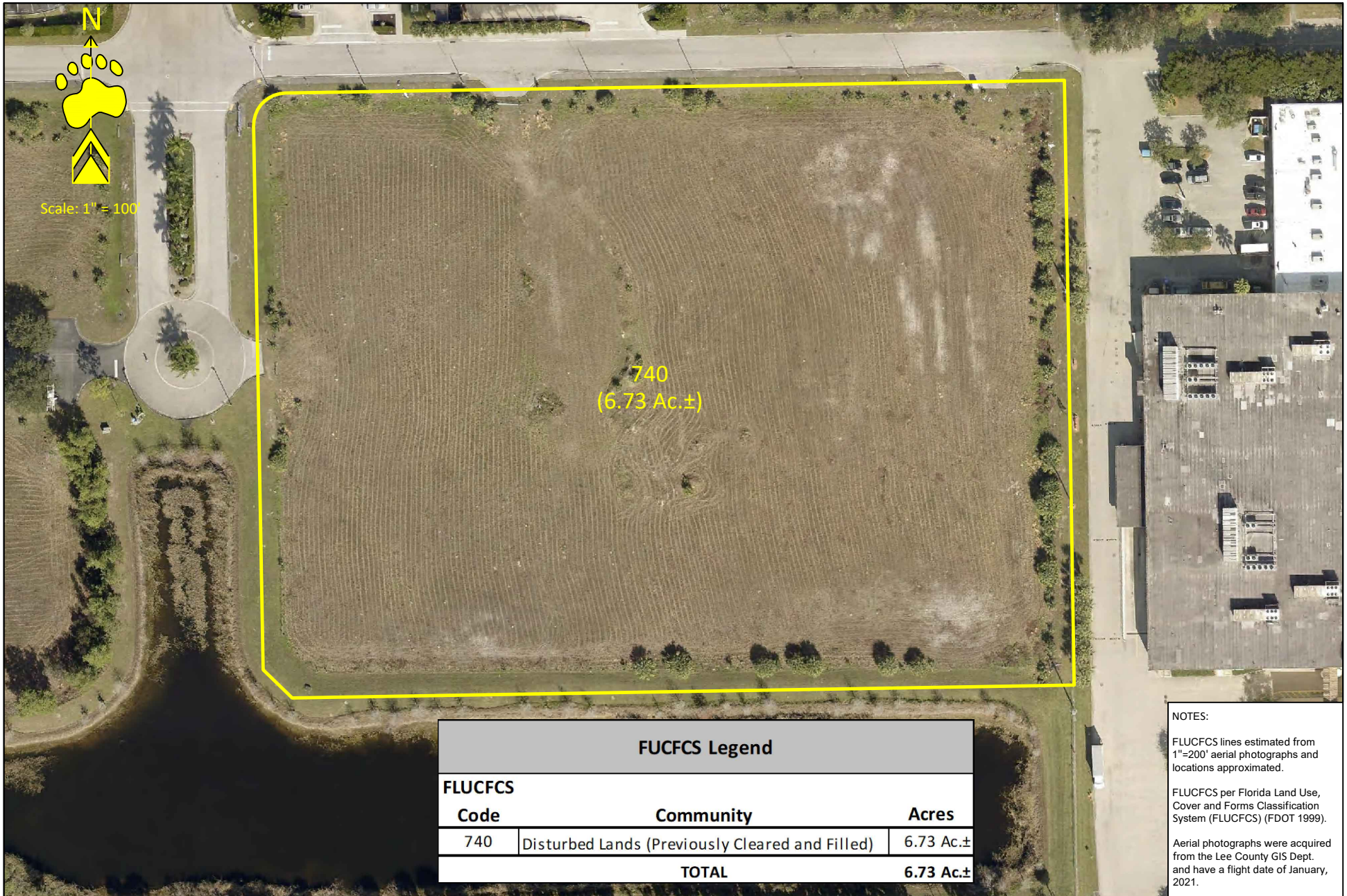
1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919
(239) 340-0678 BEARPAWS.ENV.CONSULTING@GMAIL.COM

PAGE

EXHIBIT

EXHIBIT B

FLUCFCS Map with Aerial



Scale: 1" = 100'

740
(6.73 Ac.±)

FUCFCS Legend

FLUCFCS

Code	Community	Acres
740	Disturbed Lands (Previously Cleared and Filled)	6.73 Ac.±
TOTAL		6.73 Ac.±

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2021.

Revisions	Date:	Drawn By:	Date:
		BWS	12/4/21
		Job Number	
		S/T/R	
		21/45S/25E	

Encore Daniels Falls

Aerial FLUCFCS Map

Category
FLUCFCS

Scale:
1" = 100'

County
Lee



Page

-

Exhibit

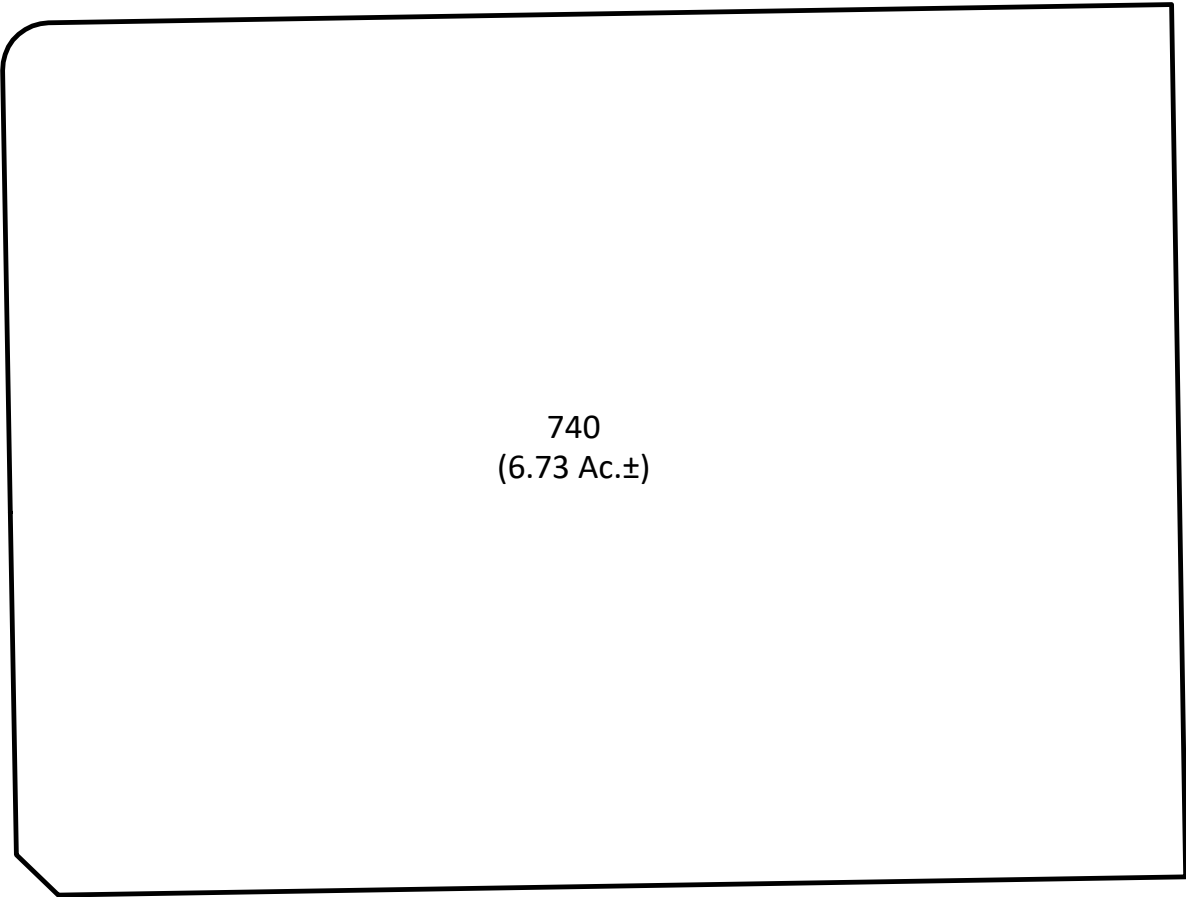
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EXHIBIT C

FLUCFCS Map



Scale: 1" = 100'



FUCFCS Legend		
FLUCFCS		
Code	Community	Acres
740	Disturbed Lands (Previously Cleared and Filled)	6.73 Ac.±
TOTAL		6.73 Ac.±

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).


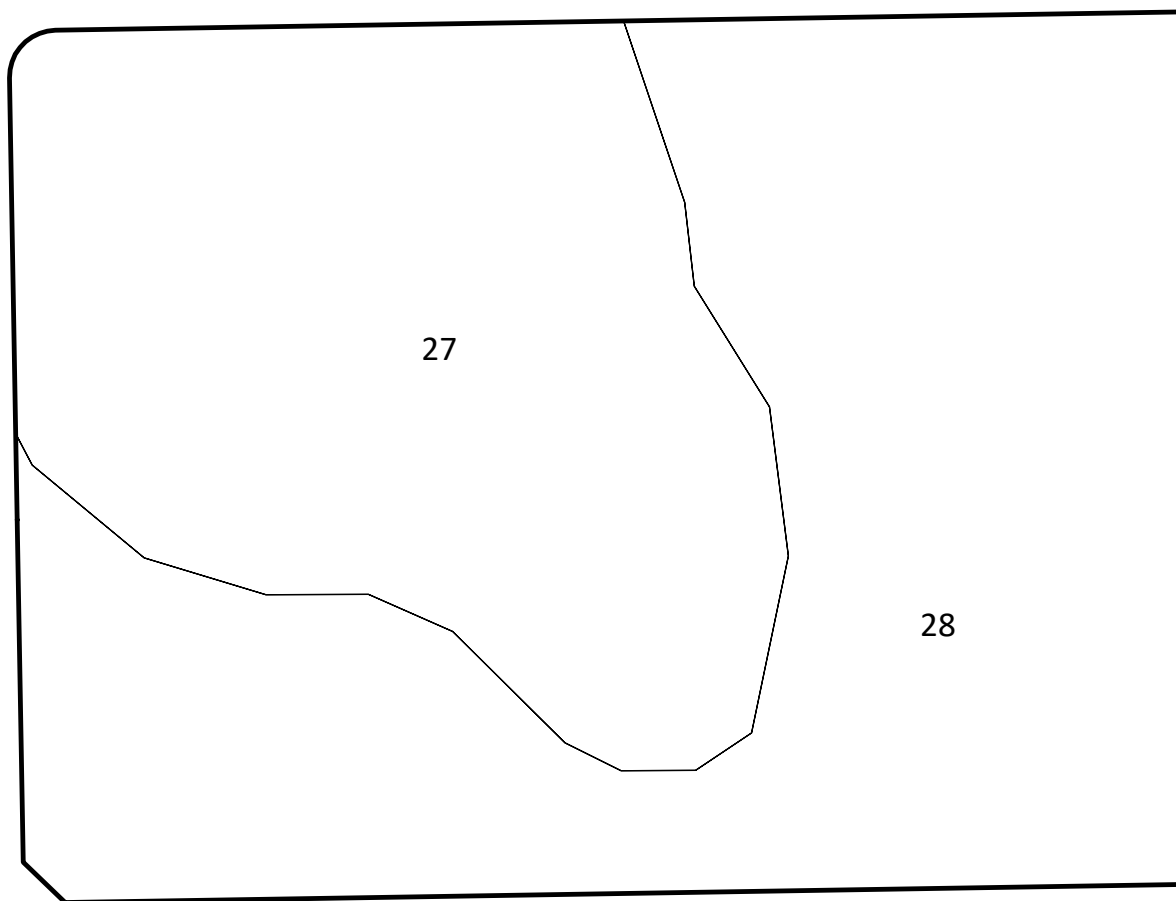
Revisions	Date:	Drawn By: BWS	Date: 12/4/21	Encore Daniels Falls FLUCFCS Map	Category FLUCFCS	 1599 Covington Circle East Fort Myers, FL 33919 (239) 340-0678 bearpaws.env.consulting@gmail.com	Page -
		Job Number			Scale: 1" = 100'		Exhibit
		S/T/R			County Lee		-
		21/45S/25E					

EXHIBIT D
NRCS Soils Map



Scale: 1" = 100'



NRCS Soils Legend		
Soil No	Description	Status
27	Pompano Fine Sand, Frequently Ponded	Hydric
28	Immokalee Sand	Non-Hydric

NOTES


Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By: BWS	Date: 12/4/21	<h1>Encore Daniels Falls</h1> <h2>Soils Map</h2>	Category: Soils	 <p>1599 Covington Circle East, Fort Myers, FL 33919 (239) 340-0678 bearpaws.env.consulting@gmail.com</p>	Page: -
		Job Number			Scale: 1" = 100'		-
		S/T/R			County: Lee		Exhibit: -
		21/45S/25E					-

EXHIBIT E

Protected Species Survey Map



Legend	
	Protected Species Survey Transects

FUCFCS Legend		
FLUCFCS		
Code	Community	Acres
740	Disturbed Lands (Previously Cleared and Filled)	6.73 Ac.±
TOTAL		6.73 Ac.±

Notes:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2021.

Revisions	Date:	Drawn By:	Date:
		BWS	12/4/21
		Job Number	
		S/T/R	
		21/45S/25E	

Encore Daniels Falls

Aerial PSS Map

Category	PSS
Scale:	1" = 100'
County	Lee



1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-



Florida Master Site File TRS Search

Preliminary Investigation of Previously Recorded Cultural Resources

To request a search for previously recorded cultural resources, fill in the **Township** (circle North or South), **Range** (circle East or West), & **Section** number(s) of your project area.

Please include a photocopy of the appropriate USGS quad map with your project area clearly marked.

Township: __45__ (North or South) **Range:** __25__ (East or West)
Sections (include all affected): __21__

County (include all affected): __Lee__ **USGS Quad** (if known): _____

Township: _____ (North or South) **Range:** _____ (East or West)
Sections (include all affected): _____

County (include all affected): _____ **USGS Quad** (if known): _____

Township: _____ (North or South) **Range:** _____ (East or West)

Sections (include all affected): _____

County (include all affected): _____ **USGS Quad** (if known): _____

Township: _____ (North or South) **Range:** _____ (East or West)

Sections (include all affected): _____

County (include all affected): _____ **USGS Quad** (if known): _____

Return To: Morris Depew Associates Name: Bailey Schleifer

Agency/Permit/Project requiring search: __Fort Myers__

Florida Master Site File

Division of Historical Resources / R.A. Gray Building
500 South Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / Email sitefile@dos.state.fl.us

RE: Daniels Falls Encore MFR Master Site File Request



Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>

To Bailey Schleifer



Template_102.pdf

2 MB



Reply



Reply All



Forward



Thu 12/2/2021 3:21 PM

Completed; no cultural resources detected

From: Bailey Schleifer <BSchleifer@M-DA.com>

Sent: Thursday, December 2, 2021 3:13 PM

To: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>

Subject: Daniels Falls Encore MFR Master Site File Request

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Daniels Falls Encore MFR Comprehensive Plan Amendment Public Facilities Impacts Narrative

This analysis considers the public facilities impacts for a future land use map amendment concerning ±19.99 acres within the Powerscourt subdivision, which is currently designated Outlying Suburban FLU Category and is located within The Daniels Parkway Planning Community. The applicant is requesting an FLUM Amendment to General Interchange and an Application to amend the existing CPD will be submitted subsequently to allow for multifamily residential development within the subdivision. The existing Daniels Falls Commercial Planned Development, approved per Resolution Number Z-96-047, allows for 100,000 sf of commercial space that comply with the Commercial Site Location Standards of the Lee Plan and an additional 96,000 sf that do not comply with the standards set by the Lee Plan. The existing Outlying Suburban Future Land Use theoretically allows a maximum of 60 dwelling units in addition to the commercial intensity. The requested FLUM Amendment will increase the maximum allowable density of the subject property by 380 dwelling units. The following analysis establishes that the additional proposed dwelling units will not adversely impact public services.

Potable Water

The subject property is within the Lee County Utilities service area limits and will be serviced by Corkscrew Water Treatment Plant. According to the Lee County 2020 Concurrency Report, Lee County Utilities has an average capacity of over 500,000 GPD. The 2020 Concurrency Reports also indicates that 159,206 Estimated Total Residential Dwelling Units were served by the plant in 2019. The number of Equivalent Residential Connections (ERCs) projected in 2024 is 174,833 units. The anticipated ERCs that will be served in 2040 is 224,839 units. Currently, the Daniels Falls project falls within the Outlying Suburban Future Land Use and is zoned Commercial Planned Development. These designations allow for a maximum density of 3 residential dwelling units per acre, which translates to 59.97 ERCs on the 19.99 acres subject to the requested FLUM amendment.

Existing Daniels Falls Maximum Residential Density

59.97 ERC X 250 GPD = 14,992.5 GPD

Proposed Daniels Falls Maximum Commercial Intensity

100,000 sf X .15 GPD = 15,000 GPD

Proposed Residential Density

440 ERC X 250 GPD = 110,000

Total Potential Potable Water Demand: 125,000 GPD

The impact analysis for potable water used the standards of Florida Administrative Code 64E-6 and Lee Plan Policy 95.1.3 consistent with the Lee County Utilities Design Manual. According to the 2020 Concurrency Report, Lee County Utilities Water Franchise Areas will have more than adequate capacity to

service the maximum proposed density of 100,000 sf of commercial space and 440 multi-family dwelling units. The additional multi-family dwelling units are well within the projected growth of 15,627 ERCs to be served by 2024 and 50,006 ERCs to be served in the future. Therefore, Lee County Utilities has adequate capacity to service the proposed development.

Sanitary Sewer:

The subject property is within the service area limits for the City of Fort Myers South Wastewater Treatment Facility, a major regional treatment plant. The property can utilize this plant via an inter-local agreement between Lee County and the City of Fort Myers. According to the Lee County 2020 Concurrency Report, *“Lee County Utilities WWTP capacity is evaluated using the interlocal agreement that effectively makes the LCU and CFM central systems one combined central system. As shown in Chart 2, the combined LCU/CFM central system capacity is adequate to meet the LOS standard throughout the five-year CIP planning period.”* In addition, the Concurrency Report notes there is capacity within the Fort Myers/Lee County Utilities WWTP Systems for 134,464 ERCs by 2024 and 188,185 ERCs in the future. The plant currently serves 117,677 ERCs. The maximum proposed density of 440 multi-family dwelling units and 100,000 sf of commercial space are well within the projected growth of 16,787 additional ERCs by 2024 and 53,721 additional ERCs in the future. Therefore, the additional units can be served by the existing capacity.

