



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Calusa Cay CPD Minor Amendment

Request: Rezone from: _____ To: _____

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

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

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

Summary of Project:

Minor amendment to CPD to (1) add EMS, Fire or Sheriff's Station to the overall Schedule of Uses, (2) reduce retail square footage from 96,500 square feet to 89,600 square feet, (3) add 60,000 square feet of self-storage use on Parcel 3, (4) add warehouse, public and mini-warehouse to the schedule of uses for Parcel 3, (5) increase height on Parcel 3 for self-storage use only from 35 feet to 38 feet, and (6) update Master Concept Plan to reflect these changes.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Lake Jefferson, LLC

Address: 3050 North Horseshoe Drive, Suite 105

City, State, Zip: Naples, FL 34104

Phone Number: c/o 239-770-2527/239-939-5490

E-mail Address: c/o shewitt@bankseng.com

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

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

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

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: Banks Engineering

Contact Person: Stacy Ellis Hewitt

Address: 10511 Six Mile Cypress Parkway, Suite 101

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-770-2527/239-939-5490 Email: SHewitt@Bankseng.com

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

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

**PART 2
PROPERTY OWNERSHIP**

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

Name: Same as Applicant

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

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

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

C. Multiple parcels:

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

☐ Property owners map. [34-202(a)(8)]

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

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

2. Date property was acquired by present owner(s): 2/28/2022

**PART 3
PROPERTY INFORMATION**

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

28-44-22-L2-12000.0F10; 28-44-22-L2-12000.0F20; 28-44-22-L2-12000.0F30 & 28-44-22-L2-12000.0F50

B. Street Address of Property: 5110/5120, 5130 & 5140 Pine Island Road NW

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

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

OR

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

AND

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

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

OR

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

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

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

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

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

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

E. Current Zoning of Property: CPD

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

F. Use(s) of Property:

1. Current uses of property are: Vacant, Commercial and Development for shopping center

2. Intended uses of property are: Shopping center with self-storage parcel and vacant commercial

G. Future Land Use Classification (Lee Plan):

Urban Community	<u>±4.90</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>+893</u>	Feet		
2. Depth (average if irregular parcel):	<u>+1,306</u>	Feet		
3. Total area:	<u>+26.77</u>	Acres or square feet		
4. Frontage on road or street:	<u>+912.50</u>	Feet on	<u>Pine Island Road NW</u>	Street
2 nd Frontage on road or street:		Feet on		Street

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

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

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

PART 4 TYPES OF LAND AREA ON PROPERTY

- A. Gross Acres (total area within described parcel)** ±4.90 **Acres**
- | | | | |
|--|--|-------|--------------|
| 1. Submerged land subject to tidal influence | | Acres | <u>Acres</u> |
| 2. a. Preserved freshwater wetlands | | Acres | |
| b. Impacted wetlands | | Acres | |
| c. Preserved saltwater wetlands | | Acres | |
| d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.) | | | <u>Acres</u> |
| 3. R-O-W providing access to non-residential uses | | | <u>Acres</u> |
| 4. Non-residential use areas ^{(1) (2)} | | | <u>Acres</u> |
- B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).** Acres
- C. Gross residential acres. (A minus B) ⁽³⁾** Acres
- D. Gross residential acres (by Land Use Category)**
- | | | |
|--|--|-------|
| 1. a. Intensive Development – upland | | Acres |
| b. Intensive Development – preserved freshwater wetlands | | Acres |
| c. Intensive Development – impacted wetlands | | Acres |
| 2. a. Central Urban – upland | | Acres |
| b. Central Urban – preserved freshwater wetlands | | Acres |
| c. Central Urban – impacted wetlands | | Acres |
| 3. a. Urban Community or Suburban – upland | | Acres |
| b. Urban Community or Suburban – preserved freshwater wetlands | | Acres |
| c. Urban Community or Suburban – impacted wetlands | | Acres |

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

TOTAL (should equal "C" above)

_____ **Acres**

Notes:

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

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

A. Future Land Use Category: N/A

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

Note:

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

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

		Height	Total Floor Area (Square Feet)
A. Commercial		*	*
1. Medical		*	*
2. General Office		35'	89,600 SF*
3. Retail		38'	60,000 SF*
4. Other: Self-Storage			
5. TOTAL FLOOR AREA			149,600 SF
*89,600 SF retail, medical or general office			
B. Industrial		Height	Total Floor Area (Square Feet)
1. Under Roof		N/A	N/A
2. Not Under Roof		N/A	N/A
3. TOTAL FLOOR AREA			N/A
C. Mining		Depth	Total Acres
1. Area to be excavated		N/A	N/A
D. Assisted Living Facilities		Height	Total Beds/Units
1. Dependent Living Units		N/A	N/A
2. Independent Living Units		N/A	N/A
3. TOTAL BEDS/UNITS			N/A
E. Hotels/Motels (Room Size)		Height	Total Rental Units
1. < 425 sq. ft.		N/A	N/A
2. 426-725 sq. ft.		N/A	N/A
3. 725 < sq. ft.		N/A	N/A
4. TOTAL UNITS			N/A

**PART 7
ACTION REQUESTED**

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

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

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

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

PART 8 ENVIRONMENTAL REQUIREMENTS

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

PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

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

3. Expected life of the facility:

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

5. Receiving bodies or other means of effluent disposal:

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

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

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

**PART 10
ADDITIONAL REQUIREMENTS**

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

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

community preservation requirement. [34-941(e)(5)f.iii.]

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]

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

- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]

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

G. **Flood Hazard:**

- ☒ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

H. **Excavations/Blasting:**

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

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

- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.

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

- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

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

- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: [34-1104]
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. [34-1105]
- ☐ Property is located within Airport Residential and Educational Protection Zone: [34-1106]
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. [34-1107]
- ☐ A Tall Structures Permit is required. [34-1108]

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

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

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

Web/AffidavitofAuthorization/01/0020/ Page 1
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DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared William T. Higgs, Manager of Lake Jefferson, LLC, 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 STRAP Numbers: 28-44-22-L2-12000.0F10; 28-44-22-L2-12000.0F20; 28-44-22-L2-12000.0F30 & 28-44-22-L2-12000.0F50 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

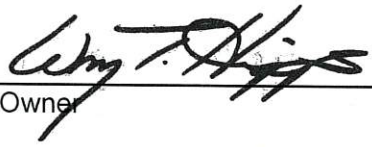
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for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

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

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

Name and Address	Percentage of Ownership
N/A	

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



Property Owner

William T. Higgs, Manager of Lake Jefferson, LLC
Print Name

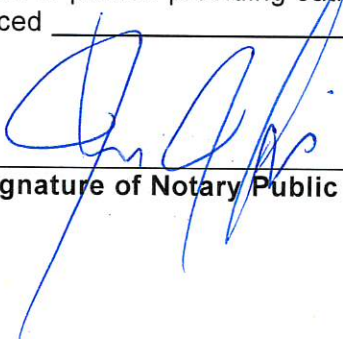
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

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 3/14/22 (date) by William T. Higgs (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

ADDITIONAL AGENTS

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Ct. STE 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090 x1	Email:	tbt@trtrans.net

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

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

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

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

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



Professional Engineers, Planners & Land Surveyors

Calusa Cay CPD
Minor Amendment
List of Zoning Resolutions

Z-13-007

ADD2020-00020

ADD2021-00051

Z-21-015 (supersedes and codifies prior approvals)

AFFIDAVIT OF NO CHANGE

BEFORE ME, the undersigned authority, personally appeared Beverly Grady, Esquire ("Affiant"), who, being by me first duly sworn, on oath, deposes and says:

1. I am over the age of 18 years, of sound mind, am otherwise *sui juris*, and have personal knowledge of the facts contained herein.

2. I am a licensed attorney, Florida Bar No. 239402, authorized to practice law in Florida and am currently practicing law in the State of Florida. My business address is 2320 First Street, Fort Myers, Florida 33901. My business telephone number is (239) 337-3850. My business mailing address is 2320 First Street, Fort Myers, Florida 33901.

3. On September 21, 2020, Publix Super Markets, Inc., a Florida corporation (the "Company"), acquired fee simple title to the following described real property located in Lee County, Florida by that certain Special Warranty Deed recorded at Official Records Instrument No. 2020000224628, Public Records of Lee County, Florida, to-wit (the "Property"):

See **Exhibit A** attached hereto

4. Opinion of Title prepared by C. Lane Wood, Esquire, effective March 1, 2021 was accepted by Lee County for the Property described in **Exhibit A** ("Effective Date").

5. The Property is not encumbered by a mortgage.

6. From the Effective Date of the Opinion of Title, through the date of September 12, 2021, I certify that there has been no change in the status of the title to the Property as reflected on the Title Certification/Property Information Report bearing file number 1071231-A1 attached hereto as **Exhibit B**, except for a Notice of Commencement recorded July 7, 2021 under Instrument No. 2021000223370, Public Records of Lee County, Florida, and a Notice of Commencement recorded August 11, 2021 under Instrument No. 2021000264398, Public Records of Lee County, Florida. This certification is intended to be absolute and unequivocal.

FURTHER AFFIANT SAYETH NAUGHT.

Dated th 20th November

STATE OF FLOR
COUNTY OF LE

☒ The foregoing
personally
person

11, 2021

me by means of

Title Certification/Property Information Report**Exhibit A****Fund File Number:** 1071231-A1

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N 00°53'29" W ALONG THE EAST LINE OF SAID FRACTION FOR 33.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD NW, STATE ROAD 78 (66.00 FEET WIDE) AND THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE S 88°54'08" W ALONG SAID NORTH LINE FOR 912.50 FEET TO AN INTERSECTION WITH A LINE 330 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF SAID FRACTION; THENCE N 00°49'45" E ALONG SAID PARALLEL LINE FOR 1,307.61 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE N 89°02'04" E ALONG SAID NORTH LINE FOR 873.23 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S 00°53'29" E ALONG THE EAST LINE OF SAID FRACTION FOR 1,304.87 FEET TO THE POINT OF BEGINNING.

BEARINGS AND DISTANCES ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS) WHEREIN THE EAST LINE OF THE NE 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST BEARS S 00°53'29" E THE SCALE FACTOR IS 0.99994344.

Title Certification/Property Information Report**Showing Information Required by Lee County Land Development Code Section 34-202(a)(7)****Issuer: Attorneys' Title Fund Services, LLC and Roetzel & Andress, L.P.A.****Recipient: Lee County, a political subdivision of the State of Florida****Fund File Number:** 1071231-A1**Provided For:** Roetzel & Andress, L.P.A.**Agent's File Reference:** 134173.0002**Effective Date of Search:** September 30, 2021 at 11:00 PM**Description of Real Property Situated in Lee County, Florida:**

See Exhibit A

Record Title Vested in:Publix Super Markets, Inc., a Florida corporation by Special Warranty Deed recorded in Instrument Number 2020000224628, Public Records of Lee County, Florida.**Prepared Date:** September 12, 2021**Attorneys' Title Fund Services, LLC****Prepared by:** Teresa, McConnell, Senior Examiner**Phone Number:** (800) 526-3855 x68075**Email Address:** TMcConnell@TheFund.comCyndi Bolyard
Branch Manager

Exhibit B

Title Certification/Property Information Report

Showing Information Required by Lee County Land Development Code Section 34-202(a)(7)

Fund File Number: 1071231-A1

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Nothing Found

Other encumbrances affecting the title:

1. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 4, 2020, under Instrument Number 2020000301406, Public Records of Lee County, Florida.
2. Resolution No. SLS _____, County, Florida.
3. Lee County Ordinar _____ and amended by Or _____ County, Florida.
4. Notice of Clearing r _____ ty, Florida.
5. Agreement to Provi _____ Wastewater Treatme _____ ed in Instrument Number _____
6. Notice of Developm _____, Public Records of Lee Cou _____
7. Deed of Conservatic _____ Records of Lee County, Flor _____
8. Notice of Developm _____, Public Records of Lee County, Florida. _____
9. Notice of Development Order Approval recorded in Instrument Number 2020000148319, Public Records of Lee County, Florida.
10. Riparian and littoral rights are not insured.
11. Any portion of the Land lying waterward of the ordinary high water mark of the body of water, and lands accreted thereto.
12. Rights of the lessees under unrecorded leases.
13. Added A1: Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 7, 2021, under Instrument Number 2021000223370, Public Records of Lee County, Florida.
14. Added A1: Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded August 11, 2021, under Instrument Number 2021000264398, Public Records of Lee County, Florida.

This search is provided pursuant to the requirements of Lee County Land Development Code Section 34-202(a)(7) for the uses and purposes specifically stated therein, and is not to be used as the basis for issuance of an insurance commitment and/or policy. This certificate has been prepared expressly for the appropriate governing body as is defined by Lee County Land Development Code Section 34-202(a)(7), and is not to be relied upon by any other group or person for any other purpose.

Title Certification/Property Information Report**Exhibit A**

Fund File Number: 1071231-A1

The information contained herein is furnished for information only.

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



Professional Engineers, Planners & Land Surveyors

Calusa Cay CPD

Narrative of Request

Introduction/Request

The applicant is requesting approval of a minor amendment to the Calusa Cay CPD to (1) add EMS, Fire or Sheriff's Station to the overall Schedule of Uses, (2) reduce retail square footage from 96,500 square feet to 89,600 square feet, (3) add 60,000 square feet of self-storage use on Parcel 3, (4) add warehouse, public and mini-warehouse to the schedule of uses for Parcel 3, (5) increase height on Parcel 3 for self-storage use only from 35 feet to 38 feet, and (6) update Master Concept Plan to reflect these changes.

The Calusa Cay CPD is 26.77± acres located on the north side of Pine Island Road, 320± feet east of Betsy Parkway just east of Pine Island Elementary School. The site is currently developed with Calusa Cay Publix. The applicant owns the Retail Tract and outparcels 1, 2 and 3. The subject property's addresses are: 5130, 5140 & 5110/5120 Pine Island Road NW and Parcel 3 is not yet assigned an address.

The 26.77± acre Calusa Cay CPD was originally approved on June 17, 2013 by Resolution Z-13-007 and has been amended multiple times. The latest amendment and controlling document which codified and superseded all prior approvals is Resolution Z-21-015 approved December 8, 2021. The existing approved intensity is a maximum 96,500 square feet including commercial office and retail. The property is located in the Urban Community Future Land Use Category and within the Greater Pine Island Community Plan area.

The request is minor in nature as it results in a reduction of traffic and utility flows compared to the existing CPD approval. The requested EMS, Fire or Sheriff's Station use is appropriate for the site and more intense uses such as standard restaurant with consumption on premises, convenience food and beverage store, food stores and fast food restaurants are currently approved for the site. The proposed self-storage public warehouse and/or mini-warehouse use is limited to Parcel 3 which is internal to the site and tucked behind the existing Publix building. Onsite preservation areas abut the east and a lake is proposed to the north. To the east is the internal access road and then property owned by the Lee County District School Board with some existing vegetation then the baseball field for Pine Island Elementary School. Parcel 3's lot line is 65 feet from the western property line. The self-storage use requests a minor height increase from existing maximum 35 feet to allow a maximum 38 feet.

Land Development Code Analysis

The property qualifies for the amendment to the CPD and meets the applicable required findings/review criteria set forth in Land Development Code (LDC) Section 34-145(d)(4)a.1. as follows:

(a) Complies with the Lee Plan

The CPD has been approved for a 96,500 SF shopping center including a grocery store, retail square footage and outparcels since 2013. The CPD just received approval for an amendment in December of

2021. The CPD has been found by staff, the Hearing Examiner and the Board of County Commissioners to be consistent with the Lee Plan, the LDC, including the Pine Island Community Plan, and any other applicable code or regulation and the requested minor amendments remain consistent. The Publix parcel has been constructed as approved by the existing Development Order.

The Subject Property is designated Urban Community which is defined by Policy 1.1.4 as follows:

POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The requested minor amendments remain consistent with Policy 1.1.4 and expand the allowable uses on the site promoting infill development on the outparcels where adequate infrastructure and public services are available for connection. The request results in a reduction of traffic and utility usage from that which is currently approved by the site. The proposed uses are consistent with the mixture of relatively intense commercial and residential uses that characterize this future land use category.

POLICY 24.4.1: The future urban areas in Pine Island Center are targeted for most future commercial and industrial uses, as permitted by other portions of this plan. Non-residential developments within Pine Island Center are encouraged to provide employment opportunities; serve the day to day needs of residents and visitors; demonstrate a positive impact on traffic patterns within Greater Pine Island; and reduce the number of vehicular trips through Matlacha.

The requested minor amendment remains consistent with Policy 24.4.1. The proposed additional uses expand the ability to provide employment opportunities and the proposed uses of EMS, Fire or Sheriff's Station or self-storage public warehouse or mini-warehouse uses will serve the day to day needs of residents and visitors. The request results in a reduction of traffic impacts demonstrating a positive impact on traffic patterns within Greater Pine Island and reducing the number of potential vehicle trips through Matlacha.

b) Meets this Code and other applicable County regulations or qualifies for deviations;

The site will be developed in compliance with the Comprehensive Plan and the Land Development Code. No additional deviations are included with the request and the existing approved deviations are proposed to remain which have previously been determined to qualify for approval by staff, Lee County Hearing Examiner and the Board of County Commissioners. The requested increase in height meets the requirements of LDC Section 33-1087 which states that no building can have a peak of roof that exceeds 38 feet above the average grade of the lot or 45 feet above mean seal level, whichever is lower. The average grade of the lot is $4\pm$ feet + 38 feet = 42 feet or 45 - Base Flood Elevation of 7 = 38 feet. The requested height of 38 feet for any self-storage use on Parcel 3 meets this requirement. Compliance with design-related provisions of the Land Development Code will be demonstrated at the time of Local Development Order.

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

The CPD has been found by staff, the Hearing Examiner and the Board of County Commissioners to be compatible with the existing and planned uses in the surrounding area and the proposed minor amendments remain compatible. No changes are proposed to the existing approved layout of the Master Concept Plan. The minor height increase of 3 feet will have no change on the existing compatibility.

d) Will provide access sufficient to support the proposed development intensity;

There are no changes proposed to the existing approved access points and site layout on the approved MCP. Access to the site has been constructed and includes a right-in/right-out access and a full access to Pine Island Road (C.R. 78), a two-lane arterial roadway. The submitted Traffic Impact Statement concludes the requested amendment REDUCES the transportation related impacts the project could have on the surrounding road network. Pine Island Road and Stringfellow Road will continue to operate within the parameters established by the Lee Plan and LDC and will have remaining capacity. The additional uses requested with this minor amendment will serve the residents and visitors to Pine Island, thus limiting the amount of "new" traffic.

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

Any expected impacts on transportation facilities will be adequately addressed during the development order application process by existing county regulations. The submitted Traffic Impact Statement concludes the requested amendment REDUCES the transportation related impacts the project could have on the surrounding road network. Pine Island Road and Stringfellow Road will continue to operate within the parameters established by the Lee Plan and LDC and will have remaining capacity. The additional uses requested with this minor amendment will serve the residents and visitors to Pine Island, thus limiting the amount of "new" traffic.

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

All environmental considerations associated with the subject property were addressed in existing zoning approvals, South Florida Water Management District permitting and development order case number DOS2019-00130. There is an existing conservation easement that was recorded in 2014 and no changes are proposed to the preservation areas shown on the existing approved MCP.

c) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The site is located within a Future Urban Area and the CPD has been found by the staff, the Hearing Examiner and the Board of County Commissioners to be served by adequate urban services. The request results in a reduction of traffic and utility usage from that which is currently approved by the site.

The proposed amendment complies with the findings provided in the Land Development Code Section 34-145(d)(4)a.2 as follows:

a) The proposed use or mix of uses is appropriate at the proposed location;

The request is minor in nature as it results in a reduction of traffic and utility flows compared to the existing CPD approval. The requested EMS, Fire or Sheriff's Station use is appropriate for the site and more intense uses such as standard restaurant with consumption on premises, convenience food and beverage store, food stores and fast food restaurants are currently approved for the site. The proposed self-storage public warehouse and/or mini-warehouse use is limited to Parcel 3 which is internal to the site and tucked behind the existing Publix building. Onsite preservation areas about the east and a lake is proposed to the north. To the east is the internal access road and then property owned by the Lee County District School Board with some existing vegetation then the baseball field for Pine Island Elementary School. Parcel 3's lot line is 65 feet from the western property line. The self-storage use requests a minor height increase from existing maximum 35 feet to allow a maximum 38 feet.

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

The existing and proposed modified conditions of approval will require the CPD to be consistent with the MCP and existing conditions of approval which provides sufficient safeguards to the public interest.

c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:

***1)Enhances the achievement of the objectives of the planned development;
and***

2)Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The request does not include any additional deviation requests and no changes are proposed to the existing approved deviations. The existing approved deviations were found to enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

In conclusion, the proposed minor amendment to the Calusa Cay CPD allows for infill development in an existing shopping center that results in a reduction of potential traffic and utility impacts expected from the project. The request is in compliance with the Lee County Comprehensive Plan, the Land Development Code and other applicable codes and regulations; is compatible with existing and planned uses in the surrounding area; will provide access sufficient to support the proposed development intensity; the expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval; will not adversely affect environmentally critical or sensitive areas and natural resources; and will be served by urban services, defined in the Lee Plan. The proposed use is appropriate at the proposed location; conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development. For these reasons, the applicant respectfully submits that the minor amendment to the CPD should be approved.

Exhibit A



Professional Engineers, Planners & Land Surveyors



DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N 00°53'29" W ALONG THE EAST LINE OF SAID FRACTION FOR 33.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD NW, STATE ROAD 78 (66.00 FEET WIDE) AND THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE S 88°54'08" W ALONG SAID NORTH LINE FOR 912.50 FEET TO AN INTERSECTION WITH A LINE 330 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF SAID FRACTION; THENCE N 00°49'45" E ALONG SAID PARALLEL LINE FOR 1,307.61 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE N 89°02'04" E ALONG SAID NORTH LINE FOR 873.23 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S 00°53'29" E ALONG THE EAST LINE OF SAID FRACTION FOR 1,304.87 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 26.77 ACRES MORE OR LESS

BEARINGS AND DISTANCES ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS) WHEREIN THE EAST LINE OF THE NE 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST BEARS S 00°53'29" E THE SCALE FACTOR IS 0.99994344.

DESCRIPTION PREPARED 07-31-2019.


RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 07-31-2019

Digitally signed by Richard M. Ritz, R.L.S. #4009 State of Florida using an SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.
'Date: 2019.08.01 08:59:55 -04'00

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\\fs1\apps\1335P\surveying\descrip\133518-exh-a-1.dwg

REVIEWED
DCI2021-00018
Rick Burris, Principal
Planner
Lee County DCD/Planning
8/2/2021

SHEET 1 OF 2

SERVING THE STATE OF FLORIDA

BANKS ENGINEERING

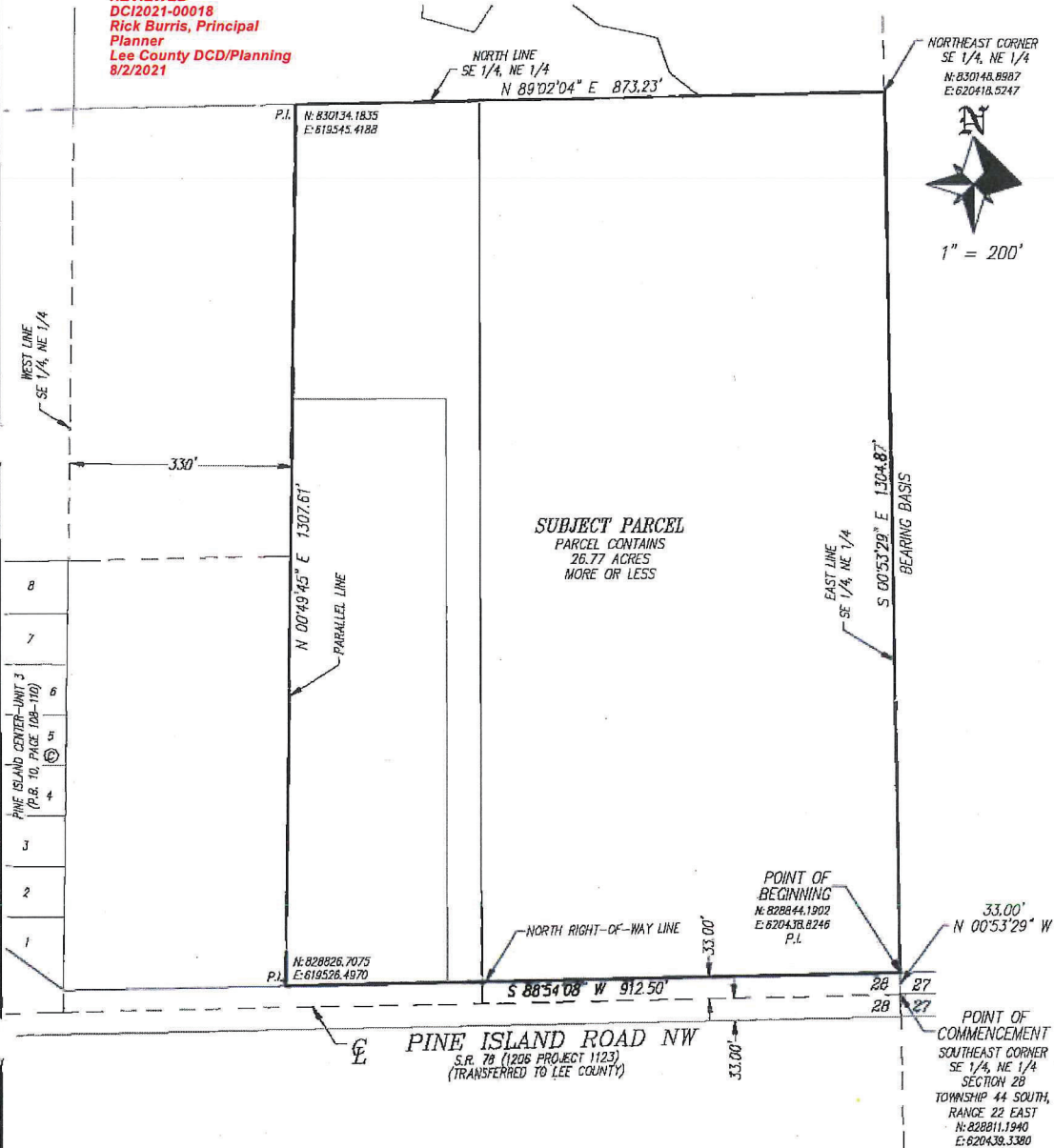
Professional Engineers, Planners, & Land Surveyors
Serving The State of Florida

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523
ENGINEERING LICENSE # EB 6468
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST,
LEE COUNTY, FLORIDA

REVIEWED
DCI2021-00018
Rick Burris, Principal
Planner
Lee County DCD/Planning
8/2/2021



NOTES:

- 1.) BEARINGS, DISTANCES AND COORDINATES ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS) WHEREIN THE EAST LINE OF THE NE 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST BEARS S 00°53'29" E. THE SCALE FACTOR IS 0.99994344.

LEGEND:

S.R. INDICATES STATE ROAD
C INDICATES CENTERLINE
P.I. INDICATES POINT OF INTERSECTION
CORS INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

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

Digitally signed by
Richard M. Ritz, R.L.S.
#4009 State of Florida
using an SHA-1
authentication code.
Printed copies of this
document are not
considered signed and
sealed and the SHA-1
authentication code
must be verified on
any electronic copies
Date: 2019.08.01
09:00:33-0400

THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

DATE SIGNED: 08-01-2019
THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 08-01-2019
SHEET 2 OF 2



Professional Engineers, Planners & Land Surveyors

Calusa Cay CPD

Minor Amendment

Summary of Public Information Session

The Calusa Cay CPD is located within the Greater Pine Island Community Plan area and the applicant is in the process of scheduling the required publicly advertised informational session for this planned development amendment pursuant to Lee County Land Development Code Section 33-1003. During the meeting, the applicant will provide a general overview of the project for any interested citizens. Prior to finding of sufficiency, the applicant will provide staff with a summary that contains the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. The applicant is not required to receive an affirmative vote or approval of citizens present at the meeting.



Professional Engineers, Planners & Land Surveyors

Calusa Cay CPD - Property Development Regulations

Z-21-015 Condition 1: Development of this project must be consistent with the 1-page Master Concept Plan (MCP) entitled "Calusa Cay CPD," prepared by Banks Engineering, date stamped received ~~July 8, 2021~~ **March 18, 2022**, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Development Parameters. The CPD is limited to a maximum floor area of 89,600 square feet, including commercial office and retail **and a maximum 60,000 square feet of self storage use on Parcel 3.** The ~~anchor center/shopping center~~ **grocery and retail tract** buildings are limited to a maximum of ~~66,500~~ **59,600** square feet. ~~The three o~~ Outparcels **1 and 2** are limited to a maximum 30,000 square feet of commercial square feet (see Condition 2 for specific use limitations).

Z-21-015 Condition 2.b. Site Development Regulations:

Minimum Lot Area and Dimensions

Lot Size:	10,000 SF
Lot Width:	100 feet
Lot Depth:	100 feet

Minimum Setbacks*

Public Street:	25 feet
Private Street:	20 feet
Side:	10 feet
Rear:	15 feet
Water body:	20 feet
Preserve:	25 feet

Maximum Lot Coverage: 40 percent**

Building/Structure Height: 35 feet***

Accessory use and structure setbacks must comply with LDC §34-1171 *et seq.* and LDC §34-2194.

*Setbacks for the "Retail Tract" may be reduced as shown on the MCP. No setback required for the Grocery building from the Retail Tract.

**The Maximum Lot Coverage requirement does not apply to the Retail tract.

***Buildings/structures must also comply with building height restrictions on Pine Island per LDC §33-1087. **Self storage use on Parcel 3 Maximum Height: 38 feet.**



Professional Engineers, Planners & Land Surveyors

Calusa Cay CPD Parcels

Schedule of Uses

Accessory Uses and Structures

Administrative Offices

Animals: Clinic or Kennel (no outdoor runs)

ATM (automatic teller machine)

Auto Parts Store

Bait and Tackle Shop

Banks and Financial Establishments, Group I

Boats: Boat Parts Store

Business Services, Group I

Car Wash (limited to 1 for the CPD, and must be on an outparcel)

Cleaning and Maintenance Services

Clothing Stores, General

Computer and Data Processing Services

Consumption on Premises: Indoor only in conjunction with a Group III Restaurant, restricted to a 4-COP-SRX license (see Condition 17). Outdoor consumption on premises requires a public hearing amendment to the planned development.