Existing Daniels Falls Maximum Residential Density

59.97 ERU X 200 GPD = 11,994 GPD

Existing Commercial Maximum Intensity

100,000 sf X .15 GPD = 15,000 GPD

Proposed Daniels Falls Maximum Residential Density

440 ERU X 200 GPD = 88,000 GPD

Total Sewer Demand: 103,000 GPD

The impact analysis utilizes Florida Administrative Code Chapter 64E-6 and the Level of Service Standards outlined in the Lee County Concurrency Report and the Lee County Utilities Design Standards Manual. The proposed Amendment shows an increase in demand for Sanitary Sewer by 102,994 GPD for the proposed 440 residential dwelling units and 100,000 sf of commercial space. The additional units are well within the projected growth of 16,787 ERCs which can be served in 2024 and 53,721 ERCs which can be served in the future. Therefore, capacity is available to service the additional units proposed.

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

LOS Standard = 7 pound/day/capita

Current Facility Capacity = 800 tons per day

Existing Maximum Residential

59.97 Dwelling Units X 2.35 persons per unit = 140.93 persons

140.93 people X 7lbs/day = 986.51 lbs.

Proposed Residential

440 Dwelling Units X 2.35 persons per unit = 1,034 persons

902.4 people X 7lbs/day = 7,238 lbs.

Note: commercial square footage will not be included in the impact calculations.

According to the 2020 Lee County Concurrency Report, all unincorporated areas of Lee County are consistent with the Level of Service standard set forth in the Lee Plan for solid waste.

"At the total available system capacity of 1,134,667 tons per year, the Lee County IWMS would be capable of providing a 7.0 pounds-per-capita-per-day level of service to a full-time combined Lee and Hendry County population of 888,000."

The increase in density based on the proposed plan amendment will result in the generation of an additional 7,238 pounds per day, which can be accommodated by the current capacity of the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Regional Parks:

The 2020 Lee County Concurrency report states there are 3,029 acres of regional parks operated by Lee County, which is roughly 43% of the existing regional park acreage when considering all jurisdictions. There are currently proposed plans to expand the acreage of regional park land. *"The total acreage of regional park land proposed to be developed increased year-over-year by 17-4 acres. This increase is attributed to the proposed development of two regional parks by the City of Fort Myers."*

Regional Park Level of Service

"The inventory indicates a total of 7,051.2 acres of existing regional parks operated by local, state and federal governments. The capacity needed to meet The Lee Plan non-regulatory level of service standard of 6 acres per 1,000 total seasonal county population is equal to:

867,000 [seasonal county population] * (6 acres/1,000) = 5,202 acres.

The existing inventory meets the regional park level of service standard in the county for the year 2019 and will continue to do so at least through the next five years of the CIP..."

The additional 440 residential dwelling units will not negatively impact the Regional Parks Level of Service. The 2020 Concurrency report indicates that *"The existing inventory meets the regional park level-of-service standard in the County for the year 2019 and will continue to do so at least through the next five years of the capital improvement program (CIP) as illustrated in Chart 4."* It should be noted that the Bureau of Economic and Business Research, University Of Florida estimated an unincorporated Lee County population of 385,410 as of April 1, 2021. The Lee Plan non-regulatory level of service standard for this population is 5,202 acres of Regional Parks. Lee County currently has 7,051 acres of Regional Parks. There is adequate acreage within the currently developed Regional Parks within the County to meet the need of the proposed 440 multi-family residential dwelling units.

Community Parks:

Community Park Level of Service

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

361,315 [permanent unincorporated county population] * (0.8 acres/1,000) = 289 acres.

“The existing inventory meets the community park level of service standard in the county for the year 2019 and will continue to do so at least through the next five years of the CIP...”

The additional 380 residential dwelling units will not negatively impact the Community Parks Level of Service. The Lee Plan non-regulatory level of service standard for this population is 0.8 acres per 1,000 total permanent unincorporated Lee County population. Lee County currently has 743 acres of Community Parks. There is adequate acreage within the currently developed Regional Parks within the County to meet the need of the proposed 440 dwelling units.

Public School:

The proposed development site is within the South Zone, sub-zone S-2. The LOS Standard for Elementary, Middle, and High School is based upon Permanent FISH capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes.

Existing and Proposed Students:

Existing Maximum:

59.97 dwelling units x 0.295 students/household = 17.7

Proposed:

440 dwelling units x 0.295 students/household = 129.8

Lee District School Board- South Zone, S-2

Elementary Schools (Rayma Page, San Carlos Park, Three Oaks)

Actual Enrollment 2020 =2,671

FISH Capacity =2,622

Seats Available= 149

Middle Schools (Lexington, Three Oaks)

Actual Enrollment 2020 = 2,192

FISH Capacity = 2,017

Seats Available = 175

High Schools (South Fort Myers)

Actual Enrollment 2020 = 1,796

FISH Capacity = 2,001

Seats Available = 205

The additional 440 residential multi-family dwelling units proposed in the requested Comprehensive

Plan Amendment will increase the number of students in the South Zone by 129.8. According to the Letter of Availability received from the Lee County School District, the South Zone is currently experiencing a deficit in seating for middle school students which is an issue that predates the proposal of this project. However, there is adequate middle school capacity within the S-2 school district, the sub-zone that the project falls within, to accommodate the additional children. The projected 2020-2021 totals for the entire South Zone in the 2020 Concurrency Report demonstrate an additional 175 middle school seats available and adequate seats with all the elementary schools and high schools in the South Zone.

Any middle school capacity concerns will be addressed via the construction of two new middle schools. *“Available capacity will meet the adopted level of service standard in all zones with the construction of Middle School “MM” which is scheduled to open in the 2021-2022 school year and Middle School “NN” which is scheduled to open in the 2023-2024 school year.”*

School funding deficits will be addressed through School Impact Fees, which are assessed at the time of building permit issuance. The timing of the Impact Fee payment ensures the resources necessary for the number of homes to be built are available. All 440 proposed dwelling units and 100,000 sf of commercial space that are constructed will be assessed impact fees consistent with LDC Section 2-400 through 2-415.

MEMORANDUM

TO: Mr. Ben Smith
Morris Depew Associates

FROM: Ted B. Treesh
President

DATE: January 6, 2022

RE: Daniels Falls Encore
Comprehensive Plan Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 19.99 acres of property located on the south side of Daniels Parkway at Powers Court in Lee County, Florida. This analysis will determine the impacts of the change in land use from Outlying Suburban to General Interchange.

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

The proposed Map Amendment would change the future land use designation on the approximately 19.99 acre subject site from Outlying Suburban to General Interchange. The Outlying Suburban future land use category permits the future development of many commercial uses while the General Interchange land use permits the development of a mix of residential and commercial uses. It is the desire of the applicant to create a development on the majority of the subject parcel that would be occupied by multi-family residential uses.

In order to estimate the transportation related impacts with the requested land use change, several assumptions were made based on the amount of development that could occur under each land use category. Under the existing Outlying Suburban LUC, it was assumed the future land use would be commercial retail and a residential density of up to 3 dwelling units per acre. For the future land use change, it was assumed that there would be commercial uses and a maximum residential density of 22 dwelling units per acre.

These units were considered multi-family dwelling units based on the number of units per acre assumed.

Table 1 summarizes the uses that would be permitted under the existing land use category versus those that were assumed under the proposed land use category.

Table 1
Land Uses
Daniels Falls Encore

Land Use Category	Intensity
Approved Land Use	100,000 sq. ft. of Retail 60 MF Dwelling Units
Proposed Land Uses	100,000 sq. ft. of Retail 440 MF Dwelling Units

Since the retail uses are permitted under both the existing and proposed land use categories, the increased density of residential uses was analyzed as the impacts to the adjacent roadway network. The trip generation for the proposed residential land uses were determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 11th Edition. Land Use Code 220 (Multi-Family Housing) was utilized for the trip generation purposes of the residential uses. **Table 2** indicates the trip generation of the subject site based on the increase in residential dwelling units that can be anticipated based on the land sue change (60 to 440 dwelling units). The trip generation equations utilized are attached to the Appendix of this memorandum for reference.

Table 2
Trip Generation
Based on Future Land Use Category
Daniels Falls Encore

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family Residential (380 Units)	34	107	141	116	68	184	2,511

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only major roadway improvement on the 2045 Financially Feasible Plan in the immediate area is the extension of Three Oaks Parkway north from Alico Road to Daniels Parkway. In addition, there are improvements currently identified on the 2045 Long Range Transportation Plan in the vicinity of the subject site that are designated as "Contingent" based upon additional funding. These improvements include the widening of I-75 to

include Express Lanes, widening Treeline Avenue south of Daniels Parkway to a 6-lane roadway and improving the I-75/Daniels Parkway interchange.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area then the peak hour trips to be generated from the project as shown in Table 2 were added to the projected 2045 volumes. The Level of Service for those roadways were then evaluated.

The results of the analysis indicate that the addition of the project trips to the network will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Several roadway segments in the study area are shown to operate at LOS "F" before the project trips are added to the network and are therefore considered as pre-existing deficiencies not caused by the change in land use. These roadway segments include Daniels Parkway from Metro Parkway to Chamberlin Parkway, Treeline Avenue from Daniels Parkway to Alico Road and I-75 between Alico Road and Colonial Boulevard. All remaining roadway segments in the study area will operate at or above the minimum acceptable Level of Service. **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Range Impacts (5-year horizon)

The 2021/2022-2025/2026 Lee County Transportation Capital Improvement Plan and the 2022-2026 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. The only improvement in the study area that is included on the short term capital improvement plan is the funding for the construction of the Three Oaks Parkway North Extension from Alico Road to Daniels Parkway. This new roadway is funded in the Lee County Capital Improvement Program to begin construction in FY 2020. This improvement also includes the widening of Daniels Parkway to 8-lanes between I-75 and Apaloosa Lane. There are no other capacity improvements to the roadway network identified in either work program. This roadway improvement was considered in the distribution of site trips.

The proposed map amendment will not increase the maximum trip generation potential of the subject site. Under the current Future Land Use designation, the site could be developed with up to 100,000 square feet of commercial uses. This level of commercial intensity would be permitted under the proposed General Interchange Future Land Use category. The multi-family dwelling units would not be able to be developed on the subject site if the site were developed with 100,000 square feet of commercial uses. Therefore, the maximum development intensity of the site is commercial and this is not changing with the change in land use from Outlying Suburban to General Interchange.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service in the 3-mile study area based on additional number of multi-family residential units that could be developed on the subject site should the land use category be changed to General Interchange. From Table 4A, all roadway segments in the study area will maintain their Level of Service that would exist in 2027 if no development were to occur on the subject site. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

Conclusion

The proposed Comprehensive Plan Amendment would allow the future land use change from Outlying Suburban to General Interchange. This would permit the subject site to be developed with both residential and commercial uses. Based on the trip generation comparison between the existing land use category and the proposed land use category, there would be a substantial reduction in peak hour and daily trip generation potential of the site if the site were to be developed with all residential land uses (multi-family residential dwelling units versus commercial land uses). No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Comprehensive Plan Amendment. In addition, the change to the land use will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

Attachments

3-MILE RADIUS OF PROJECT SITE

F2111.17



TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - DANIELS FALLS ENCORE

ROADWAY	ROADWAY SEGMENT		2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
	FROM	TO	# Lanes	Roadway Designation	LOS A	LOS B	LOS C	LOS D	LOS E
					VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Daniels Pkwy	US 41	Metro Pkwy	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Metro Pkwy	Six Mile Pkwy	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Six Mile Pkwy	Palomino Ln	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Palomino Ln.	I-75	8LD	Controlled Access	0	0	3,970	4,040	4,040
	I-75	Treeline Ave.	8LD	Controlled Access	0	0	3,970	4,040	4,040
	Treeline Ave.	Chamberlin Pkwy	6LD	Controlled Access	0	430	3,050	3,180	3,180
Treeline Ave.	Chamberlin Pkwy	Gateway Blvd	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Daniels Pkwy	Colonial Blvd.	4LD	Controlled Access	0	270	1,970	2,100	2,100
	Daniels Pkwy	Terminal Access Rd.	4LD	Controlled Access	0	270	1,970	2,100	2,100
	Terminal Access Rd.	Alico Road	4LD	Controlled Access	0	270	1,970	2,100	2,100
I-75	Daniels Pkwy	Colonial Blvd.	6LF	Freeway	0	3,360	4,580	5,500	6,080
	Alico Road	Daniels Parkway	6LF	Freeway	0	3,360	4,580	5,500	6,080
Three Oaks Pkwy	Alico Rd	Daniels Pkwy	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
	Daniels Pkwy	Winkler Ext.	4LD	Controlled Access	0	270	1,970	2,100	2,100
Six Mile Cypress Pkwy	Daniels Pkwy	Daniels Pkwy	4LD	Controlled Access	0	270	1,970	2,100	2,100
	Metro Pkwy	Daniels Pkwy	4LD	Controlled Access	0	270	1,970	2,100	2,100
Metro Pkwy	Six Mile Cypress	Daniels Pkwy	6LD	FDOT Class I Arterial	0	0	2,940	3,020	3,020
	Daniels Pkwy	Crystal Dr.	6LD	FDOT Class I Arterial	0	0	2,940	3,020	3,020
Plantation Rd	Six Mile Cypress Pkwy	Daniels Pkwy	2LN	Class I Arterial	0	140	800	860	860
	Daniels Pkwy	Idelwild St.	2LN	Class I Arterial	0	140	800	860	860

- Denotes the LOS Standard for each roadway segment

Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)
Level of Service Thresholds for Metro Pkwy/I-75 were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
DANIELS FALLS ENCORE

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 184										VPH	IN=	34	OUT=	107										
ROADWAY		ROADWAY SEGMENT		2045		AADT		100TH HIGHEST		PM PK HR		2045 BACKGROUND		PROJECT		2045 BACKGROUND PLUS PRO.								
FROM	TO	FSUTMS	LCDOT PCS OR BACKGROUND	AADT	FSDOT SITE #	FACTOR	HOUR PK DIR	D	PEAK	TRAFFIC	LOS	PEAK	TRAFFIC	LOS	PK DIR	TRAFFIC	LOS							
Daniels Pkwy	US 41	Metro Pkwy	57,305	30	57,305	0.108	6,189	0.50	WEST	3,095	D	10%	11	3,106	D									
	Metro Pkwy	Six Mile Pkwy	58,220	30	58,220	0.108	6,288	0.50	WEST	3,144	D	40%	43	3,187	F									
	Six Mile Pkwy	Palomino Ln	73,265	31	73,265	0.100	7,327	0.56	EAST	4,103	F	60%	64	4,167	F									
	Palomino Ln.	I-75	86,771	31	86,771	0.100	8,677	0.56	EAST	4,859	F	30%	32	4,891	F									
	I-75	Treeline Ave.	91,970	48	91,970	0.107	9,841	0.63	EAST	6,200	F	10%	11	6,211	F									
	Treeline Ave.	Chamberlin Pkwy	76,361	48	76,361	0.107	8,171	0.63	EAST	5,148	F	5%	5	5,153	F									
Treeline Ave.	Daniels Pkwy	Colonial Blvd.	35,513	62	35,513	0.122	4,333	0.56	NORTH	2,426	F	0%	0	2,426	F									
	Daniels Pkwy	Terminal Access Rd.	47,462	61	47,462	0.116	5,506	0.62	NORTH	3,414	F	5%	5	3,419	F									
	Terminal Access Rd.	Alico Road	40,724	61	40,724	0.116	4,724	0.62	NORTH	2,929	F	3%	3	2,932	F									
I-75	Daniels Pkwy	Colonial Blvd.	114,147	120057	114,147	0.09	10,273	0.577	NORTH	5,928	E	10%	11	5,939	E									
	Alico Road	Daniels Parkway	126,427	120184	126,427	0.09	11,378	0.588	NORTH	6,690	F	20%	21	6,711	F									
Three Oaks Pkwy	Alico Rd	Daniels Pkwy	20,124	72	20,124	0.117	2,355	0.60	NORTH	1,413	C	15%	16	1,429	C									
Six Mile Cypress Pkwy	Daniels Pkwy	Winkler Ext.	17,392	18	17,392	0.100	1,739	0.59	NORTH	1,026	C	5%	5	1,031	C									
	Metro Pkwy	Daniels Pkwy	28,025	18	28,025	0.100	2,803	0.59	NORTH	1,654	C	10%	11	1,665	C									
Metro Pkwy	Six Mile Cypress	Daniels Pkwy	36,804	125055	36,804	0.09	3,312	0.517	SOUTH	1,600	C	5%	5	1,605	C									
	Daniels Pkwy	Crystal Dr.	34,301	126045	34,301	0.09	3,087	0.517	NORTH	1,596	C	10%	11	1,607	C									
Plantation Rd	Six Mile Cypress Pkwy	Daniels Pkwy	6,568	124521	6,568	0.09	591	0.528	NORTH	312	C	5%	5	317	C									
	Daniels Pkwy	Idelwild St.	6,513	124370	6,513	0.09	586	0.528	NORTH	309	C	5%	5	314	C									

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

* The K-100 and D factors for FDOT maintained roadways were obtained from Florida Traffic Online resource.

* Due to lack of traffic data, the K and D factors for future Three Oaks Parkway extension were used from Lee County's PCS #72.

* Due to lack of traffic data in the Lee County Traffic Count Report, the K-100 and D factors for Plantation Road was obtained from FDOT's Florida Traffic Online Webpage.