Contractors and Builders, Group I

Convenience Food and Beverage Store (limited to 1 for the CPD and must be on an outparcel) (see Self-Service Fuel Pumps)

Day Care Center: Child, Adult

Drive-Through Facility for any permitted use (except Group III Restaurants)

Drugstore, Pharmacy

EMS, fire or sheriff's station

Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities, Group I only

Excavation: Water Retention, no blasting (does not include removal of excavated material from site)

Fences, Walls

Food and Beverage Service

Food Stores: Groups I and II

Gift and Souvenir Shop

Hardware Store

Laundry and Dry Cleaning, Group I

Lawn and Garden Supply Stores (no outdoor display or storage)

Non-store Retailers, All Groups

Package Store, Limited to one within the CPD

Paint, Glass and Wallpaper (no outdoor display or storage)

Parcel and Express Services

Parking Lot: Accessory, Temporary

Personal Services, Groups I, II and III (excluding massage parlors)

Pet Services (no outdoor runs)

Pet Shop (no outdoor runs)

Post Office
Printing and Publishing
Real Estate Sales Office
Repair Shops, Groups I and II (excluding gunsmiths)
Restaurant, Fast Food (limited to the multi-occupancy plaza and 1 stand-alone fast food restaurant limited to an outparcel)
Restaurant, Groups I, II and III (Group III restaurants limited to a maximum of one on the anchor parcel and one on the outparcels, with no drive-through)
Retail and Wholesale Sales, when clearly incidental and subordinate to a principal permitted use on the same premises
Schools: Commercial
Self Service Fuel Pumps, only in conjunction with Convenience Food and Beverage Store, 12 pumps maximum
Signs
Social Services, Groups I and II
Specialty Retail Shops, Groups I, II, III and IV (excluding ammunition, firearms, hunters equipment, tobacco stores. Groups I and II uses limited to three establishments in the anchor parcel, with a maximum of 1,500 square feet of floor area for each of the three uses)
Storage, indoor only Studios
Temporary Uses
Used Merchandise Stores, Groups I and II (no outdoor storage/display)
Variety Store
Warehouse: Mini-warehouse, Public (limited to Parcel 3)



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- ☒ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☒ Public Hearing - Additional Requirements for:
 - ☐ Development of Regional Impact **(34-202(b)(1))**
 - ☐ Planned Developments **(34-202(b)(2))**
 - ☒ Planned Development Amendment **(34-202(b)(2))**
 - ☐ Rezoning other than Planned Developments **(34-202(b)(3))**
 - ☐ Special Exceptions **(34-202(b)(5))**
 - ☐ Variances **(34-202(b)(6))**
 - ☐ Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
 - ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
 - ☐ Application Form and Contents **(10-153)**
 - ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
 - ☐ Required Submittals **(10-175)**
- ☐ Administrative Action Application Requirements **[34-203]**

State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: 28-44-22-L2-U8933.4442, 28-44-22-00-00012.002B & 28-44-22-00-00012.0000
 Name of Project: Calusa Cay CPD – Parcel 3

Name of Agent: Stacy Ellis Hewitt, AICP, Banks Engineering
 Street Address: 10511 Six Mile Cypress Parkway, Suite 101
 City, State, Zip: Fort Myers, FL 33966
 Phone Number: 239-770-2527/239-939-5490 Email Address: shewitt@bankseng.com

Name of Applicant*: Power Corporation
 Street Address: 3050 N. Horseshoe Drive, Suite 105
 City, State, Zip: Naples, FL 34104
 Phone Number: c/o 239-770-2527/239-939-5490 Email Address: c/o shewitt@bankseng.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

**LEE COUNTY COMMUNITY DEVELOPMENT
 P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
 PHONE (239) 533-8585**

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	34-202(a)(6) & 34-373(a)(4)a	Boundary Survey
#2	34-202(a)(7)	Certification of title and encumbrances
#3	34-373(a)(4)b.i	Soils Map
#4	34-373(4)b.ii & 34-373(a)(4)c	Vegetation & ground cover/FLUCCS map
#5	34-373(a)(4)b.iii	Rare & Unique upland habitats
#6	34-373(a)(4)b.iv	Topographic map
#7	34-373(a)(4)b.v	Existing & historic flowways
#8	34-373(a)(4)d	Archaeological or historical resources
#9	34-373(a)(6)	Master Concept Plan
#10	34-373(b)(1)	Description of Surface Water Management Plan
#9	34-373(b)(2)	Protected Species Survey
#10	34-202(a)(10)	Proof of potable water and sewer availability

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

The applicant is in the process of preparing a public hearing amendment to the CPD to add warehouse, public and mini-warehouse to the schedule of uses for Parcel 3, and reduce the retail square footage from 96,500 SF to 79,600 SF (16,900 SF reduction) and add 60,000 SF self-storage use to Parcel 3 only which is located behind the grocery store. The zoning for the subject property was just amended under case number DCI2021-00018 which provided updated title work and boundary survey. No changes are proposed to the Master Concept Plan. Applicant requests to provide copies of items #1, #2 and #9 that were deemed sufficient for case number DCI2021-00018 as part of the pending zoning application. The subject property has also received development order approval for the grocery store under DOS2019-00130. All environmental and surface water management issues have been previously addressed and are on file with Lee County in the above referenced cases. The change in the development intensities will reduce the amount of water and sewer flows significantly (the 16,900 SF reduction is 2,535 gpd and the proposed self storage use is only ±400 gpd) so no letter of availability should be required for this change. The submittal of any of the requested items would have no bearing on the review and processing of the application.

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

Signature of Applicant

October 1, 2021

Date

.....
FOR STAFF USE ONLY

DIRECTOR'S DECISION:

☐

Request Denied

☒

Request Approved #3 through #8, #9 (protected species), #10

☒

Request Approved Per Attached Comments #1, #2, #9 (MCP)

Electronically signed on 10/4/2021 by
 Anthony R. Rodriguez, AICP, Zoning Manager
 Lee County Department of Community Development

Director Signature

Date

GEN2021-00364

Legal

Items #1 and #2 (HxS)

Request that the applicant provide copies of the documents in lieu of obtaining new documents. Also request an affidavit of no change to accompany the title certification document.

Environmental Sciences (EAW)

Approval of #3 - #7 and #9 Protected Species Survey

Item # 9 Master Concept Plan (PHD)

The most recent MCP from case 2021-0018 would be accepted, however, if the scope of the case warrants changes to the MCP, a new MCP would be required.



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

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

CALUSA CAY CPD

PROJECT NO. F1205.02

PREPARED BY:

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

REVISED:

November 11, 2021



CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION
- VI. FUTURE TRAFFIC CONDITIONS
- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. TRIP GENERATION COMPARISON
- IX. CONCLUSION



I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by Lee County for projects seeking approval for re-zoning. The site is located on the north side of Pine Island Road less than ½ mile to the east of Stringfellow Road on Pine Island in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The proposed rezoning request would amend the current CPD zoning that was approved under Z-13-007 which permitted the development of up to 96,500 square feet of commercial uses to reduce the retail floor area to approximately 89,600 square feet and add approximately 60,000 square feet of self-storage uses to the Schedule of Uses. Access to the site has been constructed and includes a right-in/right-out access and a full access to Pine Island Road.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives will be completed and analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

II. EXISTING CONDITIONS

The subject site is currently occupied by a Publix store containing approximately 29,065 square feet. This store was constructed under DOS2019-00130. The site access drive connections to Pine Island Road and the turn lanes along Pine Island Road were constructed to serve the entire 96,500 square feet of commercial uses and were constructed under DOS2014-00027. The site is bordered by existing commercial uses to the west. To the south, the site is bordered by Pine Island Road. South of Pine Island Road is a gas station/convenience store and a bank with drive-through lanes. To the north is a residential planned development and to the east is vacant land.

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Pine Island Road (C.R. 78) is a two-lane arterial roadway in the vicinity of the subject site. The subject site has access to Pine Island Road via two proposed access drives. Pine Island Road has a posted speed limit of 40 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED DEVELOPMENT

The amendment to the Calusa Cay CPD will include decreasing the commercial retail floor area from 96,500 square feet to 89,600 square feet and adding in a self-storage use that would include up to 60,000 square feet in addition to the commercial retail floor area. **Table 1** summarizes the land use utilized for trip generation purposes for the subject development.

Table 1
Calusa Cay CPD
Land Uses

Land Use	Proposed	Approved	Change
Shopping Center (LUC 821)	89,600 sq. ft.	96,500 sq. ft.	-6,900 sq. ft.
Self-Storage (LUDC 151)	60,000 sq. ft.	0	+60,000 sq. ft.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 11th Edition. For the trip generation purposes of the development, Land Use Code 151 (Mini-Warehouse) was utilized for the self-storage use and Land Use Code 821 (Shopping Plaza (40 – 150k) – Supermarket – Yes) was utilized for the commercial uses. The equations for these land uses are contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour trip generation of the amended Calusa Cay CPD as proposed.



Table 2
Trip Generation – Total Trips
Calusa Cay CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (89,600 sq. ft.)	196	120	316	387	419	806	8,308
Self-Storage (60,000 sq. ft.)	3	2	5	4	5	9	87
	199	122	321	391	424	815	8,395

As discussed in the original zoning TIS for this project, the location of this grocery anchored retail center will have some unique impacts on the trip generation of the uses. Being located on a barrier island will limit the amount of “new” trips the site will add to the surrounding roadway network. The principle market area of this the site is greater Pine Island and the Matlacha area. There is an existing grocery anchored shopping center located at the intersection of Burnt Store Road and Pine Island Road, approximately 4.7 miles east of the subject site on the mainland. This existing center is very similar in nature to the retail center proposed as part of this development.

There are a limited number of retail uses on Pine Island, limiting the shopping selections for residents and visitors to the island. The only other large grocery store on the island is Winn-Dixie, which is located on Stringfellow Road south of Pine Island Road. Due to the existing lack of a similar retail facilities on-island, it is likely that the portion of vehicle trips from the island that currently shop at the Publix anchored shopping center at Burnt Store Road and Pine Island Road would utilize the new Publix and ancillary retail services. Therefore, these trips would be diverted from the existing Publix anchored shopping center to the new Publix anchored shopping center.

In the previous traffic study completed under DCI2012-00022, an analysis was completed utilizing the FSUTMS model to determine the amount of diverted link trips that would be eliminated from traveling east to the existing retail center on the mainland as a result of this new retail center. Based upon the analysis that was completed by Lee County staff,



approximately 8.3% of the trips to/from the existing Publix anchored shopping located at Burnt Store Road originated from greater Pine Island. These trips represent trips that are already traveling Pine Island Road between Stringfellow Road and Burnt Store Road. These trips will now be patronizing the existing shopping center and will be eliminated from the existing traffic volumes on Pine Island Road east of the site traveling to Burnt Store and through the Matlacha Pass. **Table 3** indicates the amount of diverted link trips and the total trips the retail uses are anticipated to generate.

Table 3
Trip Generation – Diverted Link Trips
Calusa Cay CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (89,600 sq. ft.)	196	120	316	387	419	806	8,308
Less 8.3% Diverted Link Trips Retail Trips	-16	-10	-26	-32	-35	-67	-703
Total Trips Less Diverted	180	110	290	355	384	739	7,605

In addition to the diverted link trips, due to the location of the project on a barrier island, it is anticipated that a significant amount of the site related traffic will be pass-by trips. Pass-by trips are trips that are already “passing by” the subject site in the background traffic volumes. These trips are not new trips added to the road, they are simply trips that are already on the adjacent road that stop at the center to shop then return to the roadway to complete the primary purpose of their trip, which is typically a work-to-home trip or vice versa. The ITE *Trip Generation Handbook*, 3rd Edition, suggests that the average percent pass-by trip reduction for a Shopping Center land use is 34%.

Typically Lee County would limit the maximum pass-by reduction for the Shopping Center land use code to thirty percent (30%). However, given the unique characteristics of the proposed development and the fact that the subject site is located on Pine Island, a higher pass-by reduction is realistic. Therefore, the pass-by reduction as contained in the ITE Trip Generation Handbook of 34% was utilized. In the previous zoning traffic



analysis conducted as part of DCI2012-00022, a 39.4% pass-by reduction was utilized as that was the most current information available in the ITE *Trip Generation Handbook* published at that time. Since then, ITE has published an update to the *Trip Generation Handbook* that indicates the average pass-by rate reduction is 34%.

For this analysis, the pass-by traffic was accounted for to determine the number of new trips the development will add to the surrounding roadways. **Table 4** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the pass-by trips the development is anticipated to attract. The Self-Storage trips are not subject to the pass-by trip reduction, therefore, the trips from this use were then added to the Net New Retail trips to estimate the Net New Trips from the entire project, which is reflected in Table 4. It should be noted that the driveway volumes are not reduced as a result of the pass-by reduction, only the traffic added to the surrounding streets and intersections.

Table 4
Trip Generation – Net New Trips
Calusa Cay CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Retail Trips Less Diverted Link Retail Trips	180	110	290	355	384	739	7,605
Less 34% Pass-by Trips	-49	-49	-98	-125	-125	-250	-2,586
Net New Retail Trips	131	61	192	230	259	489	5,019
Self-Storage Trips	3	2	5	4	5	9	87
Net New Project Trips	134	63	197	234	259	489	5,106

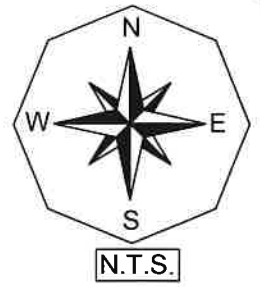
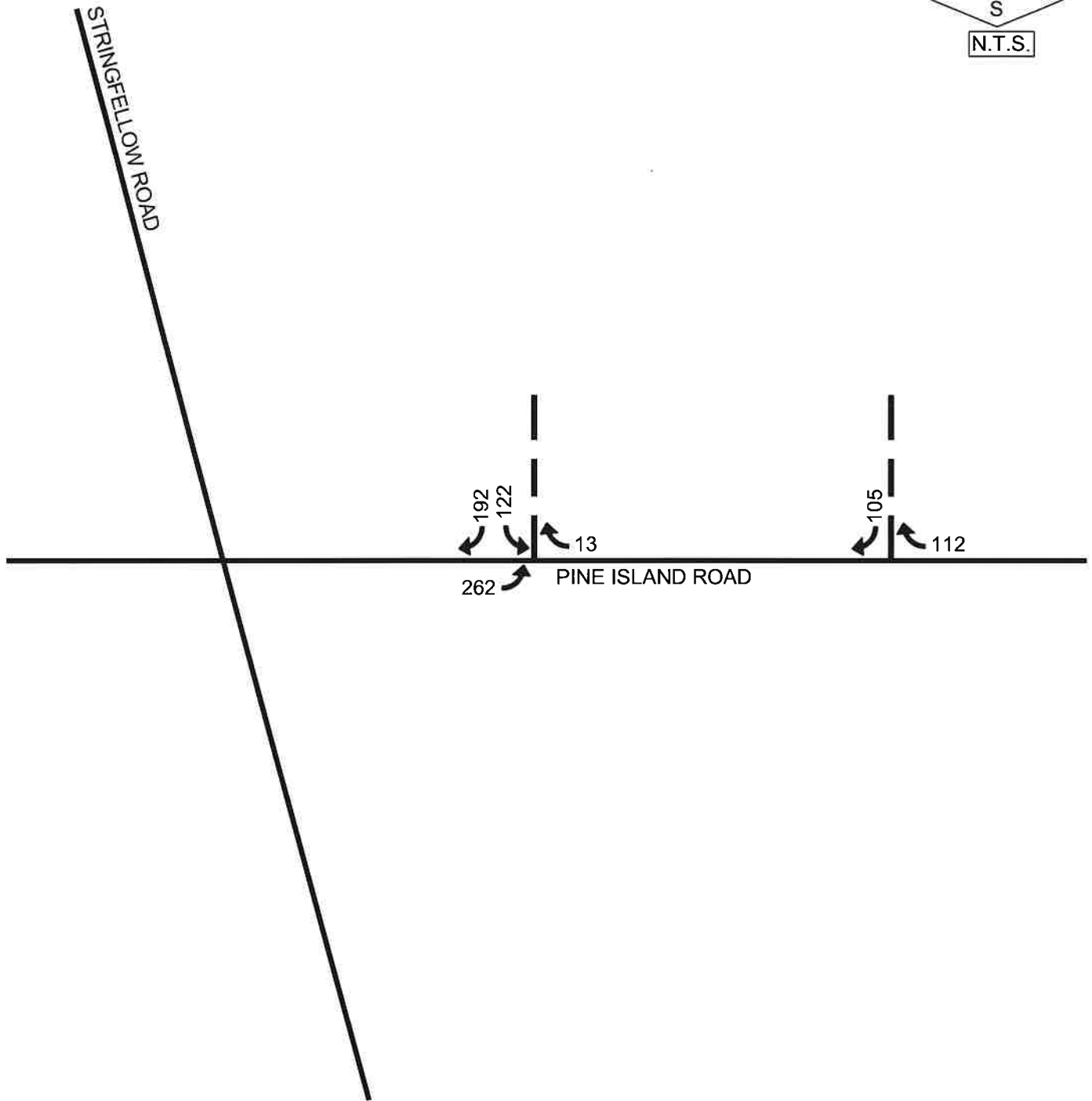


V. TRIP DISTRIBUTION

The trips the proposed development is anticipated to generate were assigned to the site access drives and the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the traffic distribution agreed upon with County Staff as part of the original rezoning application. **Figure A-1**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the net new project trips. **Figure A-2** illustrates the assignment of the diverted link trips that, prior to the proposed development, would have traveled from Pine Island to the existing Publix anchored shopping center at Pine Island Road and Burnt Store Road. The assignment of pass-by trips was based upon the historical traffic count data from the Pine Island Road/Stringfellow Road intersection. **Figure A-3**, included in the Appendix of this report illustrates the percent project traffic distribution and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + diverted link + pass-by).