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
DANIELS FALLS ENCORE

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 141 VPH IN= 34 OUT= 107
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 184 VPH IN= 116 OUT= 68

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT		
								PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Daniels Pkwy	E. of US 41	6LD	0	430	3050	3180	3180	10%	12	0.4%
	E. of Metro Pkwy.	6LD	0	430	3050	3180	3180	40%	46	1.5%
	E. of Six Mile Cypress	6LD	0	430	3050	3180	3180	60%	70	2.3%
	E. of Palomino Ln.	6LD	0	430	3050	3180	3180	30%	35	1.1%
	E. of I-75	6LD	0	430	3050	3180	3180	10%	12	0.4%
	E. of Treeline Ave.	6LD	0	430	3050	3180	3180	5%	6	0.2%
Treeline Ave.	N. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	0%	0	0.0%
	S. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	5%	6	0.3%
	S. of Terminal Access	4LD	0	270	1,970	2,100	2,100	3%	3	0.2%
I-75	N. of Daniels Pkwy.	6LF	0	3,360	4,580	5,500	6,080	10%	12	0.3%
	S. of Daniels Pkwy.	6LF	0	3,360	4,580	5,500	6,080	20%	23	0.5%
Three Oaks Pkwy	S. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	10%	12	0.6%
Six Mile Cypress Pkwy	N. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	5%	6	0.3%
	S. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	15%	17	0.9%
Metro Pkwy	N. of Daniels Pkwy	6LD	0	0	2,940	3,020	3,020	5%	6	0.2%
	S. of Daniels Pkwy	4LD	0	0	1,910	2,000	2,000	10%	12	0.6%
Plantation Road	N. of Daniels Pkwy	2LN	0	140	800	860	860	5%	6	0.7%
	S. of Daniels Pkwy	2LN	0	140	800	860	860	5%	6	0.7%

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

** The Level of Service thresholds for I-75 were obtained from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
DANIELS FALLS ENCORE

TOTAL PROJECT TRAFFIC AM =	VPH	IN =	34	OUT=	107	TOTAL PROJECT TRAFFIC PM =	VPH	IN=	116	OUT=	68	2019												2027																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
												BASE YR LATEST				YRS OF GROWTH. ¹	ANNUAL RATE	PK HR		PK HR PK SEASON		PERCENT		2027				2027																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
												SITE/STATION	ADI	ADI	ADI			PK SEASON	PEAK DIR. ²	PEAK DIRECTION	V/C	TRAFFIC	TRAFFIC	AM PROJ	PM PROJ	+ AM PROJ	BCKGRND	BCKGRND	V/C	+ PM PROJ	LOS	LOS	Ratio	Ratio																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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¹ Annual Growth Rate was calculated utilizing AADT data from 2020 Lee County Traffic Count Report and FDOT Florida Traffic Online (2020).
² 2019 peak hour peak season peak direction traffic volumes were obtained from the 2020 Lee County Public Facilities Level of Service and Concurrency Report.
³ Peak Hour Peak Season Volume for Three Oaks Pkwy south of Daniels Pkwy provided by Lee County in 2027 model run

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

5/25/2020

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

LNK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2019 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
07400	CYPRESS LAKE DR	MCGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,170	D	1,230	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,472	D	1,547	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,472	D	1,547	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,198	D	2,310	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,341	D	2,461	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	E	2,520	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	F	3,094	F	3,121	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	F	3,094	F	3,142	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	B	2,698	B	2,835	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	B	2,698	B	2,835	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,412	B	2,535	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	B	1,726	B	1,870	SKY Walk *
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	378	C	409	
08700	DAVIS RD	MCGREGOR BLVD	IONA RD	2LN	E	860	C	15	C	29	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	2,000	D	2,102	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	2,520	D	2,649	*
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	C	2,111	D	2,218	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,613	C	1,695	*
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	386	F	892	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	30	C	31	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	339	A	356	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	C	629	D	662	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	C	629	D	662	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	809	Constrained, old count(2010)
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	790	B	1,083	East & West Cypress View*
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	876	B	921	*
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	100	C	116	old count projection
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	346	C	379	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,258	D	1,322	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,504	D	1,581	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	241	C	269	Constrained*
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,208	C	1,269	
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	C	531	
10900	GLADIOLUS DR	MCGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	170	C	194	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,230	C	1,365	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,230	C	1,292	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,230	C	1,292	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	B	1,977	C	2,078	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	75	C	80	*
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	965	B	1,014	*
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	773	C	908	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,017	B	1,069	*
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,478	B	1,554	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,529	B	1,607	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,529	B	1,607	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	357	C	375	*
12200	HICKORY BLVD	BONITA BEACH RD	MCLAUGHLIN BLVD	2LN	E	890	E	533	E	560	Constrained*
12300	HICKORY BLVD	MCLAUGHLIN BLVD	MELODY LANE	2LN	E	890	E	533	E	560	Constrained*
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	533	E	560	Constrained*
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	649	E	820	*
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	649	E	682	*
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	2,960	C	649	C	682	4 lane under construction
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	D	1,257	D	1,353	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,620	E	5,811	E	5,967	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	5,620	E	5,758	E	5,981	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	6,620	D	5,730	D	6,139	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	5,620	D	5,309	D	5,499	
32300	I-75	M.L.K.(SR 82)	LUCKETT RD	6LF	D	5,620	D	5,072	D	5,204	
32400	I-75	LUCKETT RD	SR 80	6LF	D	6,620	C	4,940	C	4,933	
32500	I-75	SR 80	SR 78	6LF	D	6,620	B	3,804	B	3,791	
32600	I-75	SR 78	COUNTY LINE	6LF	C	4,670	B	3,082	B	2,726	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	201	C	212	*
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	3,171	C	1,737	C	1,971	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	3,171	C	1,166	C	1,245	
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	4,860	B	1,635	B	1,747	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	3,240	B	612	B	658	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	3,240	B	617	B	648	

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	
13500	IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,017	B	1,069	*
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	1,015	B	1,067	
13600	IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	381	C	460	
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	79	C	251	
13800	JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	660	B	876	Joel Blvd CPD
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	495	D	520	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	62	C	72	old count projection
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	256	C	267	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	277	C	291	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	106	C	120	old count projection(2010)
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	324	C	340	*
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,202	B	2,318	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,161	B	2,340	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	2,131	B	2,240	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	630	B	662	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	630	B	665	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	544	D	614	old count projection(2015)
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	832	B	867	*
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	650	D	706	
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	470	C	494	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	417	C	439	*
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	B	326	B	401	4 Ln design & ROW
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	273	C	287	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	77	C	89	old count projection
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	B	1,153	B	1,212	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,114	B	1,170	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	964	B	1,022	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	964	A	1,013	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR BLVD/CL	IONA LOOP RD	4LD	D	2,100	C	1,594	C	1,731	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	2,100	C	1,594	C	1,731	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	2,100	C	1,832	D	2,082	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	2,100	C	1,832	D	2,082	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	924	C	792	C	861	Constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	970	F	1,187	F	1,260	Constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	970	F	1,187	F	1,260	Constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	1,123	C	1,391	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	2,100	C	1,193	C	1,441	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	2,100	C	1,544	C	1,764	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	2,100	C	1,615	C	1,845	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	3,171	C	1,381	C	1,945	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	C	180	
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	C	183	
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	182	C	206	old count projection(2009)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	68	C	71	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	114	C	134	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	120	C	126	
18200	NO RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	156	B	275	
18300	NO RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	156	B	301	
18400	NO RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	108	A	141	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	82	C	95	old count projection
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	393	C	488	old count(2009)
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	590	C	620	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	427	C	449	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	427	C	461	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	130	C	136	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	B	764	C	803	
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	B	749	C	788	4 Ln design & ROW
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	382	B	402	4 Ln design & ROW
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	2,100	C	1,175	C	1,310	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	3,171	C	1,199	C	1,310	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	3,171	C	1,701	C	2,056	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	2,100	C	1,774	C	1,824	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	3,280	B	1,361	B	1,421	
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	1,607	C	1,180	C	1,254	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	2,210	B	954	B	1,006	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	395	C	418	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	197	C	207	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	173	C	185	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	607	E	657	Constrained

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

**TRAFFIC DATA FROM THE FLORIDA
TRAFFIC INFORMATION ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6062 - TREELINE AVE, S OF PELICAN PRESERVE BLVD - PTMS 4453 LCPR 62

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2020	12500 S	0	0	9.00	53.40	4.80
2019	13000 F	0	0	9.00	53.80	3.40
2018	13030 C	0	0	9.00	53.30	3.40
2017	8900 X	0	0	9.00	55.20	4.30
2016	9000 E	0	0	9.00	56.10	4.90
2015	8800 E	0	0	9.00	59.50	5.20
2014	8500 F			9.00	59.50	5.00
2013	8846 C	N 4752	S 4094	9.00	59.50	5.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6060 - BEN HILL GRIFFIN PKWY, S OF MIDFIELD TERMINAL RD, PTMS 2060, LCPR 60 SIS

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	20500 X	0	0	9.00	53.40	4.80
2019	21000 T	0	0	9.00	53.80	3.40
2018	20000 S	0	0	9.00	53.30	3.40
2017	19700 F	0	0	9.00	55.20	4.30
2016	19784 C	N 10512	S 9272	9.50	56.10	4.90
2015	25500 F	N 11613	S 0	9.50	53.40	5.20
2014	25322 C	N 13756	S 11566	9.50	53.40	3.00
2013	25076 C	N 13289	S 11787	9.50	53.40	4.20
2012	23983 C	N 12455	S 11528	9.50	53.70	3.90
2011	24144 C	N 12544	S 11600	9.50	54.70	3.10
2010	23565 C	N 12207	S 11358	10.70	54.88	3.40
2009	23769 C	N 12319	S 11450	11.41	56.94	4.30
2008	24426 C	N 12712	S 11714	11.06	58.89	3.30

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6045 - SR 739/METRO PKWY, 500' N OF ARC WAY, PTMS 5056, LCPR 45

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	24500	S	0	9.00	51.70	5.10
2019	25500	F	0	9.00	52.00	5.90
2018	25408	C	0	9.00	59.00	6.40
2017	26000	F	0	9.00	59.00	7.50
2016	25591	C	S 12282	9.00	59.00	7.50
2015	23711	C	S 11370	9.00	58.40	7.50
2014	23104	C	S 11173	9.00	56.40	7.20
2013	21641	C	S 10500	9.00	55.20	7.20
2012	19599	C	S 9590	9.00	54.00	5.60
2011	19492	C	S 9537	9.00	53.40	4.60
2010	19315	C	S 9420	10.89	54.97	6.10
2009	22136	C	S 11010	10.81	54.66	5.50
2008	22852	C	S 11064	10.75	57.36	7.80

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 -- LEE

SITE: 5055 - SR739/METRO PKWY, N OF SR865/6-MI CYPRESS PKW LC337

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	21000 C	N 10500	S 10500	9.00	51.70	5.10
2019	24000 C	N 12500	S 11500	9.00	52.00	5.90
2018	23500 C	N 12000	S 11500	9.00	52.30	6.40
2017	23500 C	N 12000	S 11500	9.00	53.20	6.20
2016	23000 C	N 11500	S 11500	9.00	57.90	6.20
2015	21500 C	N 11000	S 10500	9.00	58.40	6.20
2014	21000 C	N 10500	S 10500	9.00	56.40	5.20
2013	29000 C	N 15000	S 14000	9.00	64.00	5.50
2012	24000 C	N 12000	S 12000	9.00	63.40	4.30
2011	8300 F	N 3700	S 4600	9.00	62.50	7.00
2010	8500 C	N 3800	S 4700	11.16	63.35	7.00
2009	9100 F	N 4200	S 4900	11.00	63.18	7.80
2008	9100 C	N 4200	S 4900	11.56	68.04	7.80
2007	8700 C	N 4100	S 4600	9.62	58.02	8.90
2006	10900 C	N 5000	S 5900	8.81	55.95	8.30
2005	10700 C	N 5300	S 5400	9.60	53.80	8.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0184 - SR-93/I-75, 1.7 MI S OF DANIELS PKWY U/P, LEE CO

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	93954 C	N 46449	S 47505	9.00	58.80	12.10
2019	108459 C	N 53666	S 54793	9.00	58.70	9.90
2018	106243 C	N 52504	S 53739	9.00	59.00	8.30
2017	102014 C	N 50580	S 51434	9.00	59.80	9.40
2016	98964 C	N 49086	S 49878	9.00	59.80	9.10
2015	89417 C	N 44274	S 45143	9.00	58.40	9.10
2014	77211 C	N 38722	S 38489	9.00	58.40	8.40
2013	71794 C	N 35681	S 36113	9.00	58.40	8.40
2012	71868 C	N 35966	S 35902	9.00	56.20	8.30
2011	70160 C	N 35176	S 34984	9.00	55.60	8.40
2010	67723 C	N 33359	S 34364	9.78	54.70	8.60
2009	54500 F	0	0	9.40	55.84	13.60
2008	54884 C	N 28740	S 26144	8.79	56.75	16.50
2007	55702 C	N 29310	S 26392	8.79	56.75	16.50
2006	56478 C	N 29511	S 26967	8.79	56.75	16.50
2005	54009 C	N 28021	S 25988	8.80	54.70	15.30

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0057 - SR-93/I-75, S OF SR 884/COLONIAL BLVD/CR 884

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2020	87500 C	N 43500	S 44000	9.00	57.70	14.90
2019	100500 C	N 50000	S 50500	9.00	58.70	12.80
2018	100500 C	N 50000	S 50500	9.00	59.00	12.30
2017	93000 C	N 45500	S 47500	9.00	58.10	12.80
2016	90000 C	N 44500	S 45500	9.00	58.10	11.60
2015	83500 C	N 41500	S 42000	9.00	56.80	12.10
2014	77000 C	N 38000	S 39000	9.00	56.40	11.90
2013	68500 C	N 34500	S 34000	9.00	57.70	10.50
2012	65000 C	N 33000	S 32000	9.00	56.40	11.80
2011	64500 C	N 32000	S 32500	9.00	55.80	12.40
2010	66000 C	N 33000	S 33000	9.64	55.58	11.00
2009	62000 F	N 31000	S 31000	9.40	55.84	14.00
2008	63000 C	N 31500	S 31500	9.07	55.79	14.00
2007	75000 C	N 37500	S 37500	9.29	52.37	16.40
2006	78500 C	N 39500	S 39000	8.72	54.35	17.70
2005	75000 C	N 37500	S 37500	8.90	52.90	15.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4521 - PLANTATION RD, NORTH OF SIX MILE CYPRESS LC 521

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	6200 F	N 3100	S 3100	9.00	52.80	6.40
2019	6400 C	N 3200	S 3200	9.00	53.30	6.40
2018	6700 C	N 3400	S 3300	9.00	53.30	9.30
2017	7300 T			9.00	53.20	6.00
2016	7100 S	N 3500	S 3600	9.00	60.30	7.00
2015	6900 F	N 3400	S 3500	9.00	52.00	7.00
2014	6500 C	N 3200	S 3300	9.00	52.30	7.00
2013	4400 S	N 2300	S 2100	9.00	55.70	6.50
2012	4400 F	N 2300	S 2100	9.00	52.10	6.50
2011	4400 C	N 2300	S 2100	9.00	51.60	6.50
2010	4800 S	N 2400	S 2400	10.36	54.31	5.10
2009	4800 F	N 2400	S 2400	9.94	54.56	5.10
2008	4800 C	N 2400	S 2400	10.07	55.20	5.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4370 - PLANTATION RD, N OF DANIELS PKWY LC 370

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	13700 F	N 6900	S 6800	9.00	52.80	5.60
2019	14100 C	N 7100	S 7000	9.00	53.30	5.60
2018	13000 C	N 6500	S 6500	9.00	53.30	6.70
2017	15100 T			9.00	53.20	6.00
2016	14700 S	N 7300	S 7400	9.00	60.30	5.20
2015	14300 F	N 7100	S 7200	9.00	52.00	5.20
2014	13500 C	N 6700	S 6800	9.00	52.30	5.20
2013	13400 S	N 6700	S 6700	9.00	55.70	5.80
2012	13400 F	N 6700	S 6700	9.00	52.10	5.80
2011	13800 C	N 6900	S 6900	9.00	51.60	5.80
2010	10500 S	N 5300	S 5200	10.36	54.31	3.70
2009	10500 F	N 5300	S 5200	9.94	54.56	3.70
2008	10300 C	N 5200	S 5100	10.07	55.20	3.70

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

**TRAFFIC DATA FROM THE LEE
COUNTY TRAFFIC COUNT REPORT**

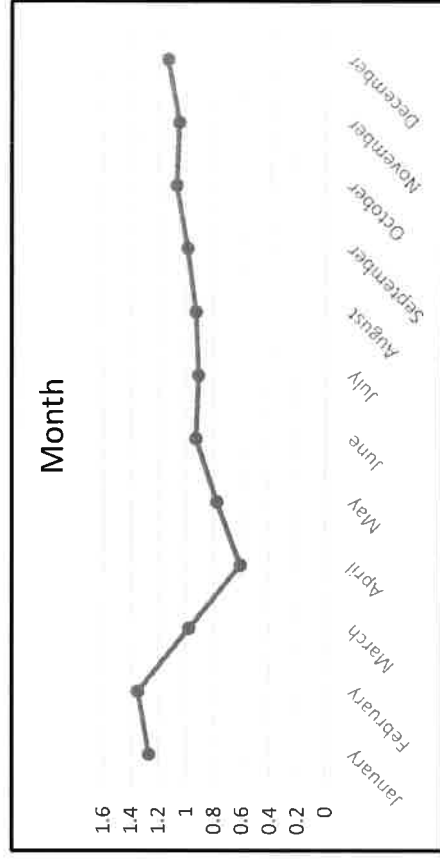
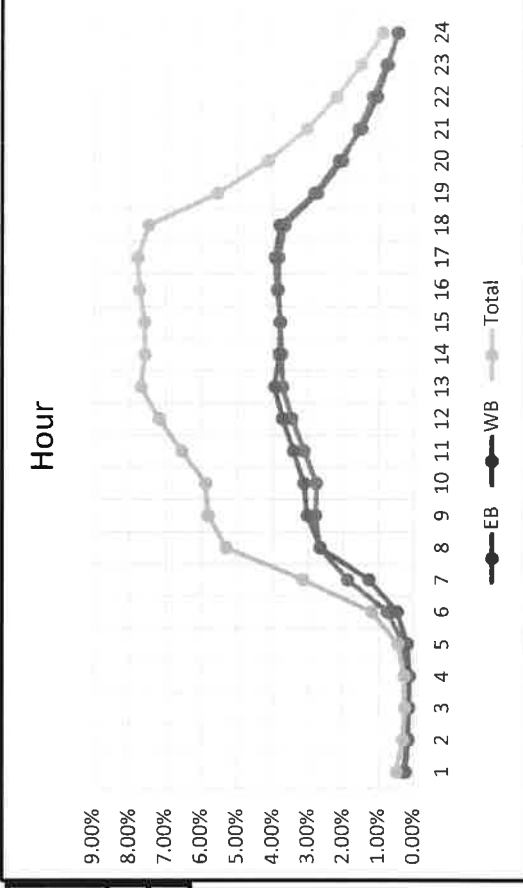
PCS 30 - Daniels Pkwy west of Metro Pkwy

2020 AADT = 41,900 VPD

Hour	EB	WB	Total
0	0.22%	0.27%	0.49%
1	0.14%	0.16%	0.30%
2	0.13%	0.13%	0.25%
3	0.14%	0.11%	0.26%
4	0.28%	0.17%	0.45%
5	0.74%	0.45%	1.19%
6	1.88%	1.27%	3.15%
7	2.67%	2.65%	5.32%
8	2.78%	3.03%	5.82%
9	2.76%	3.13%	5.89%
10	3.12%	3.42%	6.55%
11	3.46%	3.73%	7.19%
12	3.73%	3.95%	7.69%
13	3.75%	3.83%	7.58%
14	3.80%	3.79%	7.59%
15	3.85%	3.88%	7.73%
16	3.84%	3.94%	7.78%
17	3.66%	3.81%	7.47%
18	2.74%	2.82%	5.56%
19	2.02%	2.12%	4.14%
20	1.57%	1.48%	3.04%
21	1.16%	1.03%	2.19%
22	0.76%	0.73%	1.49%
23	0.42%	0.45%	0.87%

Month of Year	Fraction
January	1.27
February	1.35
March	0.98
April	0.61
May	0.78
June	0.93
July	0.91
August	0.93
September	0.99
October	1.07
November	1.05
December	1.13

Directional Factor		
AM	0.60	WB
PM	0.50	WB



Day of Week	Fraction
Sunday	0.67
Monday	1.04
Tuesday	1.11
Wednesday	1.1
Thursday	1.1
Friday	1.13
Saturday	0.85

Design Hour Volume		
#	Volume	Factor
5	4839	0.115
10	4795	0.114
20	4757	0.114
30	4727	0.113
50	4678	0.112
100	4532	0.108
150	4400	0.105
200	4291	0.102

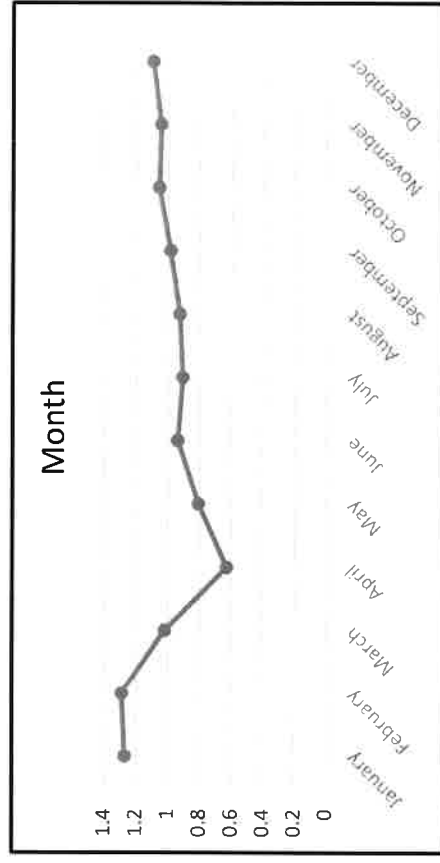
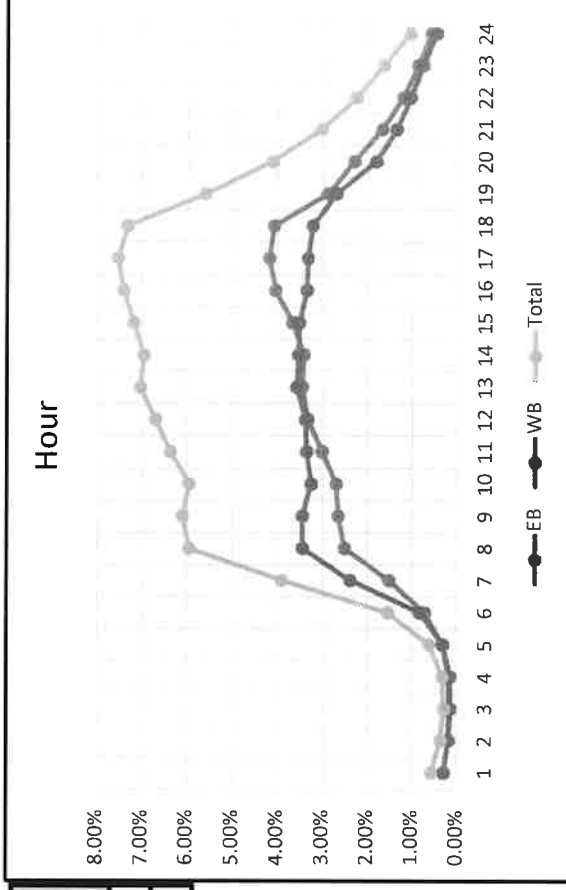
PCS 31 - Daniels Pkwy east of Six Mile Cypress Pkwy

2020 AADT = 54,100 VPD

Hour	EB	WB	Total
0	0.28%	0.29%	0.57%
1	0.19%	0.17%	0.36%
2	0.16%	0.13%	0.29%
3	0.18%	0.14%	0.32%
4	0.32%	0.30%	0.62%
5	0.72%	0.82%	1.55%
6	1.52%	2.39%	3.91%
7	2.51%	3.44%	5.96%
8	2.66%	3.45%	6.11%
9	2.70%	3.26%	5.96%
10	3.02%	3.36%	6.38%
11	3.33%	3.38%	6.71%
12	3.46%	3.58%	7.05%
13	3.43%	3.55%	6.97%
14	3.68%	3.52%	7.20%
15	4.06%	3.36%	7.42%
16	4.20%	3.34%	7.55%
17	4.10%	3.23%	7.33%
18	2.90%	2.70%	5.61%
19	2.31%	1.82%	4.13%
20	1.68%	1.36%	3.04%
21	1.21%	1.04%	2.26%
22	0.88%	0.77%	1.65%
23	0.59%	0.46%	1.06%

Month of Year	Fraction
January	1.27
February	1.29
March	1.02
April	0.63
May	0.81
June	0.94
July	0.91
August	0.93
September	0.99
October	1.06
November	1.05
December	1.1

Directional Factor			
AM		WB	
PM		EB	



Design Hour Volume		
#	Volume	Factor
5	5932	0.110
10	5872	0.109
20	5812	0.107
30	5736	0.106
50	5621	0.104
100	5398	0.100
150	5259	0.097
200	5169	0.096

Day of Week	Fraction
Sunday	0.69
Monday	1.05
Tuesday	1.09
Wednesday	1.08
Thursday	1.09
Friday	1.13
Saturday	0.87

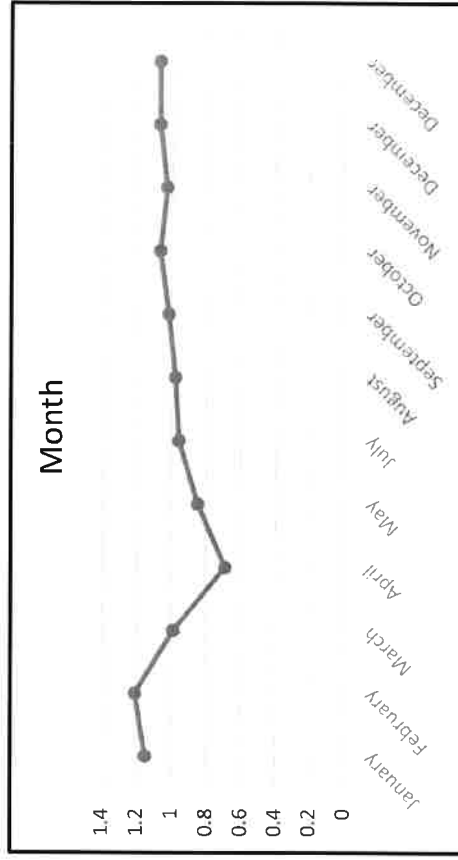
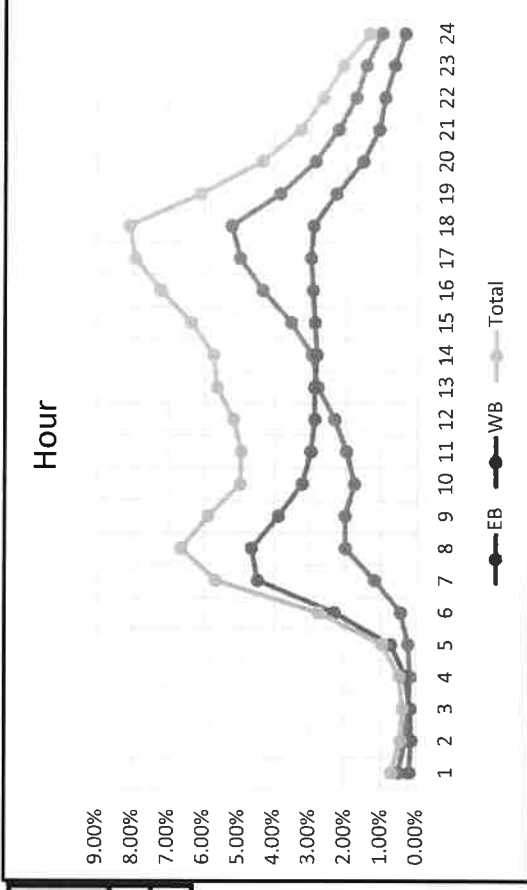
PCS 48- Daniels Pkwy east of Chamberlin Pkwy

2020 AADT = 40,600 VPD

Hour	EB	WB	Total
0	0.51%	0.21%	0.72%
1	0.31%	0.16%	0.46%
2	0.23%	0.18%	0.40%
3	0.18%	0.31%	0.49%
4	0.25%	0.73%	0.97%
5	0.45%	2.30%	2.75%
6	1.18%	4.48%	5.67%
7	2.00%	4.65%	6.65%
8	2.01%	3.88%	5.89%
9	1.75%	3.21%	4.97%
10	1.98%	2.97%	4.95%
11	2.31%	2.86%	5.17%
12	2.77%	2.87%	5.64%
13	2.94%	2.81%	5.74%
14	3.53%	2.86%	6.38%
15	4.34%	2.92%	7.25%
16	4.99%	2.98%	7.96%
17	5.23%	2.91%	8.13%
18	3.86%	2.27%	6.12%
19	2.85%	1.52%	4.36%
20	2.21%	1.07%	3.27%
21	1.72%	0.92%	2.63%
22	1.44%	0.65%	2.08%
23	1.01%	0.35%	1.35%

Month of Year	Fraction
January	1.15
February	1.21
March	0.99
April	0.69
May	0.85
July	0.96
August	0.98
September	1.02
October	1.07
November	1.03
December	1.07
December	1.07

Directional Factor			
AM	0.79	SB	
PM	0.63	NB	



Design Hour Volume		
#	Volume	Factor
5	48	0.001
10	4885	0.120
20	4730	0.117
30	4673	0.115
50	4516	0.111
100	4352	0.107
150	4198	0.103
200	4048	0.100

Day of Week	Fraction
Sunday	0.65
Monday	1.04
Tuesday	1.11
Wednesday	1.1
Thursday	1.11
Friday	1.12
Saturday	0.85

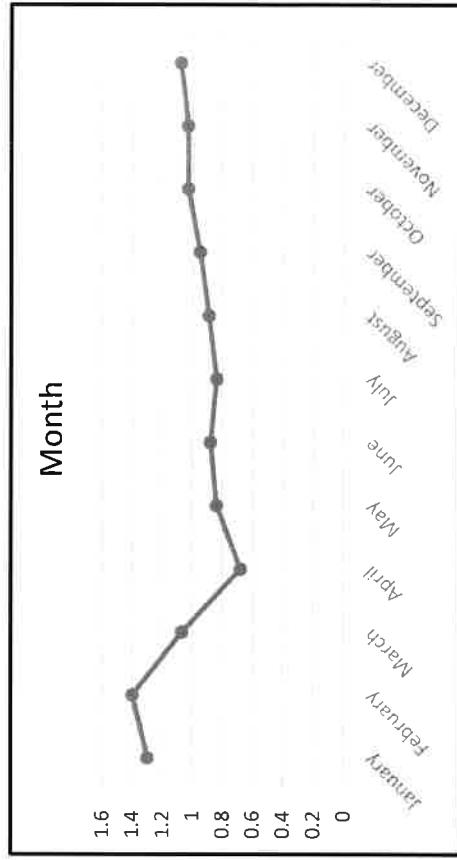
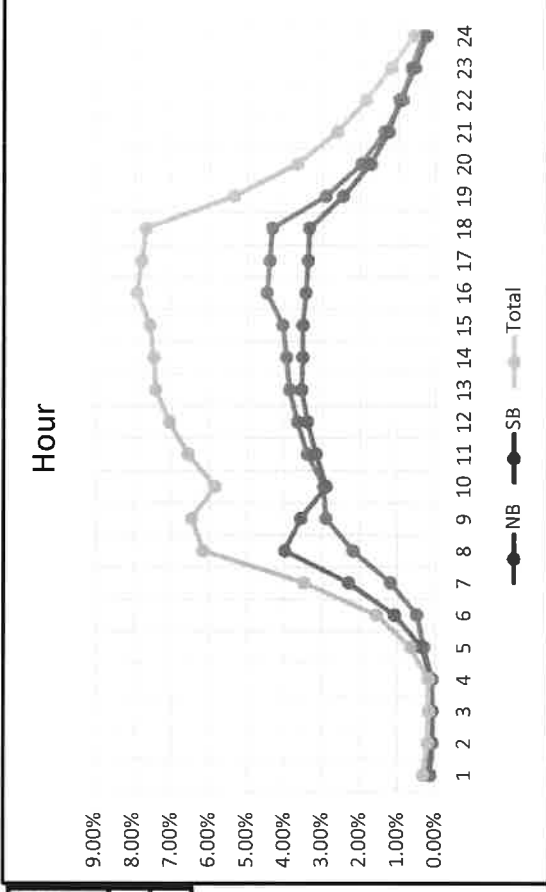
PCS 62 - Treeline Ave south of Pelican Preserve Blvd

2020 AADT = 11,600 VPD

Hour	NB	SB	Total
0	0.19%	0.14%	0.33%
1	0.12%	0.07%	0.20%
2	0.10%	0.08%	0.18%
3	0.09%	0.10%	0.19%
4	0.30%	0.36%	0.66%
5	0.48%	1.08%	1.56%
6	1.19%	2.29%	3.49%
7	2.18%	4.00%	6.18%
8	2.90%	3.57%	6.48%
9	2.97%	2.90%	5.87%
10	3.40%	3.17%	6.58%
11	3.67%	3.40%	7.07%
12	3.87%	3.56%	7.43%
13	3.96%	3.53%	7.49%
14	4.06%	3.53%	7.59%
15	4.49%	3.44%	7.93%
16	4.42%	3.39%	7.81%
17	4.35%	3.35%	7.70%
18	2.92%	2.46%	5.38%
19	1.96%	1.71%	3.68%
20	1.36%	1.24%	2.61%
21	0.87%	0.96%	1.84%
22	0.64%	0.55%	1.19%
23	0.35%	0.25%	0.59%

Month of Year	Fraction
January	1.3
February	1.4
March	1.07
April	0.68
May	0.84
June	0.88
July	0.84
August	0.89
September	0.95
October	1.03
November	1.03
December	1.08

Directional Factor			
AM	PM	SB	NB
0.67	0.56		



Design Hour Volume		
#	Volume	Factor
5	1666	0.144
10	1589	0.137
20	1536	0.132
30	1503	0.130
50	1461	0.126
100	1413	0.122
150	1359	0.117
200	1311	0.113

Day of Week	Fraction
Sunday	0.66
Monday	1.05
Tuesday	1.1
Wednesday	1.13
Thursday	1.11
Friday	1.13
Saturday	0.82

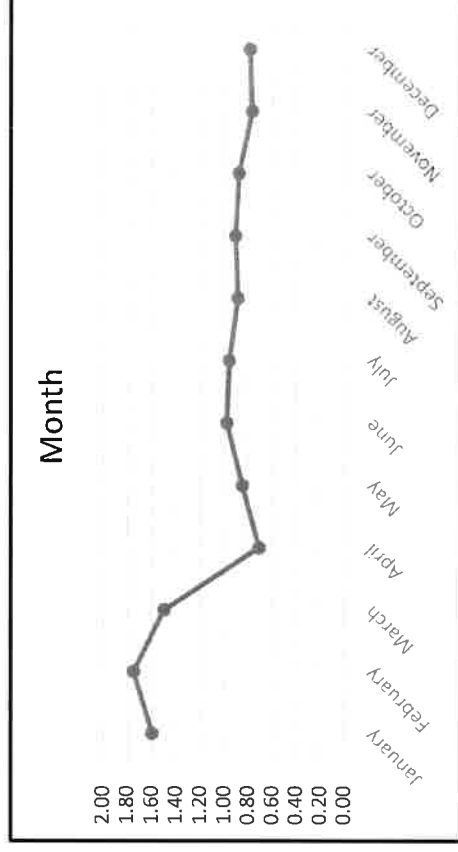
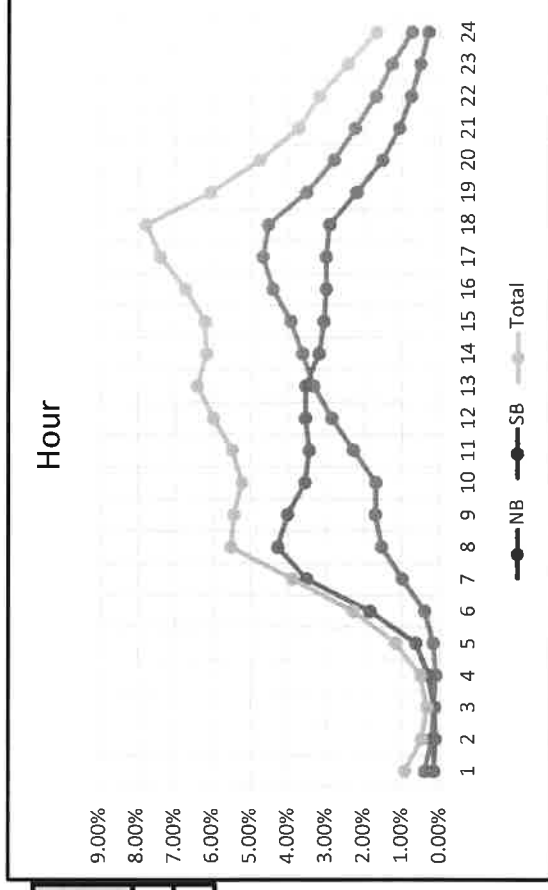
PCS 61 - Treeline Ave north of Termial Road