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour – Peak Direction Level of Service “C” volumes, as defined by the Lee County Link Specific Level of Service Tables provided by the Lee County Department of Transportation. Based on the information contained within Table 1A, Pine Island Road between Stringfellow Road and Burnt Store Road and Stringfellow Road north and south of Pine Island Road are anticipated to be significantly impacted by the proposed development.

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LEGEND

← 000 WEEKDAY PM PEAK HOUR TRAFFIC

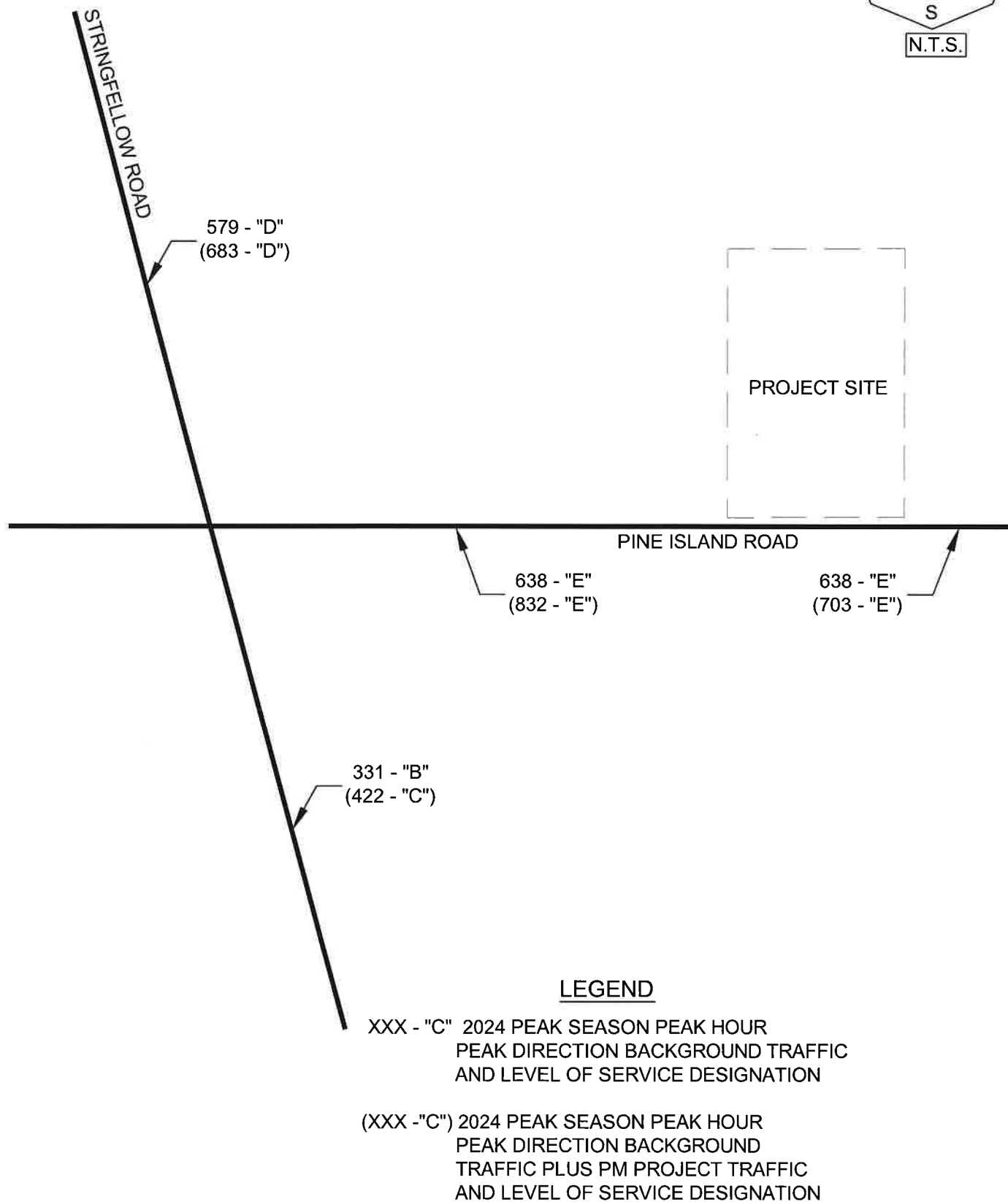


VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2024 was selected for the future conditions traffic analysis. A growth rate was applied to the existing traffic conditions for all roadway links and intersections that could be significantly impacted by this development. The growth rate was obtained through comparisons of annual traffic data obtained from the most recent Lee County Traffic Count Report. Based on the project distribution indicated earlier within this report, the link data was analyzed for the existing conditions, year 2024 without the development and year 2024 with the development.

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2024 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2020 Lee County Public Facilities Level of Service and Concurrency Report. **Figure 3** indicates the year 2024 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. These figures are derived from **Table 2A** contained in the Appendix.

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VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

As can be seen from Figure 3, all roadway links analyzed as a part of this report were shown to operate at an acceptable Level of Service in 2024 both with and without the proposed development. These Level of Service thresholds are consistent with Lee Plan Objective 24.2 and Land Development Code Section 33-1011. Therefore, no roadway link capacity improvements are necessary to accommodate the additional trips generated by the proposed re-zoning.

VIII. TRIP GENERATION COMPARISON

The trip generation calculated as part of this report was compared to the trip generation that the existing center, as approved, could generate based on the current ITE Trip Generation information as previously described in this report. **Table 5** illustrates the trip generation of the project as currently approved based on Z-13-007, which included retail uses (grocery anchored) up to 96,500 square feet. **Table 6** then compares the total trips from Table 2 to the total trips from Table 5 to illustrate that the proposed zoning amendment to reduce the retail floor area from 96,500 square feet to 89,600 square feet and add in 60,000 square feet of self-storage uses will not cause any additional traffic impacts from what is currently approved.

Table 5
Trip Generation – Total Trips AS APPROVED
Calusa Cay CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (96,500 sq. ft.)	211	130	341	412	447	859	8,839



Table 6
Trip Generation Comparison Approved vs. Proposal Total Trips
Calusa Cay CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Shopping Center (89,600 sq. ft. + 60,000 sq. ft. Self Storage)	199	122	321	391	424	815	8,395
Approved Shopping Center (96,500 sq. ft.)	-211	-130	-341	-412	-447	-859	-8,839
Resultant Trip Change	-12	-8	-20	-21	-23	-44	-444

Note: A negative number in the Resultant Trip Change row represents a DECREASE in trips from the approved zoning

As can be seen from Table 6, the zoning amendment to reduce the retail floor area and to add a self-storage use up to 60,000 square feet will actually DECREASE the overall trip generation potential of the subject site.

IX. CONCLUSION

The amendment to the zoning of the Calusa Cay CPD to reduce the retail floor area from 96,500 square feet to 89,600 square feet and add in approximately 60,000 square feet of Self-Storage uses will actually REDUCE the transportation related impacts the project could have on the surrounding roadway network. The analysis conducted in this report indicates that based on the projected 2024 traffic conditions, Pine Island Road and Stringfellow Road will continue to operate within the parameters established in the Lee County Comprehensive Plan and Land Development Code and will both have remaining capacity on the roads once all of the project trips are added to the roadway network.

Due to the unique nature of the site location on Pine Island, the retail and commercial facilities on this site will serve the residents and visitors to Pine Island, thus limiting the amount of “new” traffic that is generated to the surrounding roadway network. Due to the lack of existing commercial uses on the island, this site has the potential to attract a significant amount of its trips that originate from the island.

APPENDIX

TABLES 1A & 2A

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS

TOTAL PROJECT TRAFFIC PM = 493										VPH	IN=	234	OUT=	259										
		ROADWAY	SEGMENT	PCS	BASE YR		2011	YRS OF GROWTH	ANNUAL RATE	2019		2024		PERCENT PROJECT TRAFFIC	PM PROJ TRAFFIC	BCKGRND + PM PROJ TRAFFIC	2024							
					ADT	ADT				PK SEASON	PK HR	PK SEASON	PK HR											
Pine Island Road			E. of Stringfellow	3	11200	10100	9	1.00%	607	638	75.00%	194	832											
				3	11200	10100	9	1.00%	607	638	25.00%	65	703											
Stringfellow Road			N. of Pine Island Rd.	27	9200	7700	9	1.00%	551	579	40.00%	104	683											
				27	9400	8800	7	1.00%	315	331	35.00%	91	422											

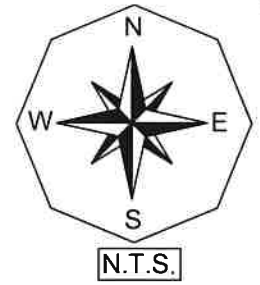
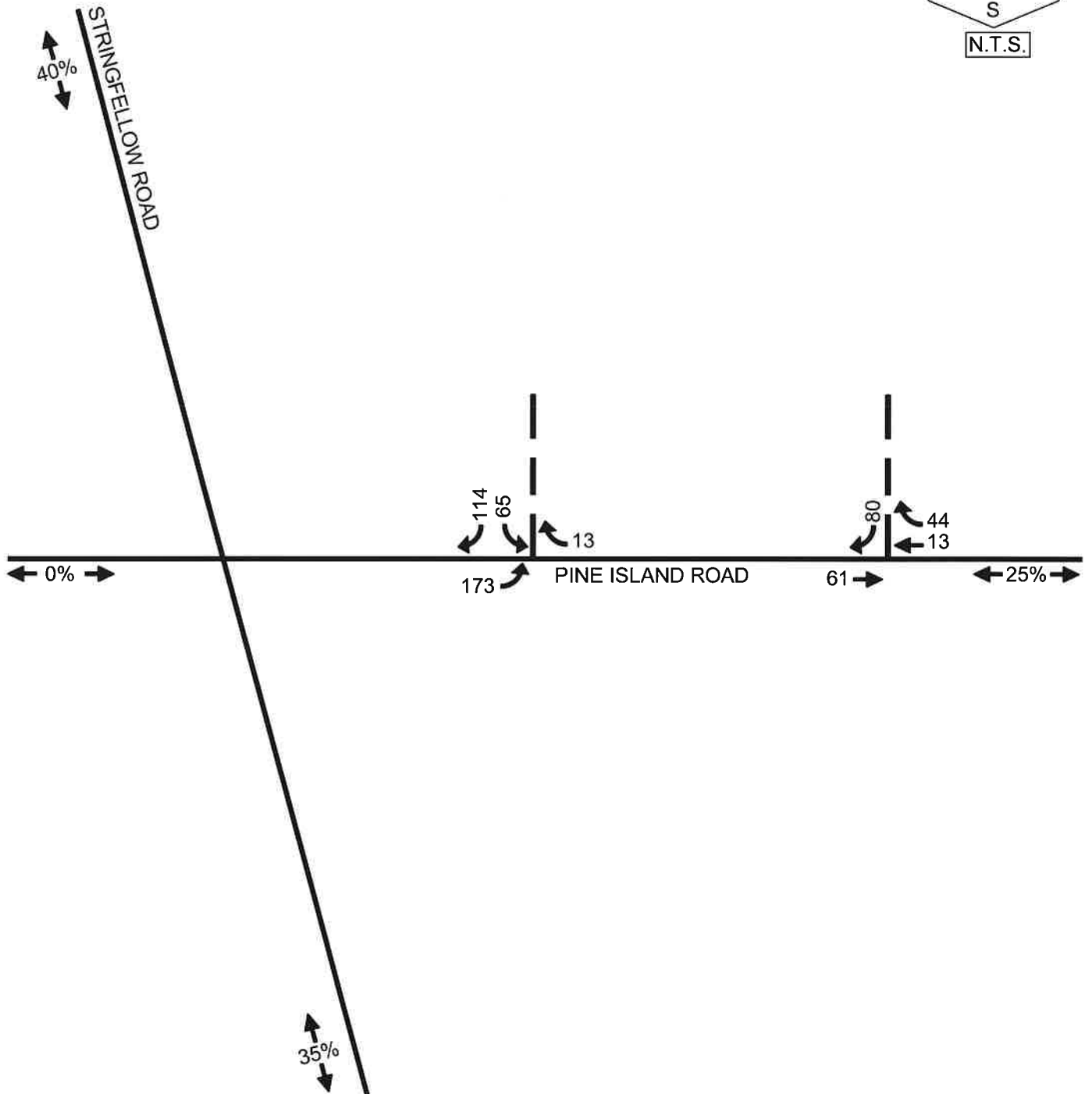
¹ The 2019 Peak Hour, Peak Season, Peak Direction Traffic Volume was obtained from the 2020 Lee County Public Facilities and Level of Service Report

100th Highest Hour LOS Analysis

		2024			BCKGRND
					+ PM PROJ
					TRAFFIC
Pine Island Road	E. of Stringfellow	E			
	E. of Site Access	E			
Stringfellow Road	N. of Pine Island Rd.	D			
	S. of Pine Island Road	C			