2020 AADT = 14,600 VPD

Hour	NB	SB	Total
0	0.40%	0.17%	0.93%
1	0.21%	0.13%	0.49%
2	0.16%	0.14%	0.35%
3	0.11%	0.31%	0.52%
4	0.18%	0.63%	1.17%
5	0.40%	1.84%	2.28%
6	0.99%	3.51%	3.89%
7	1.54%	4.28%	5.52%
8	1.70%	4.01%	5.45%
9	1.69%	3.56%	5.24%
10	2.28%	3.45%	5.49%
11	2.85%	3.55%	6.00%
12	3.33%	3.54%	6.43%
13	3.63%	3.19%	6.18%
14	3.94%	3.07%	6.23%
15	4.41%	3.00%	6.74%
16	4.68%	3.01%	7.42%
17	4.54%	2.91%	7.79%
18	3.53%	2.20%	6.09%
19	2.79%	1.52%	4.76%
20	2.24%	1.07%	3.73%
21	1.68%	0.76%	3.18%
22	1.27%	0.52%	2.43%
23	0.74%	0.31%	1.68%

Month of Year	Fraction
January	1.60
February	1.75
March	1.50
April	0.71
May	0.85
June	0.98
July	0.96
August	0.89
September	0.91
October	0.88
November	0.77
December	0.79

Directional Factor		
AM	0.78	SB
PM	0.62	NB



Design Hour Volume		
#	Volume	Factor
5	2415	0.165
10	2213	0.152
20	2120	0.145
30	2051	0.140
50	1939	0.133
100	1700	0.116
150	1623	0.111
200	1569	0.107

Day of Week	Fraction
Sunday	0.7
Monday	0.92
Tuesday	1.07
Wednesday	1.08
Thursday	1.08
Friday	1.13
Saturday	0.91

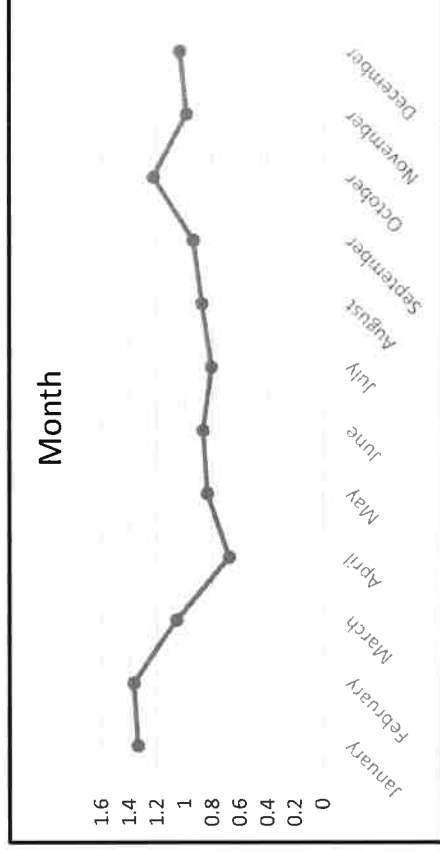
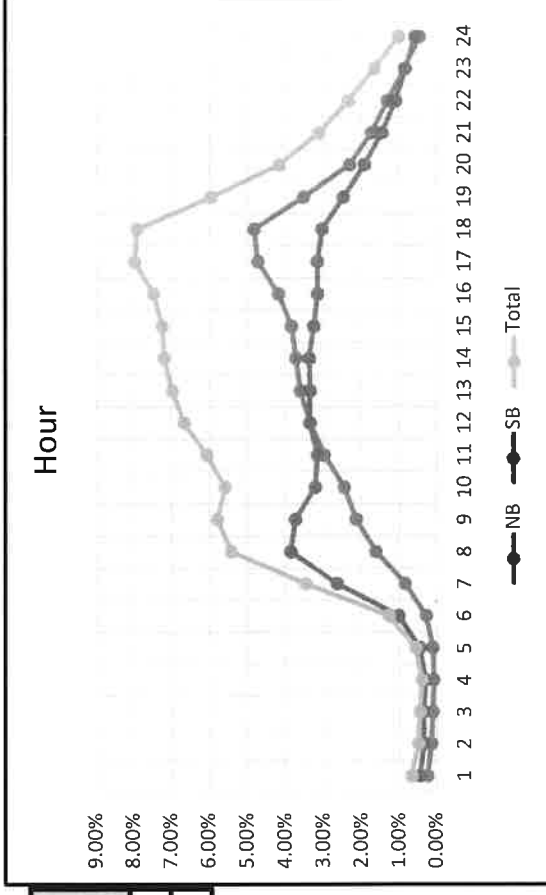
PCS 72 - Three Oaks Pkwy south of Estero Pkwy

2020 AADT = 18,000 VPD

Hour	NB	SB	Total
0	0.25%	0.43%	0.68%
1	0.14%	0.34%	0.49%
2	0.10%	0.34%	0.45%
3	0.08%	0.30%	0.39%
4	0.10%	0.45%	0.56%
5	0.28%	1.01%	1.28%
6	0.85%	2.65%	3.47%
7	1.62%	3.86%	5.43%
8	2.14%	3.74%	5.80%
9	2.46%	3.22%	5.59%
10	2.98%	3.17%	6.07%
11	3.35%	3.36%	6.68%
12	3.61%	3.35%	6.99%
13	3.73%	3.38%	7.21%
14	3.84%	3.26%	7.26%
15	4.19%	3.15%	7.49%
16	4.72%	3.16%	7.99%
17	4.83%	3.04%	7.93%
18	3.53%	2.48%	5.96%
19	2.31%	1.92%	4.16%
20	1.73%	1.45%	3.12%
21	1.31%	1.06%	2.35%
22	0.85%	0.82%	1.65%
23	0.45%	0.57%	1.01%

Month of Year	Fraction
January	1.34
February	1.37
March	1.06
April	0.68
May	0.84
June	0.87
July	0.81
August	0.88
September	0.94
October	1.23
November	0.99
December	1.04

Directional Factor		
AM	PM	NB
0.75	0.60	0.60



Design Hour Volume		
#	Volume	Factor
5	2471	0.137
10	2440	0.136
20	2362	0.131
30	2329	0.129
50	2268	0.126
100	2106	0.117
150	1977	0.110
200	1901	0.106

Day of Week	Fraction
Sunday	0.71
Monday	1.04
Tuesday	1.13
Wednesday	1.07
Thursday	1.05
Friday	1.11
Saturday	0.86

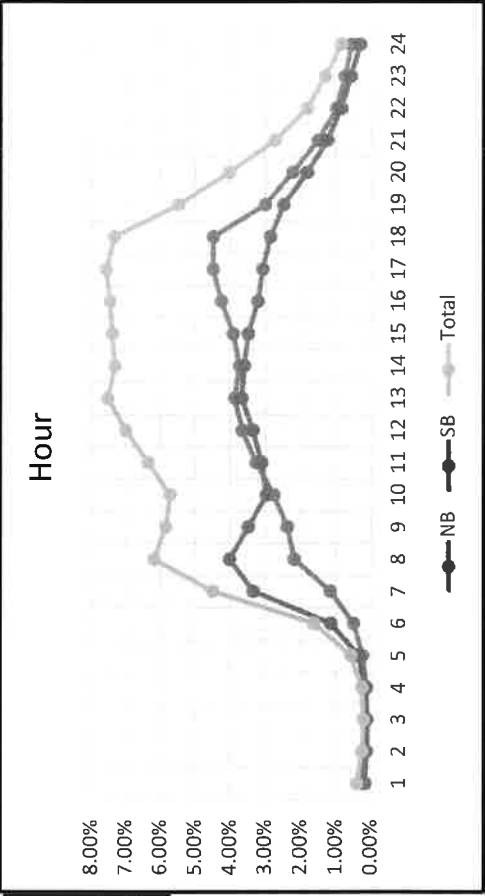
PCS 18 - Six Mile Cypress Pkwy at Winkler Rd

2020 AADT = 17,600 VPD

Hour	NB	SB	Total
0	0.24%	0.17%	0.41%
1	0.15%	0.11%	0.26%
2	0.12%	0.10%	0.22%
3	0.12%	0.14%	0.26%
4	0.23%	0.35%	0.58%
5	0.49%	1.14%	1.63%
6	1.16%	3.35%	4.51%
7	2.18%	4.02%	6.20%
8	2.38%	3.48%	5.86%
9	2.77%	2.97%	5.73%
10	3.27%	3.10%	6.37%
11	3.66%	3.36%	7.02%
12	3.88%	3.67%	7.55%
13	3.74%	3.60%	7.34%
14	3.93%	3.49%	7.42%
15	4.26%	3.22%	7.48%
16	4.50%	3.08%	7.59%
17	4.49%	2.86%	7.35%
18	3.00%	2.49%	5.49%
19	2.23%	1.80%	4.03%
20	1.50%	1.24%	2.73%
21	0.98%	0.84%	1.82%
22	0.74%	0.56%	1.30%
23	0.54%	0.30%	0.84%

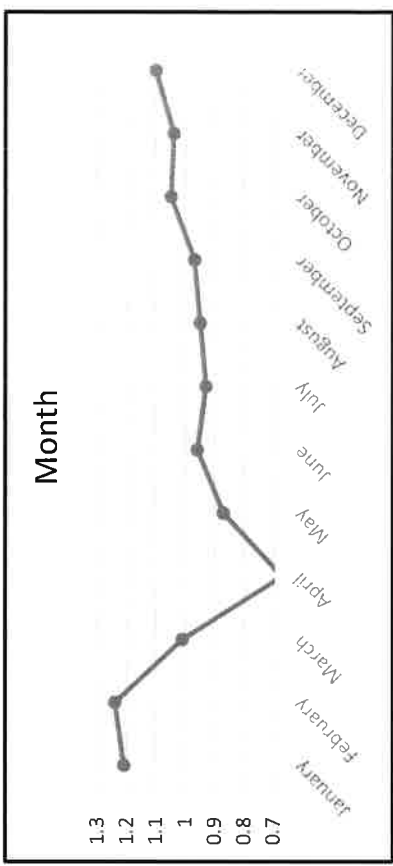
Month of Year	Fraction
January	1.21
February	1.24
March	1.01
April	0.67
May	0.87
June	0.96
July	0.93
August	0.95
September	0.97
October	1.05
November	1.04
December	1.1

Directional Factor		
AM	0.75	SB
PM	0.59	NB



Day of Week	Fraction
Sunday	0.7
Monday	1.05
Tuesday	1.09
Wednesday	1.09
Thursday	1.08
Friday	1.11
Saturday	0.87

Design Hour Volume		
#	Volume	Factor
5	1958	0.111
10	1930	0.110
20	1903	0.108
30	1870	0.106
50	1824	0.104
100	1759	0.100
150	1711	0.097
200	1683	0.096



Daniels Pkwy E. of Chamberlin ID 48

2020	40,600	4,673	12	59		
2019	41,900	4,648	11	59		
2018	41,300	4,532	11	55		
2016	41,900	4,912	12	57	0 (0%)	41,900 (100%)
2015	37,300	4,019	11	53	0 (0%)	37,300 (100%)

Daniels Pkwy E. of Six Mile Cypress ID 31

2020	54,100	5,736	11	55		
2019	62,500	5,826	9	53		
2018	60,700	5,893	10	51		
2016	59,700	5,380	9	52	0 (0%)	59,700 (100%)
2015	53,200	5,154	10	54	0 (0%)	53,200 (100%)

Daniels Pkwy W. of Metro Pkwy ID 30

2020	41,900	4,727	11	50	
2019	49,800	4,722	9	52	
2018	49,500	4,737	10	52	
2017	48,300				
2016	48,300	4,668	10	54	

Six Mile Cypress N. of Daniels Pkwy ID 388

2020	19,400	1,686	9	61	
2019	23,200	2,236	10	60	
2018	21,800	2,069	9	60	
2017	20,500	2,084	10	58	
2016	20,200	1,918	9	60	

Plantation Road - N. of Six Mile ID 521

2020	4,700	478	10	51	
2018	5,100	604	12	52	
2016	6,400	649	10		
2014	5,523				
2012	5,000	626	13		

Six Mile Cypress E. of Metro ID 387

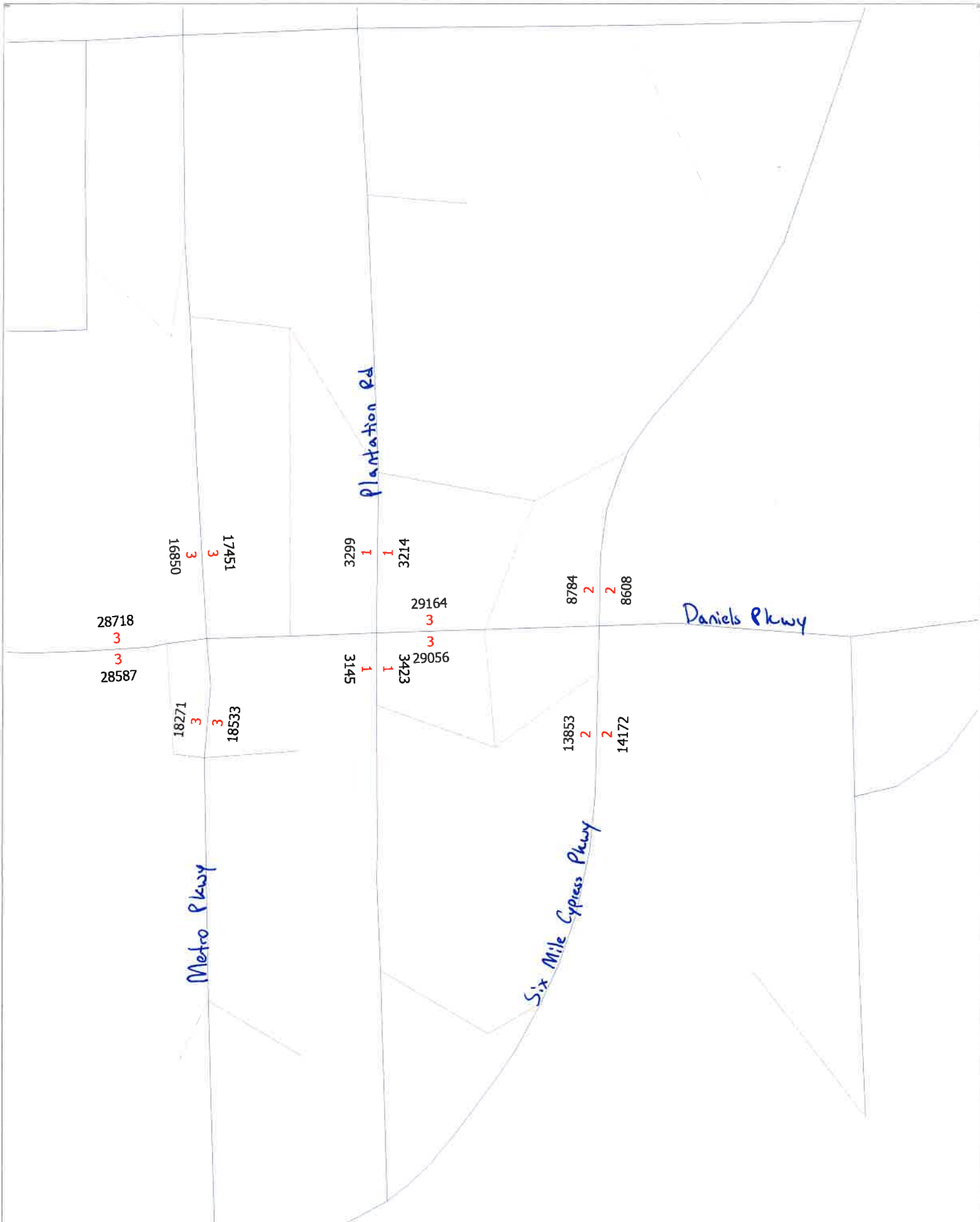
2020	29,600	3,226	11	51	
2018	32,600	3,094	9	52	
2016	30,600	3,063	10	58	
2014	26,662				
2012	26,100	1,999	8	55	

Treeline N. of Airport Connector ID 61

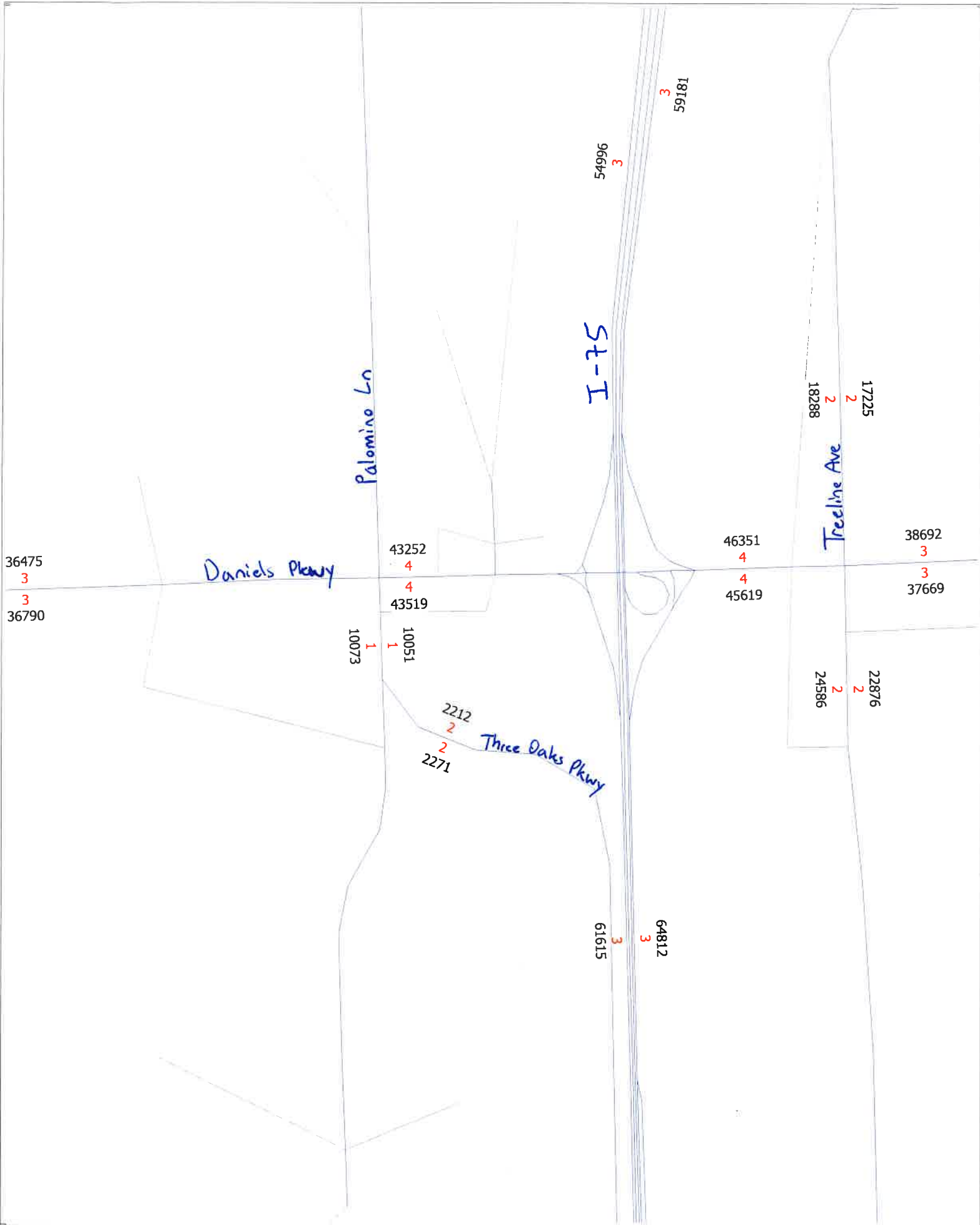
2020	14,600	2,051	14	59
2019	22,700	2,155	9	80
2018	23,400	2,331	10	54
2017	23,800			
2016	25,000	2,669	11	73