ASSIGNMENT OF PROJECT TRIPS
FIGURES A-1, A-2, & A-3

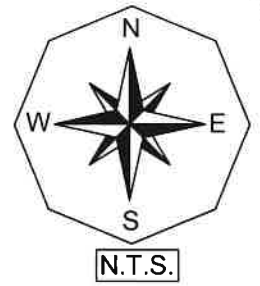
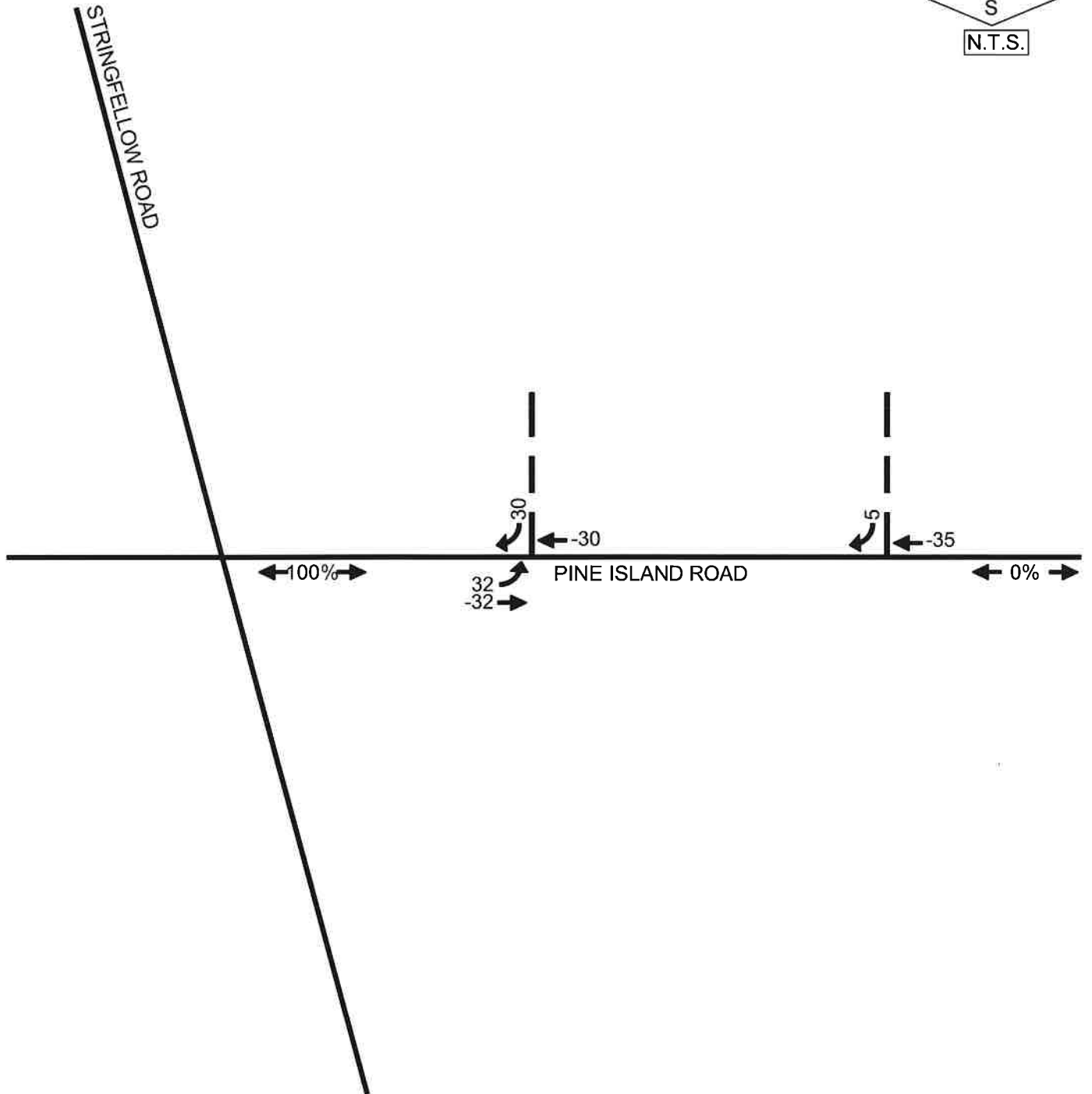
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LEGEND

- ← 000 WEEKDAY PM PEAK HOUR TRAFFIC
- ← 20% → PERCENT DISTRIBUTION

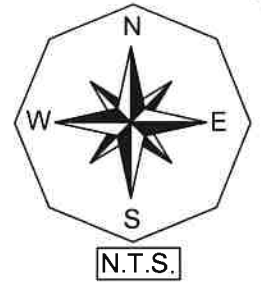
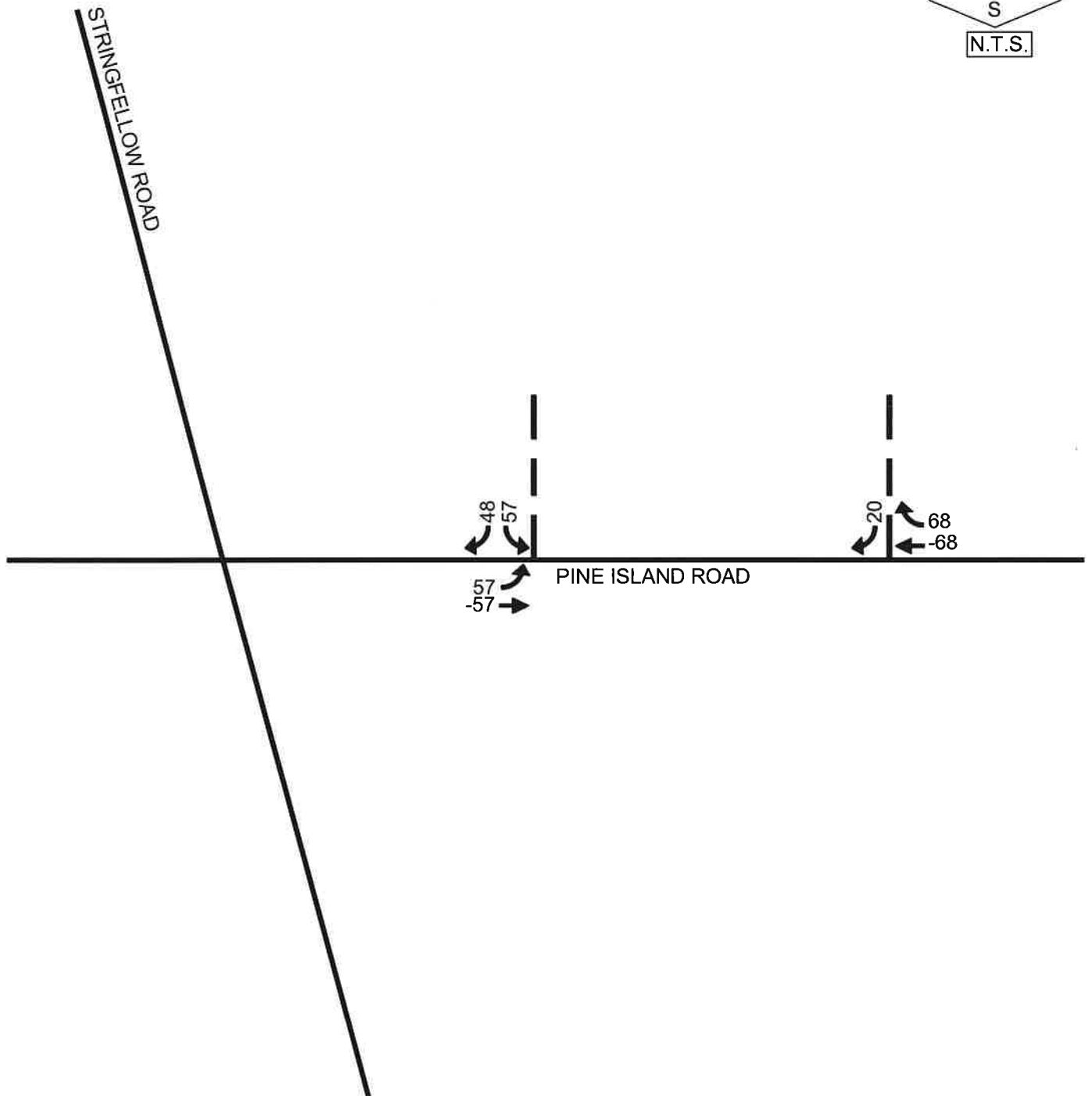
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LEGEND

- ← 000 WEEKDAY PM PEAK HOUR TRAFFIC
- ← 20% → PERCENT DISTRIBUTION

F1205.02/Rev Nov 2021



LEGEND

← 000 WEEKDAY PM PEAK HOUR TRAFFIC

ASSIGNMENT OF
PASS-BY TRIPS
CALUSA CAY CPD

ITE PASS-BY DATA FOR LUC 820

Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
921	Albany, NY	July & Aug. 1985	196	4:00–6:00 p.m.	23	42	35	77	—	60,950	Raymond Keyes Assoc.
108	Overland Park, KS	July 1988	111	4:30–5:30 p.m.	26	81	13	74	—	34,000	—
118	Overland Park, KS	Aug. 1988	123	4:30–5:30 p.m.	25	55	20	75	—	—	—
256	Greece, NY	June 1988	120	4:00–6:00 p.m.	38	62	—	62	—	23,410	Sear Brown
160	Greece, NY	June 1988	78	4:00–6:00 p.m.	29	71	—	71	—	57,306	Sear Brown
550	Greece, NY	June 1988	117	4:00–6:00 p.m.	48	52	—	52	—	40,763	Sear Brown
51	Boca Raton, FL	Dec. 1987	110	4:00–6:00 p.m.	33	34	33	67	—	42,225	Kimley-Horn and Assoc. Inc.
1,090	Ross Twp, PA	July 1988	411	2:00–8:00 p.m.	34	56	10	66	—	51,500	Wilbur Smith and Assoc.
97	Upper Dublin Twp, PA	Winter 1988/89	—	4:00–6:00 p.m.	41	—	—	59	—	34,000	McMahon Associates
118	Tredyffrin Twp, PA	Winter 1988/89	—	4:00–6:00 p.m.	24	—	—	76	—	10,000	Booz Allen & Hamilton
122	Lawnside, NJ	Winter 1988/89	—	4:00–6:00 p.m.	37	—	—	63	—	20,000	Pennoni Associates
126	Boca Raton, FL	Winter 1988/89	—	4:00–6:00 p.m.	43	—	—	57	—	40,000	McMahon Associates
150	Willow Grove, PA	Winter 1988/89	—	4:00–6:00 p.m.	39	—	—	61	—	26,000	Booz Allen & Hamilton
153	Broward Cnty., FL	Winter 1988/89	—	4:00–6:00 p.m.	50	—	—	50	—	85,000	McMahon Associates
153	Arden, DE	Winter 1988/89	—	4:00–6:00 p.m.	30	—	—	70	—	26,000	Orth-Rodgers & Assoc. Inc.
154	Doylestown, PA	Winter 1988/89	—	4:00–6:00 p.m.	32	—	—	68	—	29,000	Orth-Rodgers & Assoc. Inc.
164	Middletown Twp, PA	Winter 1988/89	—	4:00–6:00 p.m.	33	—	—	87	—	25,000	Booz Allen & Hamilton
166	Haddon Twp, NJ	Winter 1988/89	—	4:00–6:00 p.m.	20	—	—	80	—	8,000	Pennoni Associates
205	Broward Cnty., FL	Winter 1988/89	—	4:00–6:00 p.m.	55	—	—	45	—	62,000	McMahon Associates

Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
237	W. Windsor Twp, NJ	Winter 1988/89	—	4:00–6:00 p.m.	48	—	—	52	—	46,000	Booz Allen & Hamilton
242	Willow Grove, PA	Winter 1988/89	—	4:00–6:00 p.m.	37	—	—	63	—	26,000	McMahon Associates
297	Whitehall, PA	Winter 1988/89	—	4:00–6:00 p.m.	33	—	—	67	—	26,000	Orth-Rodgers & Assoc. Inc.
360	Broward Cnty., FL	Winter 1988/89	—	4:00–6:00 p.m.	44	—	—	56	—	73,000	McMahon Associates
370	Pittsburgh, PA	Winter 1988/89	—	4:00–6:00 p.m.	19	—	—	81	—	33,000	Wilbur Smith
150	Portland, OR	—	519	4:00–6:00 p.m.	68	6	26	32	—	25,000	Kittelson and Associates
150	Portland, OR	—	655	4:00–6:00 p.m.	65	7	28	35	—	30,000	Kittelson and Associates
760	Calgary, Alberta	Oct.-Dec. 1987	15,436	4:00–6:00 p.m.	20	38	41	80	—	—	City of Calgary DOT
178	Bordentown, NJ	Apr. 1989	154	2:00–6:00 p.m.	35	—	—	65	—	37,980	Raymond Keyes Assoc.
144	Manalapan, NJ	July 1990	176	3:30–6:15 p.m.	32	44	24	68	—	69,347	Raymond Keyes Assoc.
549	Natick, MA	Feb. 1989	—	4:45–5:45 p.m.	33	26	41	67	—	48,782	Raymond Keyes Assoc.

Average Pass-By Trip Percentage: 34

“—” means no data were provided

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

5/25/2020

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

LINK NO	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2019 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
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	1,045	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/G	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	1,234	
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 80	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	
29900	US 41 (S TAMIA MI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,662	C	2,712	
29900	US 41 (S TAMIA MI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	2,422	C	2,485	
30000	US 41 (S TAMIA MI TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,623	C	2,686	
30100	US 41 (S TAMIA MI TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,623	C	2,730	
30200	US 41 (S TAMIA MI TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	3,171	C	2,905	D	3,092	

LEE COUNTY LINK SPECIFIC SERVICE VOLUMES

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
McGREGOR BLVD	COLLEGE PKWY	WINKLER RD	4	1.4	2LN	0	830	900	900	900	0	1,630	1,780	1,780	1,780
	WINKLER RD	BRENTWOOD	1	0.8	2LN	0	830	900	900	900	0	1,630	1,780	1,780	1,780
	BRENTWOOD	COLONIAL BLVD	1	0.8	2LN	0	830	900	900	900	0	1,630	1,780	1,780	1,780
METRO PKWY	US 41	SIX MILE PKWY	4	2.5	6LD	0	2,280	2,280	2,280	2,280	0	4,060	4,060	4,060	4,060
	SIX MILE PKWY	DANIELS PKWY	4	1.3	6LD	0	0	2,060	2,060	2,060	0	0	3,670	3,670	3,670
	DANIELS PKWY	CRYSTAL DR	4	1.3	4LD	0	1,340	1,660	1,660	1,660	0	2,400	2,980	2,980	2,980
	CRYSTAL DR	DANLEY DR	4	1.1	4LD	0	1,340	1,660	1,660	1,660	0	2,400	2,980	2,980	2,980
DR. MARTIN LUTHER KING, JR. BLVD (SR 82)	DANLEY DR	COLONIAL BLVD	1	1.2	4LD	0	1,340	1,660	1,660	1,660	0	2,400	2,980	2,980	2,980
	MICHIGAN LINK	ORTIZ AVE	1	0.8	4LD	260	1,700	1,700	1,700	1,700	450	2,940	2,940	2,940	2,940
	ORTIZ AVE	I-75	1	0.6	6LD	400	2,560	2,560	2,560	2,560	690	4,430	4,430	4,430	4,430
	I-75	BUCKINGHAM RD	1	1.5	6LD	0	2,740	2,740	2,740	2,740	0	4,730	4,730	4,730	4,730
	BUCKINGHAM RD	COLONIAL BLVD	1	1.0	6LD	0	2,740	2,740	2,740	2,740	0	4,730	4,730	4,730	4,730
	COLONIAL BLVD	GATEWAY BLVD	3	1.0	2LN	700	1,160	1,160	1,160	1,160	1,210	2,010	2,010	2,010	2,010
	GATEWAY BLVD	GUNNERY RD	3	3.5	2LN	1,040	1,040	1,040	1,040	1,040	1,670	1,670	1,670	1,670	1,670
	GUNNERY RD	ALABAMA RD	3	3.5	2LN	140	450	860	1,210	1,360	230	730	1,390	1,960	2,200
NORTH RIVER RD	ALABAMA RD	BELL BLVD	3	4.2	2LN	140	450	860	1,210	1,360	230	730	1,390	1,960	2,200
	BELL BLVD	COUNTY LINE	3	2.7	2LN	140	450	860	1,210	1,360	230	730	1,390	1,960	2,200
	SR 31	FRANKLIN LOCK RD	2	4.5	2LN	170	370	620	860	1,140	280	610	1,020	1,410	1,870
ORANGE RIVER BLVD	FRANKLIN LOCK RD	BROADWAY RD	2	5.7	2LN	170	370	620	860	1,140	280	610	1,020	1,410	1,870
	BROADWAY RD	COUNTY LINE	2	3.6	2LN	170	370	620	860	1,140	280	610	1,020	1,410	1,870
	SR 80	STALEY RD	3	1.3	2LN	110	260	430	590	1,000	210	500	820	1,120	1,890
ORTIZ AVE	STALEY RD	BUCKINGHAM RD	3	3.0	2LN	110	260	430	590	1,000	210	500	820	1,120	1,890
	COLONIAL BLVD	SR 82	1	1.7	2LN	0	790	900	900	900	0	1,340	1,520	1,520	1,520
	SR 82	BALLARD ST	1	1.1	2LN	0	790	900	900	900	0	1,340	1,520	1,520	1,520
	BALLARD ST	TICE ST	1	1.3	2LN	0	790	900	900	900	0	1,340	1,520	1,520	1,520
PINE ISLAND RD/ BAYSHORE RD (SR 78)	TICE ST	SR 80	1	0.3	2LN	0	790	900	900	900	0	1,340	1,520	1,520	1,520
	STRINGFELLOW RD	BURNT STORE RD	5 & 6	5.4	2LN	70	220	380	530	950	140	440	750	1,040	1,870
	BURNT STORE RD	CHIQUITA BLVD	5	2.0	4LD	1,230	1,820	1,820	1,820	1,820	2,280	3,370	3,370	3,370	3,370
	CHIQUITA BLVD	SANTA BARBARA BLVD	5	2.3	4LD	1,250	2,020	2,020	2,020	2,020	2,320	3,760	3,760	3,760	3,760

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
PINE ISLAND RD/ BAYSHORE RD (SR 78)	SANTA BARBARA BLVD	DEL PRADO BLVD	5	2.3	4LD	1,250	2,020	2,020	2,020	2,020	2,320	3,760	3,760	3,760	3,760
	DEL PRADO BLVD	BARNETT RD	5	2.1	4LD	1,250	2,020	2,020	2,020	2,020	2,320	3,760	3,760	3,760	3,760
	BARNETT RD	US 41	2	0.5	4LD	1,250	2,020	2,020	2,020	2,020	2,320	3,760	3,760	3,760	3,760
	US 41	BUSINESS 41	2	1.2	4LD	0	0	1,320	1,700	1,700	0	0	2,450	3,140	3,140
	BUSINESS 41	HART RD	2	1.1	4LD	1,100	1,920	1,920	1,920	1,920	2,080	3,610	3,610	3,610	3,610
	HART RD	BREWERS RD	2	0.4	4LD	1,100	1,920	1,920	1,920	1,920	2,080	3,610	3,610	3,610	3,610
	BREWERS RD	SLATER RD	2	0.8	4LD	1,100	1,920	1,920	1,920	1,920	2,080	3,610	3,610	3,610	3,610
	SLATER RD	I-75	2	2.9	4LD	1,100	1,920	1,920	1,920	1,920	2,080	3,610	3,610	3,610	3,610
	I-75	NALLE RD	2	0.6	2LN	130	350	580	780	1,100	250	670	1,100	1,480	2,080
PONDELLA RD	SR 31	SR 78	2	2.7	2LN	130	350	580	780	1,100	250	670	1,100	1,480	2,080
	SR 78	WESTWOOD RD	5	0.9	4LD	0	1,890	1,890	1,890	1,890	0	3,100	3,100	3,100	3,100
	WESTWOOD RD	ORANGE GROVE BLVD	2	0.6	4LD	0	1,890	1,890	1,890	1,890	0	3,100	3,100	3,100	3,100
	ORANGE GROVE BLVD	US 41	2	1.6	4LD	0	1,890	1,890	1,890	1,890	0	3,100	3,100	3,100	3,100
SAN CARLOS BLVD	US 41	BUS 41	2	0.6	4LD	0	1,890	1,890	1,890	1,890	0	3,100	3,100	3,100	3,100
	ESTERO BLVD	MAIN ST	4	0.6	2LB	960	1,040	1,040	1,040	1,040	1,750	1,890	1,890	1,890	1,890
	MAIN ST	SUMMERLIN RD	4	2.5	4LD	0	900	1,780	1,780	1,780	0	1,640	3,250	3,250	3,250
	SUMMERLIN RD	KELLY RD	4	1.1	2LN	60	850	900	900	900	110	1,550	1,640	1,640	1,640
	KELLY RD	McGREGOR BLVD	4	0.6	4LN	150	1,810	1,810	1,810	1,810	280	3,300	3,300	3,300	3,300
SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	4	2.9	2LN	100	220	440	620	1,140	180	390	780	1,090	2,010
SIX MILE CYPRESS	US 41	METRO PKWY	4	1.2	4LD	0	1,740	2,000	2,000	2,000	0	3,290	3,770	3,770	3,770
	METRO PKWY	DANIELS PKWY	4	1.8	4LD	0	1,740	2,000	2,000	2,000	0	3,290	3,770	3,770	3,770
	DANIELS PKWY	CHALLENGER BLVD	4	4.4	4LD	800	1,900	1,900	1,900	1,900	1,360	3,220	3,220	3,220	3,220
	CHALLENGER BLVD	WAL-MART INTERSECTION	4	0.3	6LD	1,250	2,860	2,860	2,860	2,860	2,120	4,840	4,840	4,840	4,840
	WAL-MART INTERSECTION	COLONIAL BLVD	4	0.3	6LD	1,250	2,860	2,860	2,860	2,860	2,120	4,840	4,840	4,840	4,840
SLATER RD	SR 78	NALLE GRADE RD	2	4.0	2LN	120	290	490	660	1,010	230	550	930	1,250	1,910
SR 31	SR 80	SR 78	2 & 3	1.4	2LN	640	1,300	1,300	1,300	1,300	1,120	2,270	2,270	2,270	2,270
	SR 78	N. RIVER RD	2	1.3	2LN	150	420	740	1,010	1,360	270	760	1,340	1,820	2,450
	N. RIVER RD	COUNTY LINE	2	2.0	2LN	150	420	740	1,010	1,360	270	760	1,340	1,820	2,450
SR 80	PROSPECT AVE	ORTIZ AVE	1	1.3	4LD	0	1,650	1,820	1,820	1,820	0	2,710	3,000	3,000	3,000
	ORTIZ AVE	I-75	1	1.2	6LD	0	2,550	2,760	2,760	2,760	0	4,190	4,520	4,520	4,520
	I-75	SR 31	3	2.7	6LD	1,830	2,820	2,820	2,820	2,820	2,920	4,640	4,640	4,640	4,640
	SR 31	BUCKINGHAM RD	3	2.5	4LD	1,150	1,880	1,880	1,880	1,880	1,890	3,080	3,080	3,080	3,080
	BUCKINGHAM RD	HICKEY CREEK RD	3	2.5	4LD	940	1,600	2,260	2,860	3,170	1,550	2,630	3,710	4,690	5,200
	HICKEY CREEK RD	MITCHELL AVE	3	0.9	4LD	940	1,600	2,260	2,860	3,170	1,550	2,630	3,710	4,690	5,200
	MITCHELL AVE	JOEL BLVD	3	4.0	4LD	940	1,600	2,260	2,860	3,170	1,550	2,630	3,710	4,690	5,200
	JOEL BLVD	COUNTY LINE	3	2.2	4LD	940	1,600	2,260	2,860	3,170	1,550	2,630	3,710	4,690	5,200
STRINGFELLOW RD	1ST AVE	PINE ISLAND RD	6	7.9	2LN	130	340	570	780	1,060	250	630	1,060	1,450	1,970
	PINE ISLAND RD	PINELAND RD	6	3.3	2LN	130	340	570	780	1,060	250	630	1,060	1,450	1,970
	PINELAND RD	MAIN ST	6	3.7	2LN	130	340	570	780	1,060	250	630	1,060	1,450	1,970

LEE PLAN OBJECTIVE 24.2
&
LAND DEVELOPMENT CODE
SECTION 33-1011

POLICY 24.1.8: Lee County will support practices that reduce pesticides, fertilizers, animal waste, and other pollutants entering Greater Pine Island's estuarine and wetland resources. (Ordinance No. 16-07, 18-18)

POLICY 24.1.9: Lee County will support the use of central sanitary sewer service to reduce potential contamination to groundwater or the surrounding estuarine systems from on-site septic systems. (Ordinance No. 16-07, 18-18)

OBJECTIVE 24.2: ROAD IMPROVEMENTS. The county will continually monitor traffic levels within Greater Pine Island to maintain hurricane evacuation clearance times in accordance with Objective 24.7. (Ordinance No. 00-22, 16-07, 18-18, 18-28)

POLICY 24.2.1: Lee County will monitor impacts to the existing transportation infrastructure of Greater Pine Island recognizing the limited access to the community and the seasonal nature of infrastructure demand. (Ordinance No. 16-07, 18-18)

POLICY 24.2.2: Lee County will continue to work toward attaining a level of service for out of county hurricane evacuation in a Category 5 storm event that does not exceed 18 hours. (Ordinance No. 16-07, 18-18)

POLICY 24.2.3: Lee County will work with the Florida Department of Transportation to identify hurricane evacuation roadway capacity improvements in order to maintain evacuation clearance time standards for Greater Pine Island. (Ordinance No. 16-07, 18-18)

POLICY 24.2.4: The county will make every effort to continue extending the bicycle path to run the entire length of Stringfellow Road. This path should be designed similar to the bicycle path north of Pineland that was completed in 2001. (Ordinance No. 03-03, 16-07, 18-18)

POLICY 24.2.5: Lee County will continue to evaluate pedestrian safety and circulation, and will seek to minimize pedestrian-vehicular conflicts within the Matlacha Historic District. (Ordinance No. 16-07, 18-18)

POLICY 24.2.6: Lee County will assess the benefits of expanding mass transit services to Greater Pine Island to minimize the number of vehicular trips through Matlacha, and will encourage projects to accommodate bus stops, multi-modal opportunities, ride share lots, water taxis, and/or pedestrian connectivity. (Ordinance No. 16-07, 18-18)

OBJECTIVE 24.3: RESIDENTIAL LAND USES. County regulations, policies, and discretionary actions will recognize certain unique characteristics of Greater Pine Island which justify different treatment of existing and future residential areas than in mainland Lee County, as described in the following policies. (Ordinance No. 94-30, 00-22, 18-18)

POLICY 24.3.1: Due to the constraints on future development posed by the limited road connections to mainland Lee County, only Greater Pine Island TDUs are permitted in Greater Pine Island consistent with Table 1(a), Note 4. Only the portion of Greater Pine Island defined as Pine Island Center is eligible to receive Greater Pine Island TDUs. (Ordinance No. 16-07, 18-18)

POLICY 24.3.2: When warranted by actual construction and occupancy of homes, existing substandard subdivisions may become subject to Municipal Service Taxing or Benefit Districts to provide roads, drainage, and other public facilities. (Ordinance No. 18-18)

Sec. 33-1011. - Greater Pine Island road level of service.

The roadway level of service standards set forth in Lee Plan Policy 24.2.1 and a maximum hurricane evacuation clearance time of 18 hours for Pine Island residents as set forth in Lee Plan Policy 24.2.2 must be maintained for Pine Island Road.

- (a) The minimum acceptable peak hour, peak season, peak direction roadway level of service standard for Pine Island Road between Burnt Store Road and Stringfellow Boulevard is level of service "E" calculated in accordance with Policy 37.1.1 of the Lee County Comprehensive Plan. This standard will be measured at the County's permanent count station #3 on Little Pine Island at the western edge of Matlacha and will apply to all of Greater Pine Island.
- (b) If the level of service standards and/or maximum hurricane evacuation clearance time is exceeded, new development approvals will be subject to the mitigation requirements set forth in chapter 2.

(Ord. No. 07-19, § 5, 5-29-07; Ord. No. 16-09, § 3, 4-5-16; Ord. No. 21-08, § 8, 6-1-21)

TRIP GENERATION EQUATIONS

Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 16

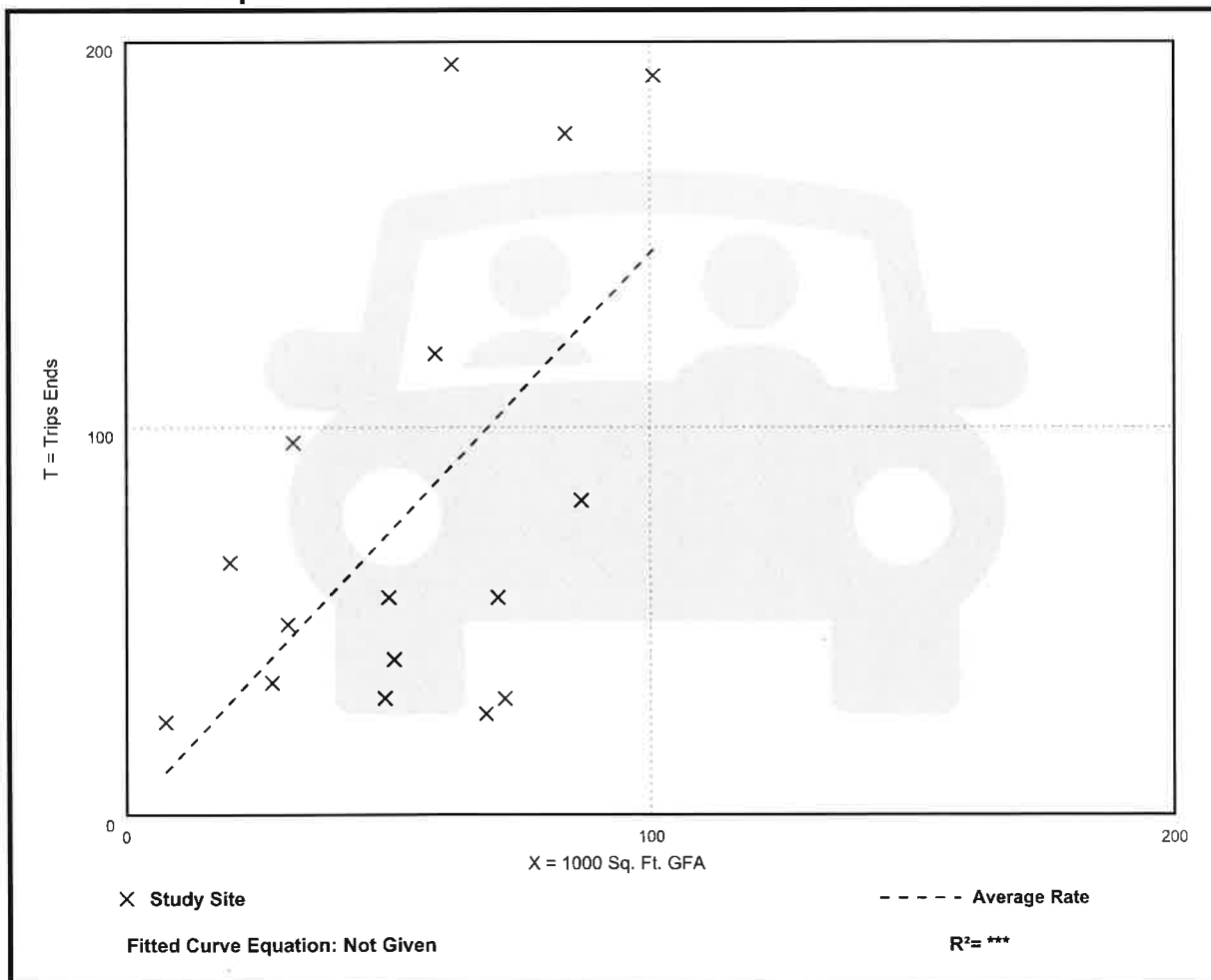
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