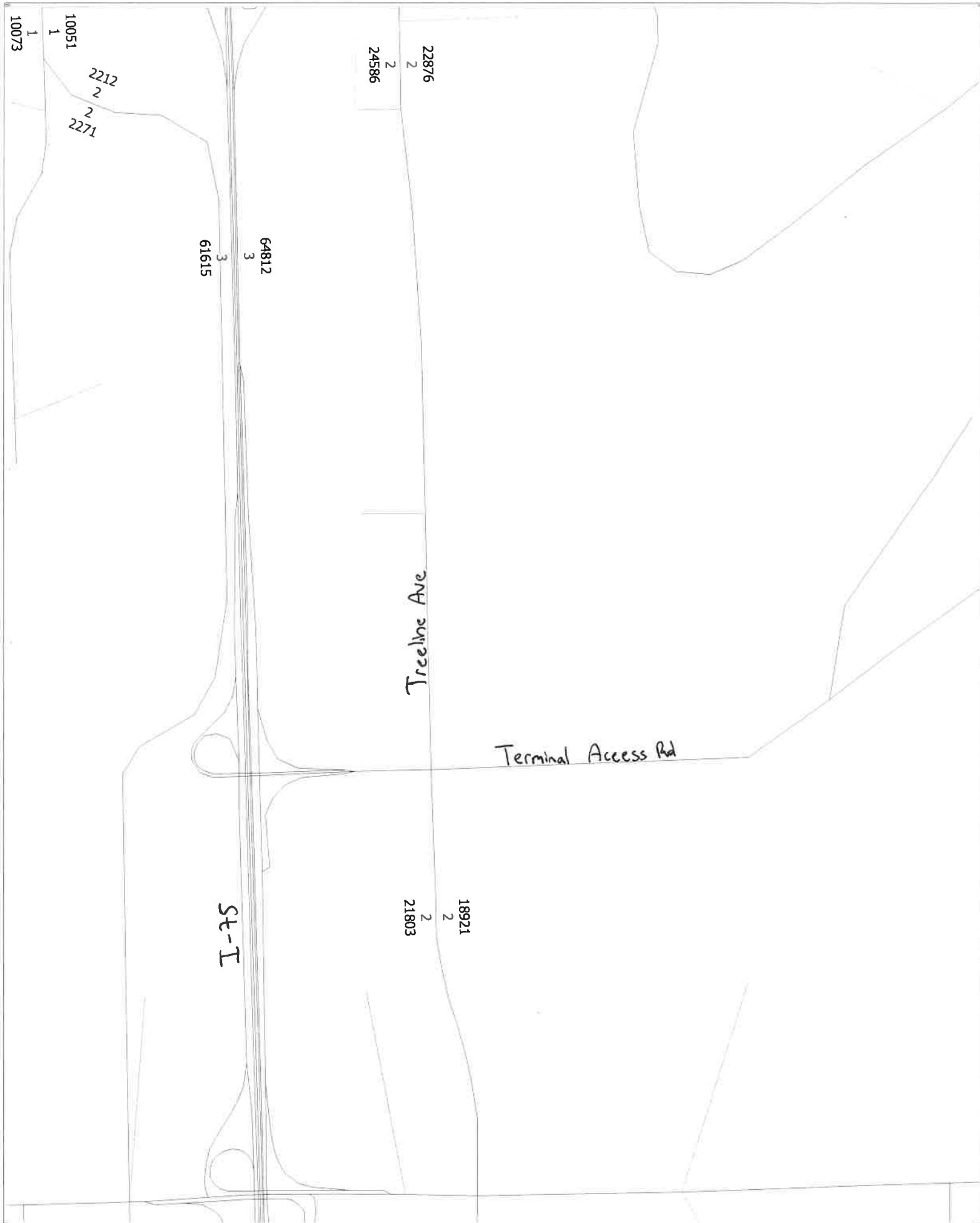
2045 E+C NETWORK VOLUMES



2045 E+C COST FEASIBLE NETWORK VOLUMES AND LANES



2045 E+C COST FEASIBLE NETWORK VOLUMES AND LANES



2045 E+C COST FEASIBLE NETWORK VOLUMES AND LANES

**2027 E + C NETWORK VOLUMES FOR
THREE OAKS PARKWAY BETWEEN
DANIELS PKWY AND ALICO ROAD**

**LEE COUNTY CAPITAL
IMPROVEMENT PROGRAM
FY21/22 – 25/26**

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY21/22-25/26

PROJ. #	PROJECT NAME	DRIVER	FY 96-20 PRIOR EXP.	2021 BUDGET	21/22	22/23	24/24	24/25	25/26	5-YEAR TOTAL	6-10	PROJECT TOTAL	REVENUE SOURCE	PROJECT MANAGER
MAJOR PROJECTS														
209245	Allico Rd. Connector/Allico Rd. to SR 82 opposite Sunshine Blvd.	People-to-jobs link, Daniels Pkwy. relief NM - Core Critical	6,180,573 ROW	12,387,200 ROW/DES	0	0	10,759,314 DES/CST	0	0	10,759,314	106,340,155	135,877,242	IF 25 GT Debt	Vince Miller vmiller@leegov.com
209502	Bicycle/Pedestrian Facilities Annual project for facilities on existing County-maintained roads <i>Specific Projects:</i> Veterans Pkwy. SW 10th St. to Skyline Blvd. Veterans Pkwy. SW 3rd Pl to SW 2nd Ave Hancock Bridge Pkwy Orange Grove to 4055 Hancock Hancock Bridge Pkwy Hunter Blvd - Orange Grove	Implementation of bike- ped plan, BPAC prior- ities, Complete Streets principals												Tom Marquardt tmarquardt@leegov.com
		2016 Priority #22		40,500 DES/SUR CST/CEI	232,850 CST/CEI	0	0	0	0	273,350		313,850	IF22	
		2016 Priority #23		44,910 DES/SUR	258,225 CST/CEI	0	0	0	0	303,135		348,045	IF22	
		2017 Priority #4		495,000 ROW	DES/SUR CST/CEI	0	546,250 CST/CEI	0	0	1,041,250		1,041,250	IF22	
		2020 Priority #13		137,293 DES/SUR	789,433 CST/CEI					926,726		926,726	IF22	
	Plantation Daniels - Idlewild Orange River Blvd. Palm Beach Blvd. to Lorraine Dr. Tice St. Sidewalk/South Side, Ortiz to SR 80 Bell Blvd. SR 82 to Sunnise Bell Blvd Sunnise to Joel Westgate Blvd. East Lee 4th St	2019 Priority #2			0	1,369,367 DES/SUR	0	6,846,833	0	8,216,200		8,216,200	GT	
		2016 Priority #4			1,354,571		2,268,782	0	0	3,623,353		3,623,353	GT	
		2015 Priority #2		268,513 DES/SUR	DES/SUR CST/CEI	0	0	0	0	1,543,947		1,872,460	IF23	
		2016 Priority #3		623,080 DES/SUR/ROW	DES/SUR/ROW	0	3,557,183 CST/CEI	0	0	4,180,263		4,180,263	GT	
		2016 Priority #3			0	398,688 DES/SUR	0	2,290,078 CST/CEI	0	2,290,078		2,290,078	FDOT	
	Allico Rd. Sidewalk/North Side, RR Crossing to Quaker Ln. Pine Rd. Allaire Ln to US 41 Jelpert Loop Allaire Ln - US 41 Pine Ridge Rd San Carlos - Summerlin	2020 Priority #3			0	0	128,138 DES/SUR	0	736,799 CST/CEI	864,937		864,937	IF23	
		2015 Priority #27			1,139,782	0	1,091,247	0	0	2,231,029		2,231,029	IF24	
		2016 Priority #28		DES/SUR/ROW	DES/SUR/ROW	0	135,801 DES/SUR	780,858 CST/CEI	0	916,659		916,659	IF24	
		2020 Priority #97			0	138,793 DES/SUR	0	798,057 CST/CEI	0	936,850		936,850	IF24	
		2020 Priority #5					337,511 DES/SUR		1,940,688 CST/CEI	2,278,199		2,278,199	IF25 GT	
205724	Big Carlos Pass Bridge	Age Condition of bridge (Bridge Health Index)	4,012,244 PD&E Study	5,008,972 PD&E Study	45,137,536 CST/CEI	0	0	0	0	45,137,536		54,158,752	Sanibel SURP. TOLLS	Tom Marquardt tmarquardt@leegov.com
209248	Cape Coral Bridge WB Span Replacement	Mandated Age/condition, escalating maintenance costs Mandated	0	DES/CST	13,148,702 DES	0	0	0	0	13,148,702	111,808,571 CST/CEI	124,957,273	CAPE/IMP SURP. TOLLS	Tom Marquardt tmarquardt@leegov.com
TBD	Colonial Summerlin Flyover - Midpoint Bridge	Concurrency, LOS	0	0	0	0	0	0	0	0	137,000,000	137,000,000	CAPE/IMP SURP. TOLLS	TBD
200669	Corkscrew Road	Reduce congestion/wait time, improved safety	1,825,431 DES ROW/DES/MIT	24,525,823 DES ROW/DES/MIT	1,000,000 ROW	16,088,116 CST/CEI	0	1,400,000 LS	0	18,488,116	0	44,819,370	Debt GT FDOT CON	Dave Murphy dmurphy@leegov.com
205067	Eslerio Blvd. Improvements	Town request, congestion infrastructure conditions, Complete Streets principals NW - Essential	48,370,003 PRELIM/DES CST/CEI	31,318,170 DES/CST/CEI	0	0	0	0	0	0		79,688,173	SANIBEL SURP. TOLLS	Rob Phelan rphelan@leegov.com
200671	Gateway at Griffin Roundabout	Improve safety without adding delay	159,603 DES	390,396 DES/ROW	3,220,000 CST/CEI	0	0	0	0	3,220,000		3,769,999	GT	Dave Murphy dmurphy@leegov.com

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY21/22-25/26

PROJ. #	PROJECT NAME	DRIVER	FY 98-20 PRIOR EXP.	20/21 BUDGET	21/22	22/23	24/24	24/25	25/26	5-YEAR TOTAL	6-10	PROJECT TOTAL	REVENUE SOURCE	PROJECT MANAGER
205083	Hickory Bridge Replacements Project combines New Pass, Little Carlos and Big Hickory bridge, including demolition and disposal of the old bridges.	Age Condition of bridge (Bridge Health Index)	0	0	0	6,527,180 DES	0	0	0	6,527,180	58,485,805 CST/CEI	65,012,985	SANIBEL SURP. TOLLS	Tom Marquardt tmarquardt@leegov.com
200637	Build two new signals on Lee Boulevard Lee Boulevard/Lee Street Traffic Signal Lee Boulevard/Joan Avenue Traffic Signal	Improve safety Intersections meet signal warrants and almost meet crash warrants	90,967 DES	609,033 DES, CST	0	0	0	0	0	0	0	14,859,999	IF22 GT FDOT	Mike Padgett mpadgett@leegov.com
205028	Littleton Road	Congested Expected to worsen with Kismet/Littleton	1,048,073 Study	13,411,926 DES/ROW	0	0	0	0	0	0	400,000 LS	14,859,999	GT IF22 FDOT	Vince Miller vmiller@leegov.com
240613	Ortiz 4L/Colonial-MLK	Parallel reliever to I-75, access to jail and EMS, LOS per Concurrently Rpt., City tie-in of Hanson St ext	822,102 ROW/DES	4,022,398 DES/ROW	16,519,798 CST/CEI	0	519,000 LS	0	0	17,038,798	0	21,683,298	IF23 GT	Rob Phelan rphelan@leegov.com
204072	Ortiz 4L/MLK-Luckett/Luckett-I75	Parallel reliever to I-75 improve area circulation improve LOS	9,237,336 DES/ROW Project Mgmt	554,659 ROW	0	3,714,078 DES	0	28,474,599 CST/CEI	0	32,188,677	544,000 LS	42,524,672	BP IF23 GT	Rob Phelan rphelan@leegov.com
206759	Signal System ATMS Upgrade	Maximizes efficient use of existing capacity NM - Core Critical	5,426,932 CST & Equipment	1,464,400 CST	750,000 CST	750,000 CST	750,000 CST	750,000 CST	750,000 CST	3,750,000	0	10,641,332	GT	Mike Padgett mpadgett@leegov.com
204053	Three Oaks Parkway Extension North	Extends major arterial, parallel reliever to I-75 NM - Essential	11,370,288 DES/ROW Project Mgmt	37,998,483 DES/ROW CST/CEI	22,776,619 CST/CEI	31,720,000 CST/CEI	0	1,050,000 LS	0	55,546,619	0	104,915,390	IF23,24 GIF/GT	Vince Miller vmiller@leegov.com
205818	Toll Interoperability	Age of equipment, rapid technology changes NM - Core Critical	502,082 CST	318,086 CST	150,000 CST	150,000 CST	150,000 CST	150,000 CST	150,000 CST	750,000	0	1,570,168	SURP. TOLLS	Sue Drotler sdrotler@leegov.com
200615	Toll System Replacement	Age of equipment, rapid technology changes NM - Core Critical	0	250,000 DES	0	13,000,000 CST	0	0	0	13,000,000	0	13,250,000	SURP. TOLLS	Sue Drotler sdrotler@leegov.com
TBD	Veterans Parkway 6L Chiquila to Skyline Boulevard	LOS per Concurrenty Report	0	0	0	0	0	0	0	0	8,500,000	8,500,000	CAPE/MP SURP. TOLLS GT	TBD
MAJOR MAINTENANCE PROJECTS														
404683	Road Resurface/Rebuild Program	Pavement rating system, complaints, asset prot.	58,486,172 CST	4,537,799 CST	4,000,000 CST	4,000,000 CST	4,000,000 CST	4,000,000 CST	4,000,000 CST	20,000,000	0	83,023,971	GT	Dirk Danley ddanley@leegov.com
406715	Road Resurface/Rebuild Program - Lehigh Acres	Pavement rating system, complaints, asset prot.	17,925,368 CST	6,679,949 CST	5,000,000 CST	5,000,000 CST	5,000,000 CST	5,000,000 CST	5,000,000 CST	25,000,000	0	49,665,318	GIF	Dirk Danley ddanley@leegov.com
403304	Major Arterials Resurfacing	Paving rating system	0	1,150,000 CST	1,150,000 CST	1,150,000 CST	1,150,000 CST	1,150,000 CST	1,150,000 CST	5,750,000	0	6,900,000	GT	Dirk Danley ddanley@leegov.com
405714	Master Bridge Project	Bridge conditions, asset protection Mandated	9,840,979 CST	1,652,799 CST	815,000 CST	825,000 CST	825,000 CST	825,000 CST	825,000 CST	4,115,000	0	15,608,778	GT	Avelino Cancel acancel@leegov.com
406024	Roadway Beautification	Leescape Master Plan, RLAC priorities, community interest NM - Essential	4,992,430 LS	186,866 LS	100,000 LS	100,000 LS	100,000 LS	100,000 LS	100,000 LS	500,000	0	5,679,286	GIF	Bob DeBrock bdebrock@leegov.com
406670	Signal Upgrades/Equipment Replacement	Signal equipment condition, safety Mandated	2,419,929 DES CST	644,630 CST	350,000 CST	350,000 CST	350,000 CST	350,000 CST	350,000 CST	1,750,000	0	4,814,599	GT	Ryan Kirsch rkirsch@leegov.com

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY21/22-25/26

PRQJ #	PROJECT NAME	DRIVER	FY 98-20 PRIOR EXP.	20/21 BUDGET	21/22	22/23	24/24	24/25	25/26	5-YEAR TOTAL	6-10	PROJECT TOTAL	REVENUE SOURCE	PROJECT MANAGER
406713	Master Signal Project/Major Intersections	Intersection conditions/needs	13,207,653 CST	2,905,989 CST	1,500,000 CST	1,500,000 CST	1,500,000 CST	1,500,000 CST	1,500,000 CST	7,500,000	0	23,613,642	GT	Tom Marquardt tmarquardt@leegov.com
406079	ADA Plan Implementation	NM - Core Critical Federal Law, ADA plan County ADA Transition Plan	1,109,288 DES,CST	640,710 CST	250,000 CST	250,000 CST	250,000 CST	250,000 CST	250,000 CST	1,250,000	0	2,999,998	GT	Tom Marquardt tmarquardt@leegov.com
406080	Roadway Lighting Upgrade	Mandated Sustainability, operating cost reduction	1,199,979 CST	1,050,021 CST	450,000 CST	450,000 CST	450,000 CST	450,000 CST	450,000 CST	2,250,000	0	4,500,000	GT	Ryan Kirsch rkirsch@leegov.com
406763	Sign Replacement Program/Raised Pavement Markers	NM - Core Critical Sign conditions, safety, liability	731,192 CST	170,925 CST	150,000 CST	150,000 CST	150,000 CST	150,000 CST	150,000 CST	750,000	0	1,652,117	GT	Don Vasiliou dvasiliou@leegov.com
408944	Overhead Sign Structures Evaluation	Mandated Maintenance obligations, liability, FDOT standards	145,974 Eval	634,026 CST	130,000 CST	130,000 CST	130,000 CST	130,000 CST	130,000 CST	650,000	0	1,430,000	GT	Ryan Kirsch rkirsch@leegov.com
406714	Signal Network	Mandated Need to keep the network secure	331,879 CST	206,333 CST	120,000 CST	120,000 CST	120,000 CST	120,000 CST	120,000 CST	600,000	0	1,138,212	GT	Rob Radford rradford@leegov.com
400950	Traffic Signal Technology	NM - Essential Help drivers with real time warnings to pedestrians, bicycles and drivers using Smart Car connected vehicles	0	0	250,000 CST	250,000 CST	250,000 CST	250,000 CST	250,000 CST	1,250,000	0	1,250,000	GT	Rob Price rprice@leegov.com
TBD	Sidewalk Repair	Repair sidewalks countywide	0	0	1,000,000 CST	1,000,000 CST	1,000,000 CST	1,000,000 CST	1,000,000 CST	5,000,000	0	5,000,000	GT	Joey Wilson jwilson@leegov.com
406713	Colonial Safety Improvements US41/McGregor	Safety improvements	0	860,000 CST	0	0	0	0	0	0	0	860,000	CAPE MP SURP/ TOLLS	Tom Marquardt tmarquardt@leegov.com