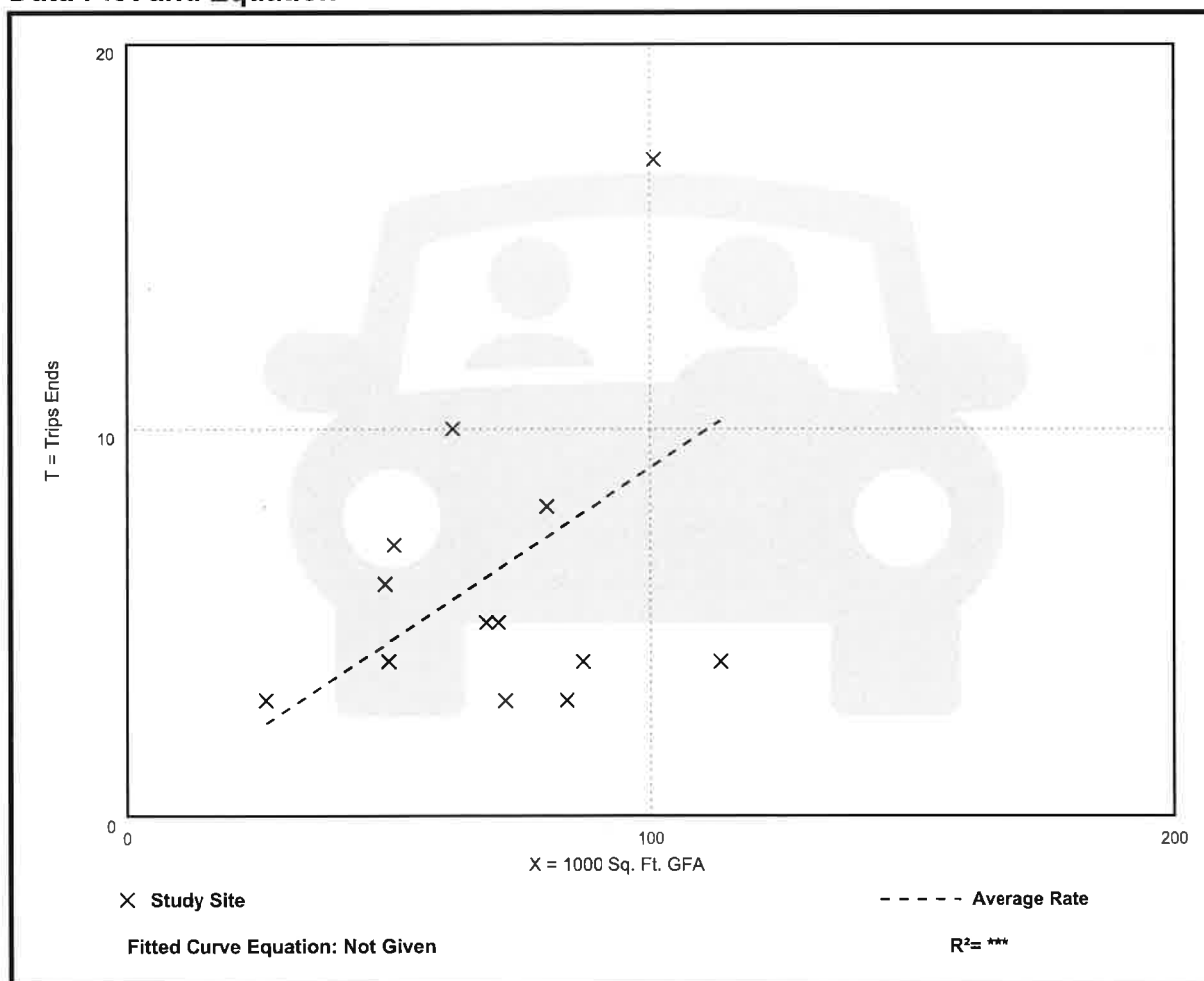
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

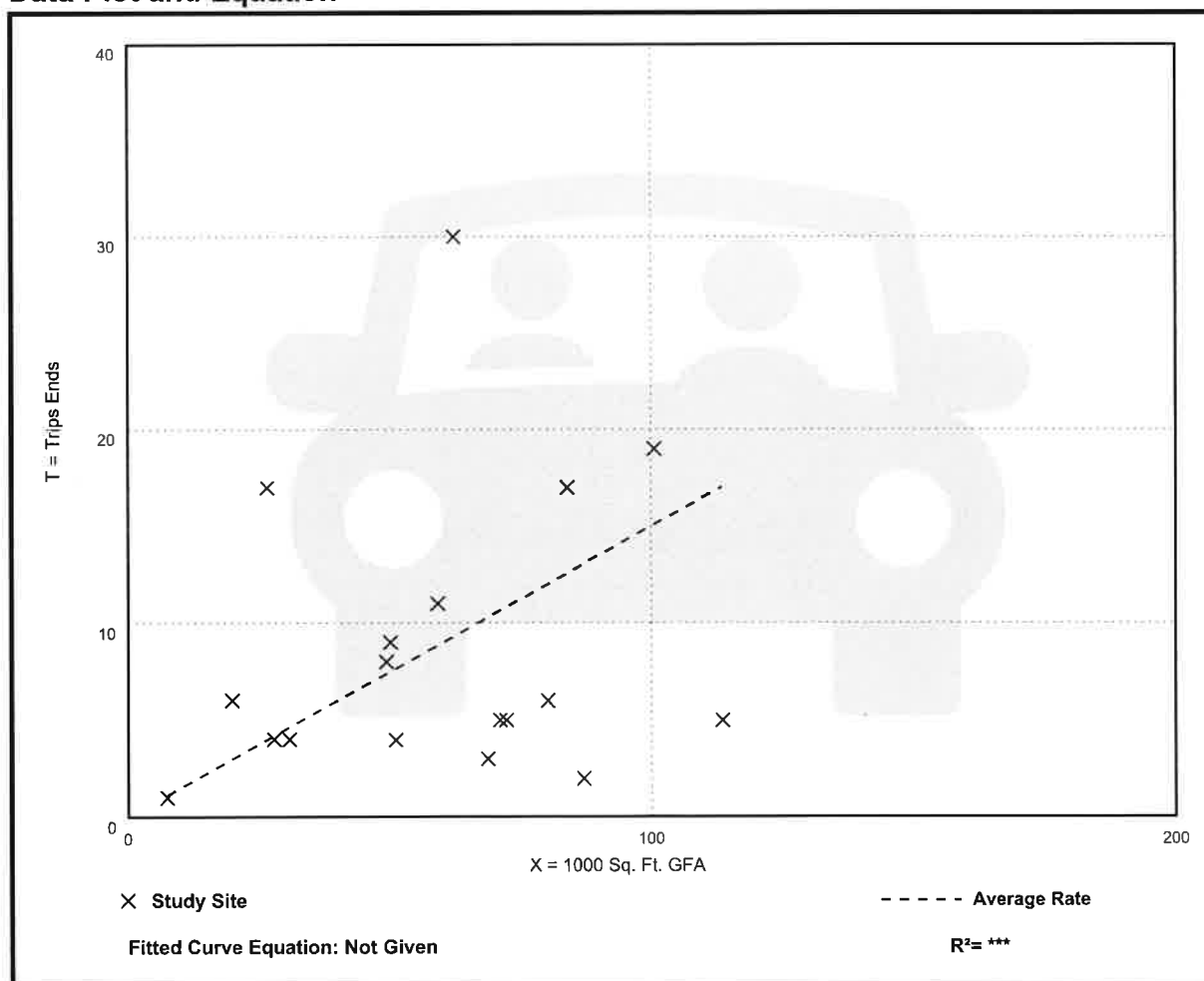
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 17