PRELIM = Preliminary Study; PD&E = Project Development & Environmental Study; DES = Design; ROW = Right-of-Way Acquisition; CST = Construction; CEI = Construction Engineering Inspection; PM = Project Management; LS = Landscaping;
MIT = Mitigation
IF23 = Road Impact Fees from District 23; GT = Local Option Gas Taxes; FDOT = Florida Dept. of Transportation; GIF = Growth Increment Funding

**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES**

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 SERVICE VOLUMES
TABLE 7**

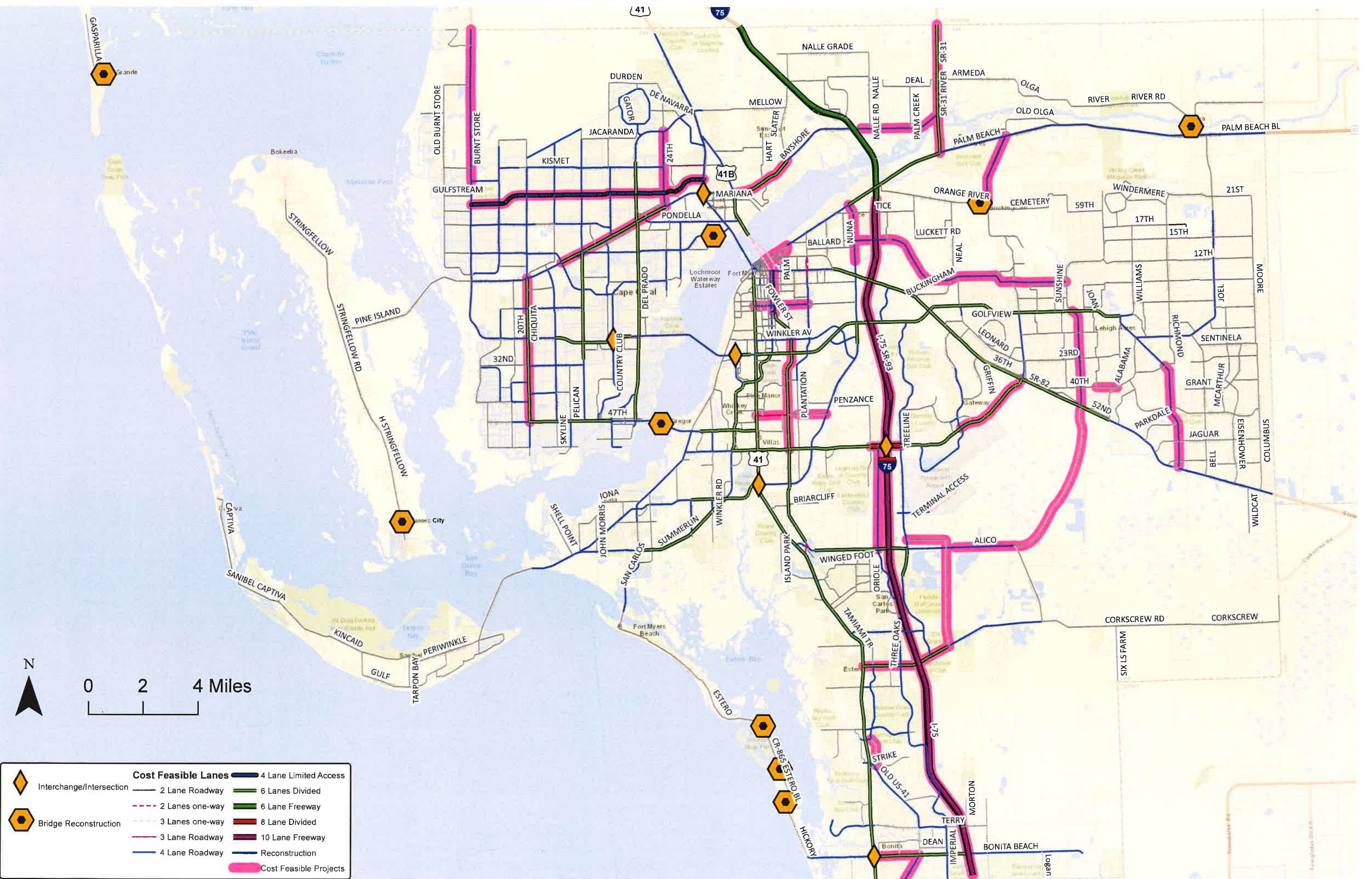
TABLE 7



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

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lane + 1,000					
Non-State Signalized Roadways - 10%						Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
	—	—	Yes	+ 5%							
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments					
Multiply the corresponding directional volumes in this table by 1.2						Lanes	Median	Exclusive left lanes	Adjustment factors		
						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE²						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Paved Shoulder/Bicycle						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
Lane Coverage	B	C	D	E		* Cannot be achieved using table input value defaults.					
0-49%	*	150	390	1,000		** 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.					
50-84%	110	340	1,000	>1,000		Source:					
85-100%	470	1,000	>1,000	**		Florida Department of Transportation					
PEDESTRIAN MODE²						Systems Implementation Office					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						https://www.fdot.gov/planning/systems/					
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							

**LEE COUNTY MPO
2045 FINANCIALLY FEASIBLE
TRANSPORTATION PLAN**






Interchange/Intersection

Bridge Reconstruction

Cost Feasible Lanes

- 2 Lane Roadway
- 2 Lanes one-way
- 3 Lanes one-way
- 3 Lane Roadway
- 4 Lane Roadway
- 4 Lane Limited Access
- 6 Lanes Divided
- 6 Lane Freeway
- 8 Lane Divided
- 10 Lane Freeway
- Reconstruction



Cost Feasible Projects

**TRIP GENERATION EQUATION
ITE TRIP GENERATION REPORT
11th EDITION**

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

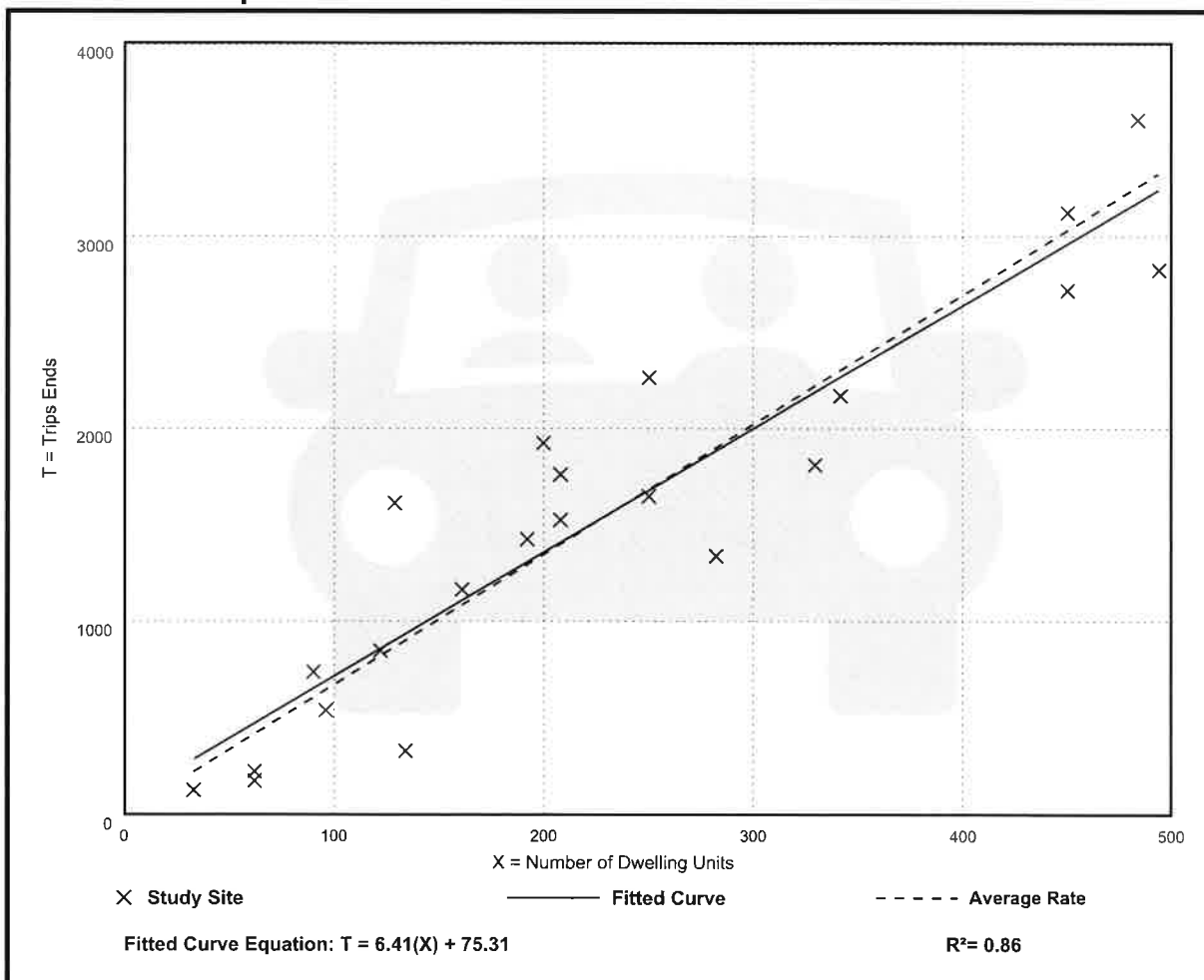
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

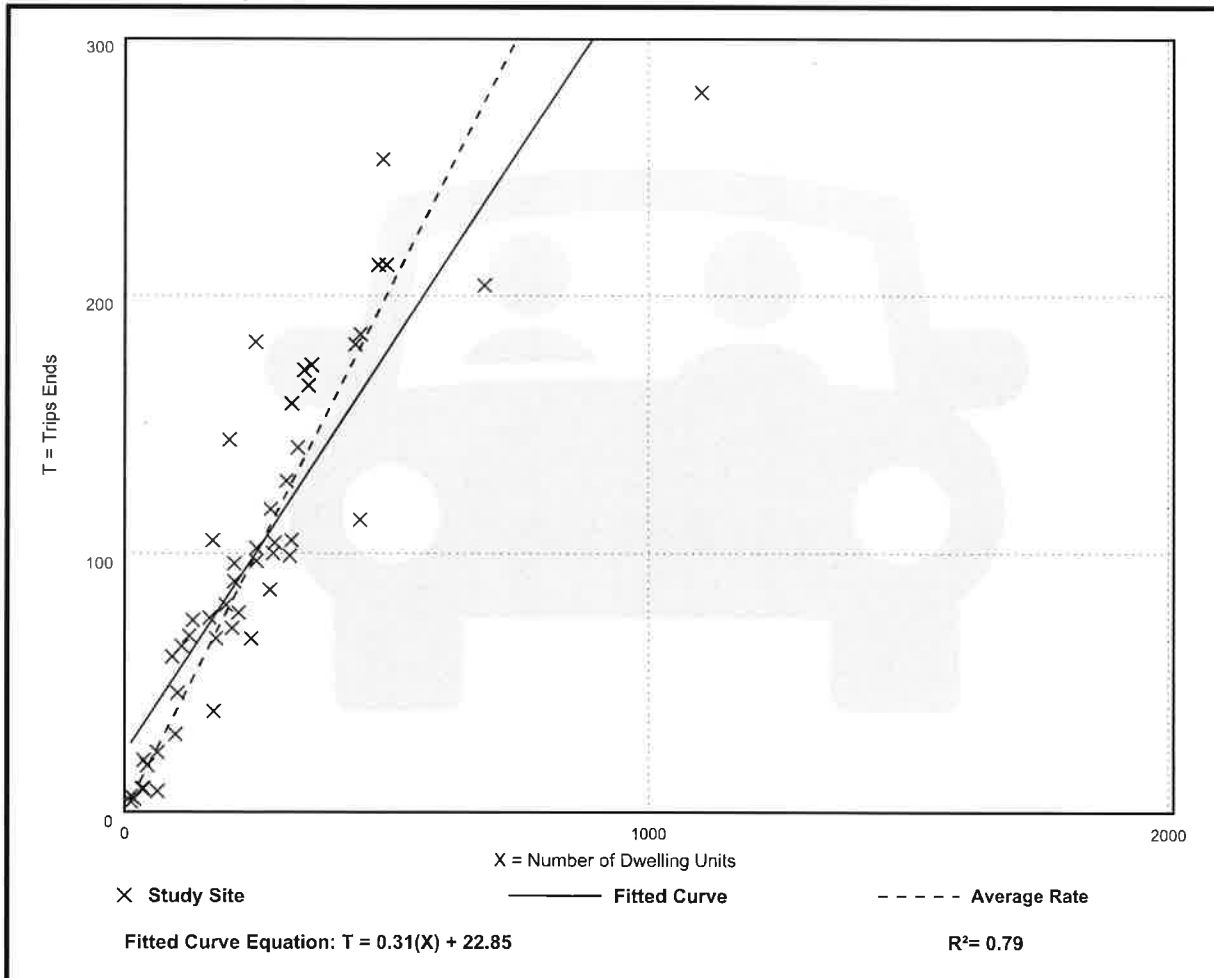
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

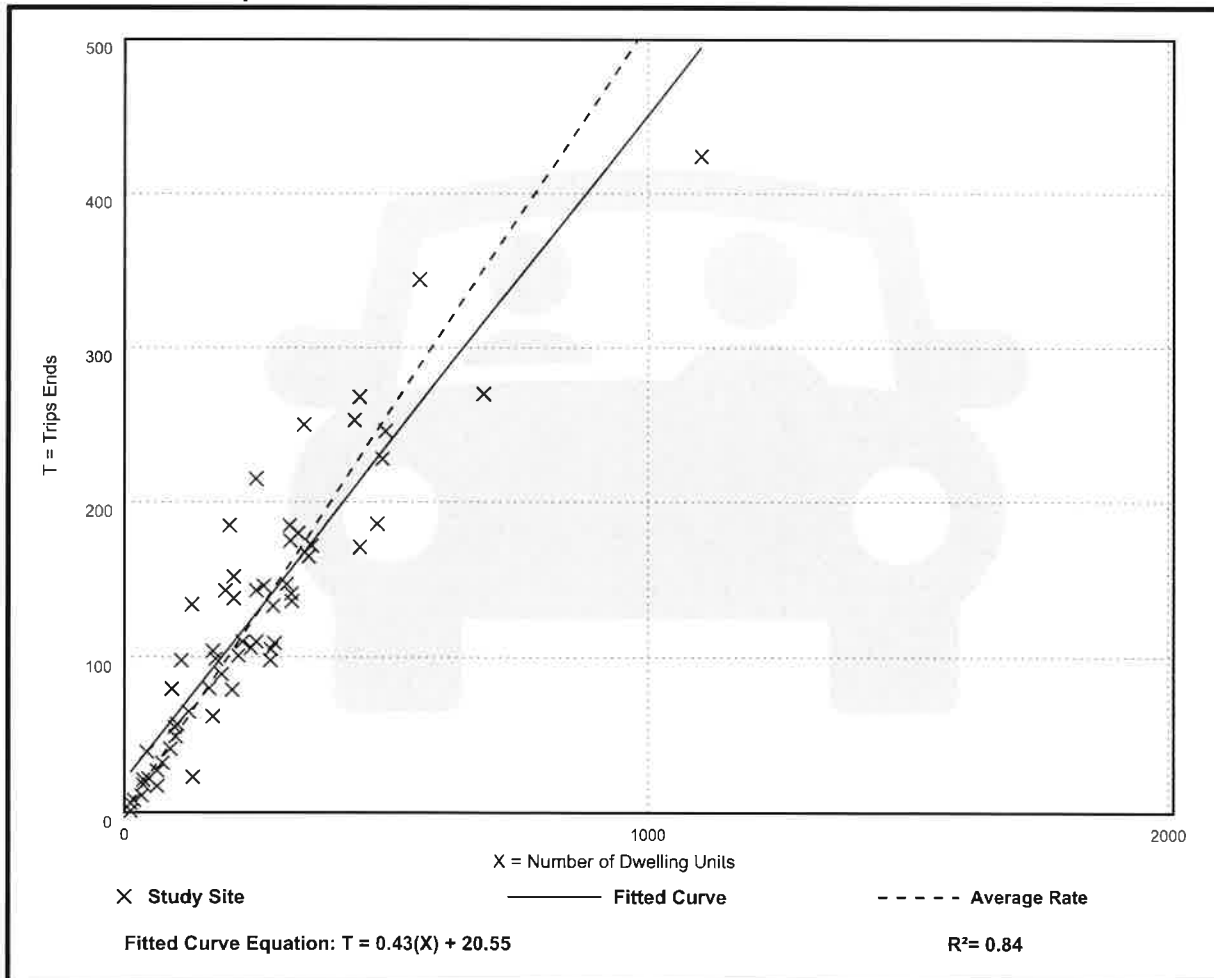
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation





Board of County Commissioners

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

January 9, 2022

Bailey Schleifer
Morris Depew
2914 Cleveland Ave.
Fort Myers, FL 33901

Re: Letter of Service Availability – Daniels Falls Encore MFR (Revised)

Mr. Schleifer,

I am in receipt of your letter requesting a Letter of Service Availability for the mixed use development located called Daniels Falls Encore. This property consists of seven STRAP numbers located south of Daniels Parkway adjacent to Powers Court.

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

The primary ambulance for this location is Medic 35, located 0.7 miles west; there is one additional EMS station within 6 miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin Abes", with a stylized flourish at the end.

Benjamin Abes
Director, Public Safety



BOARD OF COUNTY COMMISSIONERS

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District One

Cecil L. Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

January 10, 2022

Via E-Mail

Bailey Schleifer
Morris Depew Associates
2914 Cleveland Ave
Fort Myers, FL 33901

**RE: Potable Water and Wastewater Availability
Daniels Falls Encore MFR, 8971/8981/8991 Cody Lee Road
and 13501/521 Powers Court
STRAP # 21-45-25-18-00000.0070, 21-45-25-18-0000C.00CE,
21-45-25-L3-19000.0020, 21-45-25-18-00000.0050, 21-45-25-18-0000A.00CE,
21-45-25-L3-19000.0010, 21-45-25-17-0000B.00CE**

Dear Mr. Schleifer:

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

Your firm has indicated that this project will consist of 440 multi-family residential units and 100,000 sq. ft. of commercial space with an estimated flow demand of approximately 125,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

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

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

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

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

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

Kevin Ruane
District One

January 18, 2022

Cecil L. Pendergrass
District Two

Bailey Schleifer
Morris-Depew Associates, INC
2914 Cleveland Ave
Fort Myers, FL 33901

Ray Sandelli
District Three

Brian Hamman
District Four

**RE: Daniels Falls Encore MFR
Letter of Service Availability Request**

Frank Mann
District Five

Roger Desjarlais
County Manager

Ms. Schleifer,

Richard Wesch
County Attorney

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

Donna Marie Collins
County Hearing Examiner

- Subject area is within one-quarter mile, and adjacent of a fixed-route corridor
- Closest bus stop, #11552 is within one-quarter mile of the subject parcels
- The 2016 TDP does identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because planning action does not trigger relevant Lee County Land Development Code.

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

Attached is a map of our route serves in relation to the subject parcels. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or jpuente@leegov.com.

Sincerely,

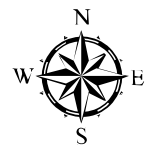
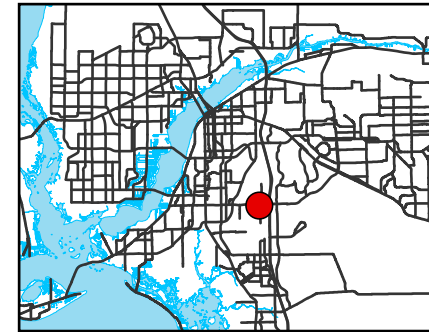
Jorge J Puente

Jorge J Puente, Transit Service Planner
Lee County Transit



Development Review

**Proposed Bus Stop
locations on US 41**



0 400
US Feet



Carminé Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

January 10, 2022

Bailey Schleifer
Morris-Depew Associates
2914 Cleveland Ave.
Fort Myers, FL 33901

Mr. Schleifer,

The Lee County Sheriff's Office has reviewed your updated Letter of Availability request for the Daniels Falls Encore MFR project located on +/- 19.99 acres south of Daniels Parkway and west of Fiddlesticks Boulevard that includes the following STRAPs:

- 21-45-25-18-00000.0070
- 21-45-25-18-0000C.00CE
- 21-45-25-18-00000.0050
- 21-45-25-18-0000A.00CE
- 21-45-25-L3-19000.0010
- 21-45-25-L3-19000.0020

A Comprehensive Plan Amendment to allow for a maximum of 440 multi-family dwelling units and 100,000 square feet of commercial space will not impact the ability of the Lee County Sheriff's Office to provide core levels of service at this time.

Law enforcement services will be provided from our Central District in Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment. Please contact Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in blue ink, appearing to read "Chris Reeves", followed by the number "94094" written in blue ink.

Chris Reeves
Major, Patrol Bureau



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



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

January 18, 2022

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Morris-Depew Associates, Inc
Attn: Bailey Schleifer, Assistant Planner
2914 Cleveland Ave
Fort Myers, FL 33901

RE: Daniels Falls Encore MFR Letter of Availability Request

Dear Ms. Schleifer:

The Lee County Solid Waste Department is capable of providing solid waste collection service for Daniels Falls Encore located at 8981/8991/8971 Cody Lee Road and 13501/521 Powers CT through our franchised hauling contractors. Disposal of the solid waste generated from the 440 multi family dwelling units and 100,000 SF commercial space will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Garbage and recycling collections for these units require the owner/or the Management Company to secure a service agreement and the lease of waste containers (unless purchased by the owner) from Waste Pro USA, phone (239) 337-0800.

Additionally, please review the Solid Waste Ordinance (11-27, Section 7) which defines commercial establishments and the payment of the annual solid waste assessment levied on the Property Taxes.

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

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste



SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT

Established 1965

"Compassion, Commitment, Courage"

January 10, 2022

**Board of
Commissioners**

Larry Hirshman
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Jeff Haugh
Vice Chairman

Robert McDonnell
Secretary-Treasurer

Ron Tarantino
Commissioner

Ken Brown
Commissioner

Administration

Gene Rogers
Fire Chief

Chris Wolfe
Assistant Chief

Dave Bollen
Assistant Chief

Morris-Depew Associates, Inc.:

The South Trail Fire & Rescue Service District has received your serviceability/availability request dated January 7, 2022. The following parcels (contained within the request) are located within the South Trail Fire District:

21-45-25-18-00000.0070
21-45-25-18-0000C.00CE
21-45-25-18-00000.0050
21-45-25-18-0000A.00CE
21-45-25-L3-19000.0010
21-45-25-L3-19000.0020
21-45-25-17-0000B.00CE

The South Trail Fire District is capable of servicing the above parcels utilizing our current service-delivery model, to include fire/life safety and Advanced Life Support Non-Transport EMS, as well as existing fire inspection services (based on the most current millage tax structure); provided that the approved density remains within the confines of the request.

Please contact me with any questions, comments, or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Rogers", written over a light blue circular stamp.

Gene Rogers
Fire Chief
GRogers@southtrailfire.org
South Trail Fire District
5531 Halifax Avenue
Fort Myers, FL 33912
Tel: (239) 433-0080

**MORRIS****DEPEW**ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

January 7, 2022

Mr. Gene Rogers
Fire Chief
South Trail Fire Control and Rescue District
5531 Halifax Ave
Fort Myers, FL 33912

grogers@southtrailfire.org

RE: Letter of Availability Request

Mr. Rogers,

We are requesting an updated Letter of Availability for a project consisting of a Comprehensive Plan Amendment to allow for a maximum of 440 dwelling units and 100,000 SF of commercial space to be located at the property associated with the following STRAPs;

- 21-45-25-18-00000.0070
- 21-45-25-18-0000C.00CE
- 21-45-25-18-00000.0050
- 21-45-25-18-0000A.00CE
- 21-45-25-L3-19000.0010
- 21-45-25-L3-19000.0020
- 21-45-25-17-0000B.00CE

The properties are located at 8981/8991/8971 Cody Lee Road and 13501/521 Powers CT and the subject area for future development consists of ±19.99 acres. The subject property is zoned Commercial Planned Development and is identified as being within the Outlying Suburban and Wetland future land use designations.

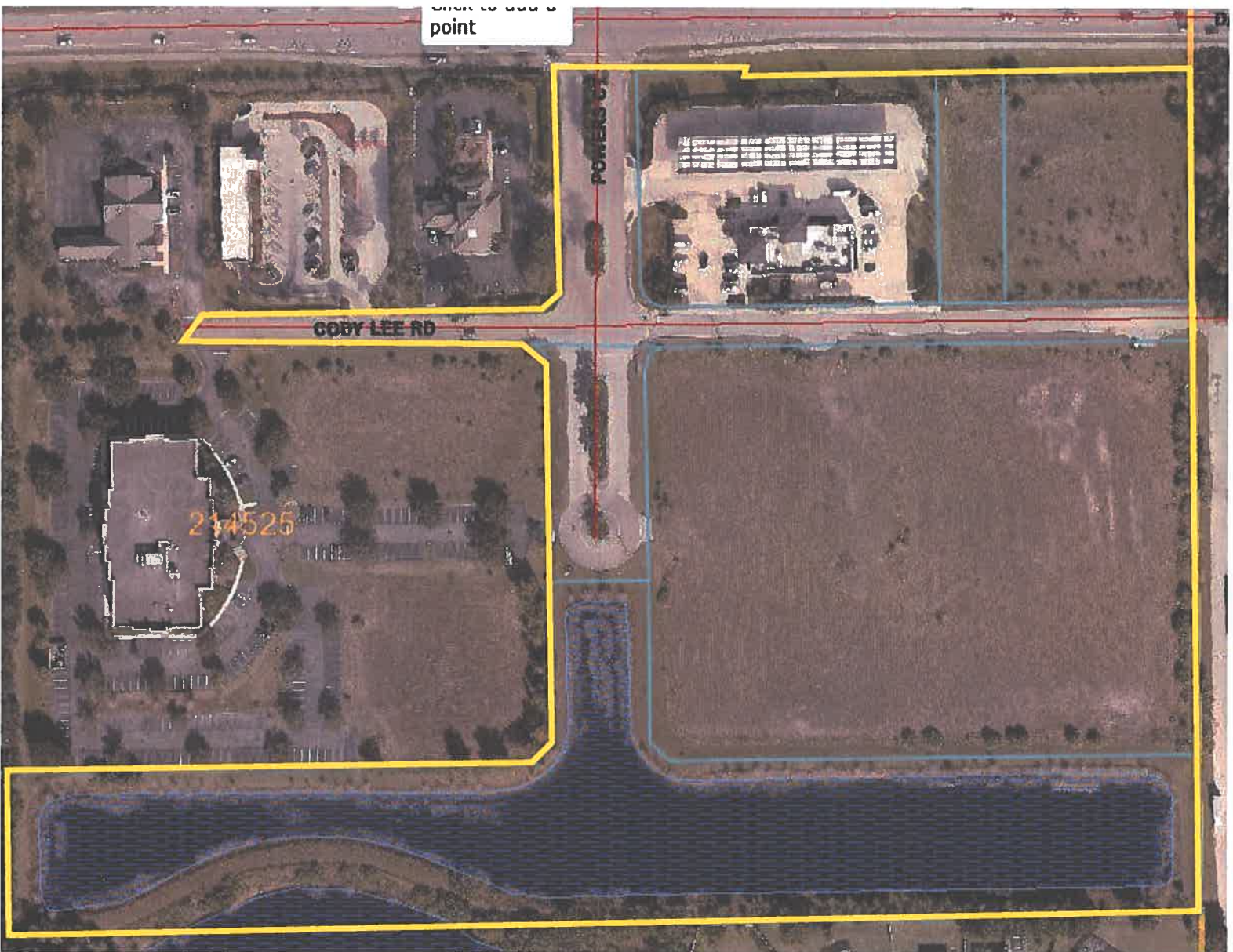
For the purposes of determining availability, please assume all dwelling units will be multi-family. Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,
MORRIS-DEPEW ASSOCIATES, INC



Assistant Planner

Subject Property



Parcels Included In Yellow



THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia

District Planning Specialist

2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.335.1494

February 10, 2022

Bailey Schleifer
Assistant Planner
Morris Depew
2914 Cleveland Ave
Fort Myers, Florida

RE: Multi family Concurrency Review in Fort Myers

Dear Mr. Schleifer:

This letter is in response to your request for concurrency review dated February 10, 2022 for the subject property in City of Fort Myers in regard to educational impact.

This development is a request for 100,000 Multi-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .149 for elementary, .0071 for middle and .077 for high. A total of 51 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1494

Sincerely,

Jacqueline Heredia, District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER Daniels Falls
OWNER/AGENT Morris Dephew Associates
ITEM DESCRIPTION

LOCATION 13501/521 powers court
ACRES 20.00
CURRENT FLU Central Urban
CURRENT ZONING CPD

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
	440	0

STUDENT GENERATION

Student Generation Rates			
	SF	MF	MH
Projected Students	0.149	0.058	
Elementary School	0.071	0.028	
Middle School	0.077	0.03	
High School			

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2022/23

	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project
South CSA, Elementary	14,234	14,026	208	26
South CSA, Middle	7,293	6,912	381	12
South CSA, High	9,536	8,492	1,044	13

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the finding of capacity)
 School Concurrency Manual

Prepared by: Jacqueline Heredia , District Planning Specialist

ALYSIS

S2

Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
182	99%	
369	95%	
1031	89%	
e five (5) years of the School District's Five Year Plan		

**Daniels Falls Encore MFR
Comprehensive Plan Amendment
State and Regional Plan Consistency**

CONSISTENCY WITH STATE COMPREHENSIVE PLAN

The State of Florida Comprehensive Plan is provided in Florida Statute Section 187.201. The applicant's request is not in conflict with any of the plan's stated goals or policies. However, the applicant's requested map change and goal of multifamily development at the subject property does further several of the stated goals and meet the intent of several specific policies:

187.201(7)(a)

Goal.—Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

187.201(7)(b)(5)

Ensure that new development is compatible with existing local and regional water supplies.

There are no existing natural waterbodies or flow ways present onsite. The property subject to the requested map change is located in an area with available potable water service and there is adequate capacity available to meet the demands of the potential maximum development that could result from this map change.

187.201(15)(a)

Goal.—In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

The Environmental Resource Permit issued for the subject property does not indicate the presence of wetlands or any other important or sensitive environmental resources. The location provides an excellent opportunity for infill development in an area with full availability of public services and in close proximity to retail and existing employment centers. The proposed development supports the growth of the community without contributing to additional sprawl.

187.201(15)(b)(3)

Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

The subject property is located in an area that is already significantly developed and in close proximity to existing service commercial and employment. Infill development of multifamily residential in this area will create an opportunity for a pedestrian-focused, mixed-use community. Furthermore, the access points via Powers CT and Cody Lee Road will provide adequate traffic circulation within the pre-established and proposed mixed-use community.

187.201(17)(b)(1)

Provide incentives for developing land in a way that maximizes the uses of existing public facilities.

The applicant has not requested any special incentives for development, only the opportunity to provide infill development in an area with existing public facilities which area verified to have adequate capacity remaining to accommodate the maximum potential development.

187.201(19)(b)(9)

Ensure that the transportation system provides Florida's citizens and visitors with timely and efficient access to services, jobs, markets, and attractions.

The traffic analysis that was performed for this request demonstrates that no improvements are necessary to accommodate the proposed development.

187.201(19)(b)(15)

Promote effective coordination among various modes of transportation in urban areas to assist urban development and redevelopment efforts.

Leetran provides service to this area with scheduled stops along Daniels Parkway. Sidewalks are already in place along Cody Lee Road and Powers Court within the Powerscourt subdivision. At time of site planning, the multifamily development will be designed with accommodations to promote pedestrian and bicycle access.

187.201(21)(a)

Goal.—Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

Locating diverse housing options in proximity to existing employment centers provides for a more stable, flexible and sustainable economic climate which benefits employers and the workforce. Areas to the south designated as Industrial Development and Tradeport on the Future Land Use Map do not allow for residential development and contain a myriad of growing businesses. The provision of residential development proximate to the growing businesses such as Gartner, Neo Genomics, Seagate, etc. is consistent with good planning and the state plan.

187.201(24)(b)(5)

Ensure that the transportation system provides maximum access to jobs and markets.

Provision of the existing, robust roadway and sidewalk network combined with the proximity to public transportation, provides maximum access for multi-modal transportation to employment and retail needs.

CONSISTENCY WITH REGIONAL POLICY PLAN

The following analysis demonstrates how the proposed map amendment to Lee Plan Future Land Use Map is consistent with the goals, strategies, and actions of the Strategic Regional Policy Plan as adopted by the Southwest Florida Regional Planning Council in 2002.

ECONOMIC DEVELOPMENT ELEMENT

The economic development element of the Regional Policy Plan details the economic infrastructure and growth opportunities to support the public facilities of the region. If the region “maximizes the uses of existing public facilities through increased capacity, they can serve additional development more efficiently.” The requested map amendment will utilize the existing public facilities and emergency services of Lee County which, as demonstrated by the attached Letters of Availability, has the capacity to serve the proposed amendment to allow 100,000 square feet of commercial uses and 440 multifamily dwelling units. Therefore, the requested amendment is consistent with the overall economic development goals of the Regional Policy Plan.

Specifically, Goal 1 seeks to provide a well-maintained social, health, and educational infrastructure to support business and industry in Southwest Florida by assisting local governments and state agencies in planning for future support service facilities, before the need arises. Lee County is consistent with Goal 1 by providing a yearly concurrency report and maintaining and updated Comprehensive Plan with Capital Improvements Program. The proposed map amendment will not cause public services or facilities to fall under the acceptable established Level of Service (LOS).

The Regional Policy plan acknowledges that future growth and development will occur in Southwest Florida to accommodate natural population growth as well as expansion of existing businesses and/or the creation of new business. Goal 3 of the Regional Policy Plan seeks to balance business and population growth with the existing quality of life offered by the natural resources of Southwest Florida. Lee County is consistent with this goal by creating programs that incentivize and guide development within the County to specific locations while also protecting and/or restoring natural resources. The proposed map amendment is also consistent with this goal as it supplements the livability in the area by establishing proximate goods and services.

NATURAL RESOURCES ELEMENT

The Regional Policy Plan states in the Natural Resources Element that “Southwest Florida has an abundance of natural resources that, along with a favorable climate, creates economic opportunities, recreational opportunities and a quality of life that is important to the citizens and visitors to the region. The protection of these resources creates a challenge to planners, managers and decision makers in a rapidly growing region that must utilize these resources for economic reasons and to create housing for our population.” The request map amendment will facilitate infill development on disturbed property

with no known sensitive, important or unique environmental resources; while also supporting the rapid growth of the community through the provision of multifamily housing.

REGIONAL TRANSPORTATION ELEMENT

The Regional Policy Plan states that “a regional transportation plan will be an integral component of the future overall regional quality of life” and opportunities exist across the region to coordinate regionally on transportation related issues. The Traffic Analysis provided with the application demonstrates that the requested map amendment and the proposed development of residential in place of commercial will substantially reduce the potential impacts of the development on the surrounding roadway network. Additionally, the location of multifamily residential in proximity to shopping and employment centers will increase internal capture. Therefore, the requested text amendment is also consistent with the Regional Transportation Element of the Regional Policy Plan.