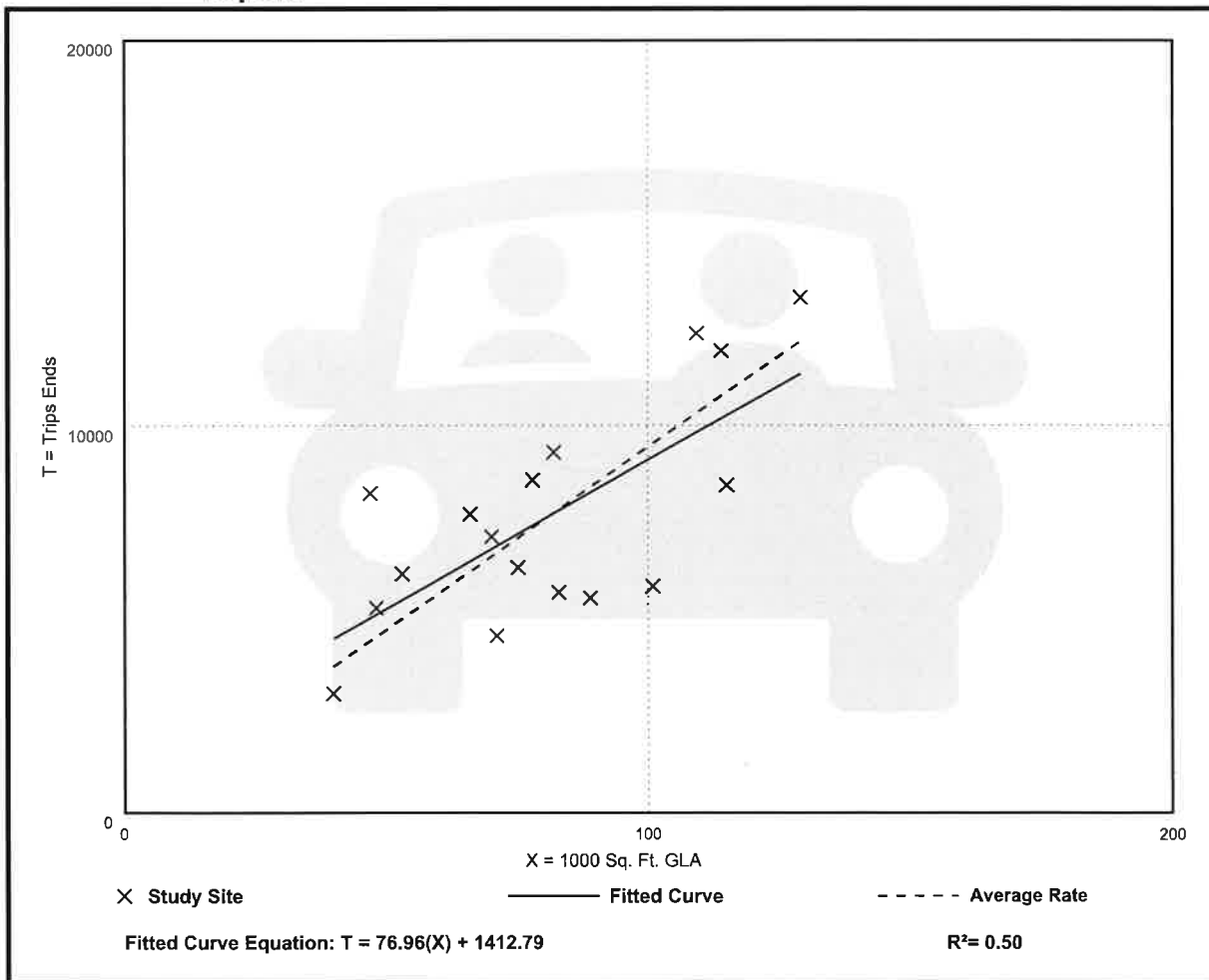
Avg. 1000 Sq. Ft. GLA: 81

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

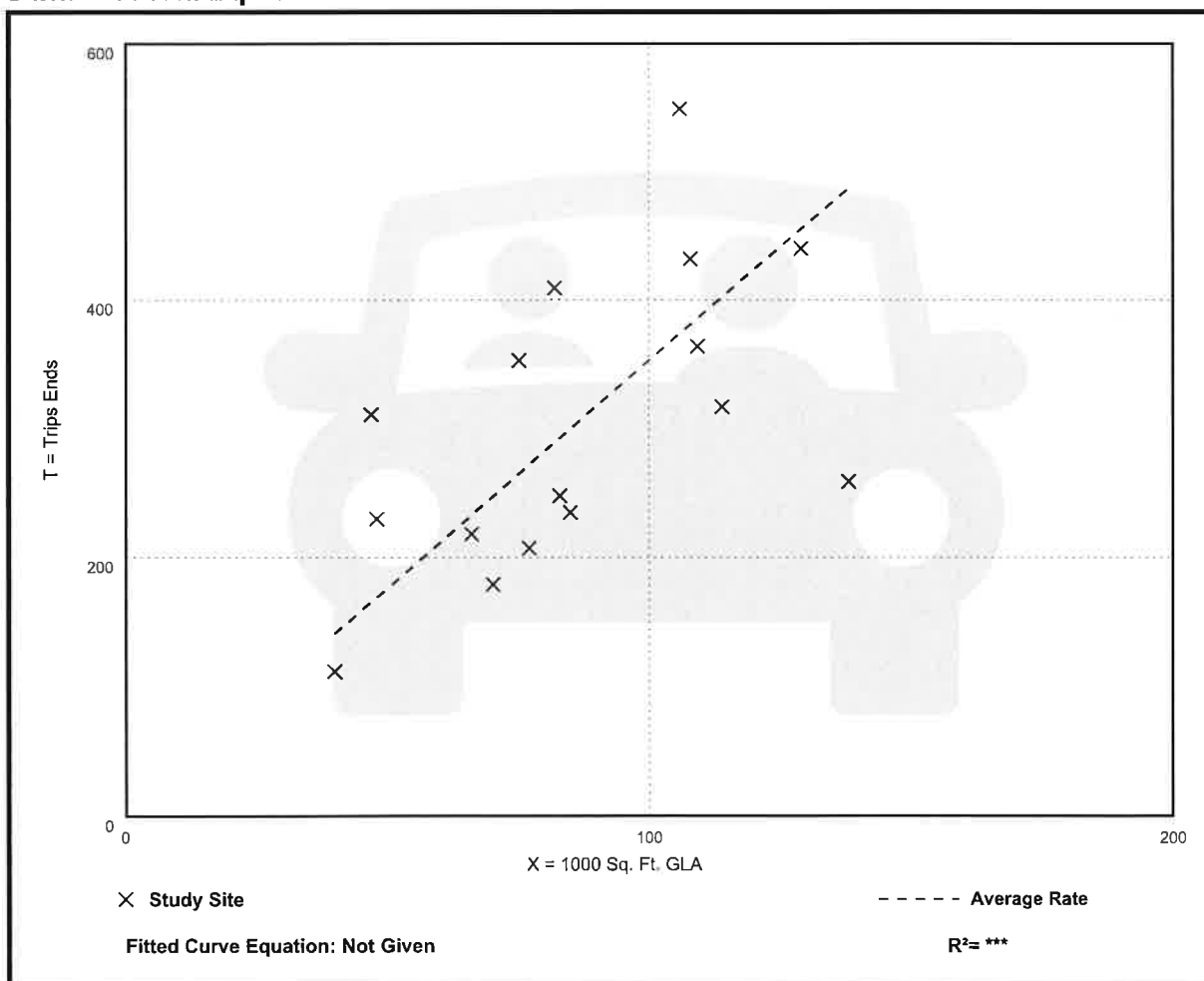
Avg. 1000 Sq. Ft. GLA: 86

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

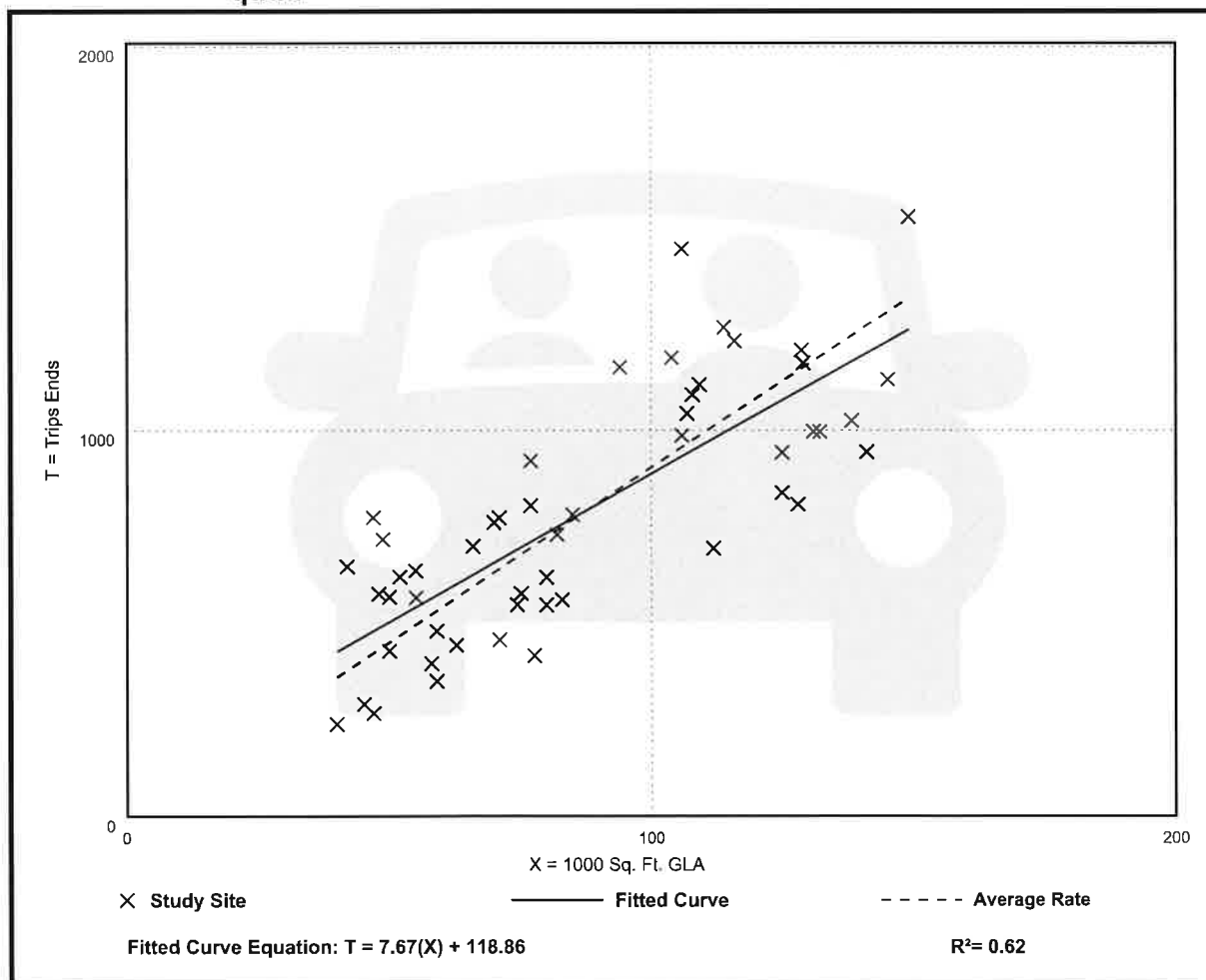
Avg. 1000 Sq. Ft. GLA: 87

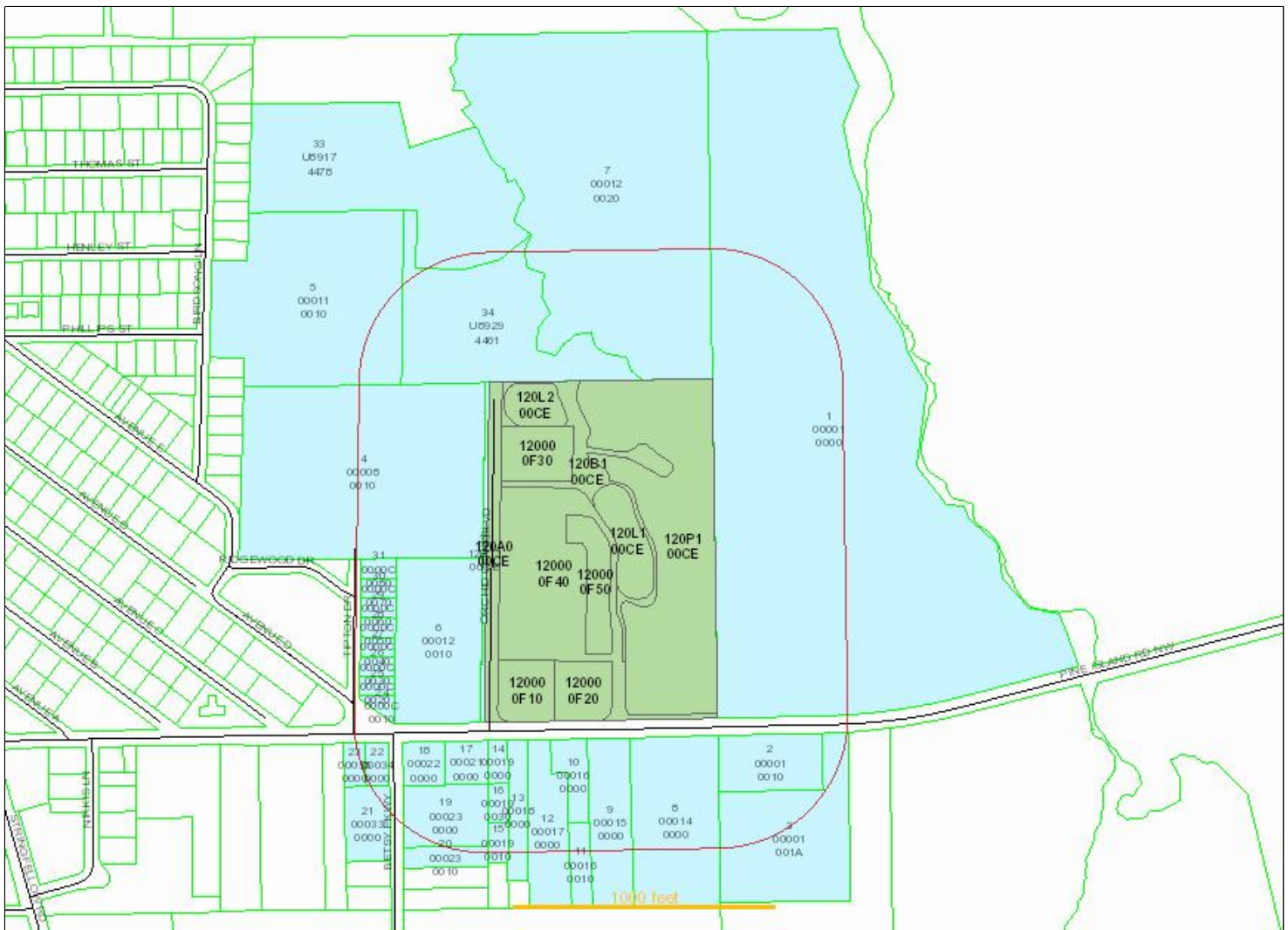
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation





Date of Report: March 18, 2022

Buffer Distance: feet

Parcels Affected: 34

Subject Parcels:

28-44-22-L2-12000.0F10, 28-44-22-L2-12000.0F20, 28-44-22-L2-12000.0F30, 28-44-22-L2-12000.0F40, 28-44-22-L2-12000.0F50, 28-44-22-L2-120A0.00CE, 28-44-22-L2-120B1.00CE, 28-44-22-L2-120L1.00CE, 28-44-22-L2-120L2.00CE, 28-44-22-L2-120P1.00CE

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS FL 33902	27-44-22-00-00001.0000 PINE ISLAND RD NW SAINT JAMES CITY FL 33956	GOVT LOTS 2 5 + 6 LESS RD R/W LESS PAR 1.001 + 1.100 + 1.200 + LESS ALL S OF PINE ISLAND RD DESC IN INST 2005-151249	1
CANZANO PROPERTIES LLC 14051 CLEAR WATER LN FORT MYERS FL 33907	27-44-22-00-00001.0010 5031 PINE ISLAND RD NW BOKEELIA FL 33922	THE W 500 FT OF N 643 FT OF NW 1/4 OF SW 1/4 LESS OR 1890/2533	2
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	27-44-22-00-00001.001A ACCESS UNDETERMINED BOKEELIA FL	PARL IN SW 1/4 AS DESC IN OR 1890 PG 2533	3
LEE COUNTY DISTRICT SCHOOL BOA 2855 COLONIAL BLVD FORT MYERS FL 33966	28-44-22-00-00008.0010 5360 RIDGEWOOD DR BOKEELIA FL 33922	NE 1/4 OF SW 1/4 OF NE 1/4 + W 1/2 OF NW 1/4 OF SE 1/4 OF NE 1/4.+ PT J 43	4
LEE COUNTY DISTRICT SCHOOL	28-44-22-00-00011.0010	S 1/2 OF E 1/2 OF	5

BOA 2855 COLONIAL BLVD FORT MYERS FL 33966	5208 BIRDSONG LN BOKEELIA FL 33922	NW 1/4 OF NE 1/4 + PINE ISLAND CENTER UN 3 BLK J LOTS 32 THRU 36	
WILLIAMSON + SONS 2411 PINE ISLAND RD CAPE CORAL FL 33991	28-44-22-00-00012.0010 5220 PINE ISLAND RD NW BOKEELIA FL 33922	W 1/2 OF SW 1/4 OF SE 1/4 OF NE 1/4	6
LAKE JEFFERSON LLC 3050 N HORSESHOE DR STE 105 NAPLES FL 34104	28-44-22-00-00012.0020 ACCESS UNDETERMINED BOKEELIA FL 33922	NE 1/4 OF NE 1/4 LESS OR 2052/1656	7
QRS VENTURES LLC 5041 PINE ISLAND RD NW BOKEELIA FL 33922	28-44-22-00-00014.0000 5041 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N1/2 OF NE 1/4 OF SE 1/4 AS DESC IN OR 1279 PG 0939	8
EDISON OIL COMPANY PO BOX 982 FORT MYERS FL 33902	28-44-22-00-00015.0000 5081 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N1/2 OF NE 1/4 OF SE 1/4 AS DESC IN OR 1117 PG 0872	9
DREAMCATCHER HOLDINGS LLC 5101 PINE ISLAND RD BOKEELIA FL 33922	28-44-22-00-00016.0000 5101 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N1/2 OF NE 1/4 OF SE 1/4 AS DESC IN OR 2749 PG 3467	10
EDISON OIL COMPANY PO BOX 982 FORT MYERS FL 33902	28-44-22-00-00016.0010 5091 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N1/2 OF NE 1/4 OF SE 1/4 AS DESC IN OR 1117 PG 0872	11
SUNSET DREAMS INC 5149 PINE ISLAND RD BOKEELIA FL 33922	28-44-22-00-00017.0000 5149 PINE ISLAND RD NW BOKEELIA FL 33922	PAR LOC IN N 1/2 OF NE 1/4 OF SE 1/4	12
WILLIAMSON JOSEPH H + 2411 PINE ISLAND RD NW CAPE CORAL FL 33991	28-44-22-00-00018.0000 5161 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N 1/2 OF NE 1/4 OF SE 1/4 AS DESC IN OR 1146 PG 1049	13
DOOLEY JAMES MICHAEL + 5191 PINE ISLAND RD NW BOKEELIA FL 33922	28-44-22-00-00019.0000 5191 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N1/2 OF NE 1/4 OF SE 1/4 AS DESC IN OR 210 PG 182 LESS S 1/2	14
SHEVLIN MICHAEL PO BOX 488 MATLACHA FL 33993	28-44-22-00-00019.0010 5177 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N1/2 OF NE 1/4 OF SE 1/4 AS DESC IN OR 0884 PG 0584	15
DOOLEY JAMES MICHAEL 5370 MARINA DR BOKEELIA FL 33922	28-44-22-00-00019.0030 5183 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN SE 1/4 AS DESC IN OR 1896 PG 836	16
POPPELL MARY FRANCES L/E 5221 PINE ISLAND RD NW BOKEELIA FL 33922	28-44-22-00-00021.0000 5221/5231 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N1/2 OF NE 1/4 OF SE 1/4 AS DESC IN OR 0230 PG 0311 + OR 0071 PG 0639	17
ISLAND D LLC PO BOX 449 ST JAMES CITY FL 33956	28-44-22-00-00022.0000 5261 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N1/2 OF NE 1/4 OF SE 1/4 AS DESC IN OR 1051 PG 0893	18
TRANG PATRICK S + 9900 WESTPARK DR #125 HOUSTON TX 77063	28-44-22-00-00023.0000 10464 BETSY PKWY SAINT JAMES CITY FL 33956	PAR LOC IN NW 1/4 OF NE 1/4 OF SE 1/4 DESC IN OR 4390/4828	19
NGUYEN ANNIE ANN 1830 HOLLYOAK DR #3105 HOUSTON TX 77084	28-44-22-00-00023.0010 10440 BETSY PKWY BOKEELIA FL 33922	PAR LOC IN NW 1/4 OF NE 1/4 OF SE 1/4 DESC IN OR 4390/4834	20
GREATER PINE ISLAND WATER ASSN 5281 PINE ISLAND RD BOKEELIA FL 33922	28-44-22-00-00033.0000 10469 BETSY PKWY BOKEELIA FL 33922	PARL IN N 1/2 OF N E 1/4 OF S E 1/4 DESC IN OR 0755 PG 0460	21
GREATER PINE ISLAND WATER ASSN 5281 PINE ISLAND RD BOKEELIA FL 33922	28-44-22-00-00034.0000 5281 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N 1/2 OF N E 1/4 OF S E 1/4 DESC IN OR 0309 PG 0850	22
GREATER PINE ISLAND WATER ASSN 5281 PINE ISLAND RD BOKEELIA FL 33922	28-44-22-00-00035.0000 5311 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N 1/2 OF N E 1/4 OF S E 1/4 AS DESC IN OR 0230 PG 0539	23
EMBARQ FLORIDA INC	28-44-22-05-0000C.0010	PINE ISLAND CENTER UNIT 3	24

PROPERTY TAX DEPT 1025 ELDORADO BLVD BROOMFIELD CO 80021	10522 TIPTON DR BOKEELIA FL 33922	BLK C PB 10 PG 108 LOT 1	
EMBARQ FLORIDA INC PROPERTY TAX DEPT 1025 ELDORADO BLVD BROOMFIELD CO 80021	28-44-22-05-0000C.0020 10546 TIPTON DR BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 3 BLK C PB 10 PG 108 LOT 2	25
HAVILAND SHARON P 304 HUDSON AVE BEACON NY 12508	28-44-22-05-0000C.0030 10560 TIPTON DR BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 3 BLK C PB 10 PG 108 LOT 3	26
WILLIAMSONSONS + SONS CONST 2411 PINE ISLAND RD NW CAPE CORAL FL 33991	28-44-22-05-0000C.0040 10574/576 TIPTON DR BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 3 BLK C PB 10 PG 108 LOT 4	27
SHALLOW MERRI + 10590 TIPTON DR BOKEELIA FL 33922	28-44-22-05-0000C.0050 10588/590 TIPTON DR BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 3 BLK C PB 10 PG 108 LOT 5	28
WILLIAMSON + SONS MARINE CONST 2411 PINE ISLAND RD CAPE CORAL FL 33991	28-44-22-05-0000C.0060 10602/604 TIPTON DR BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 3 BLK C PB 10 PG 108 LOT 6	29
WILLIAMSON + SONS MARINE CONST 2411 PINE ISLAND RD CAPE CORAL FL 33991	28-44-22-05-0000C.0070 10616/618 TIPTON DR BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 3 BLK C PB 10 PG 108 LOT 7	30
WILLIAMSON + SONS MARINE 2411 PINE ISLAND RD NW CAPE CORAL FL 33991	28-44-22-05-0000C.0080 10630/632 TIPTON DR BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 3 BLK C PB 10 PG 110 LOT 8	31
CALUSA CAY PROPERTY OWNERS ASS PUBLIX SUPER MARKETS INC PO BOX 407 LAKELAND FL 33802	28-44-22-L2-12BT1.00CE CALUSA CAY C/E BOKEELIA FL 33922	CALUSA CAY AS DESC IN INSTRUMENT 2022000058182 TRACT BT-1	32
LAKE JEFFERSON LLC 3050 N HORSESHOE DR STE 105 NAPLES FL 34104	28-44-22-L2-U8917.4478 ACCESS UNDETERMINED BOKEELIA FL 33922	PARCEL OF LAND IN NE 1/4 OF SEC 28 TWP 44 RNG 22 AS DESC IN INSTRUMENT 2010000000853 PH II LESS LOT 24 BLK J UNIT 3 PINE ISLAND CENTER DESC IN PB 10 PG 108	33
LAKE JEFFERSON LLC 3050 NORTH HORSESHOW DR STE 105 NAPLES FL 34104	28-44-22-L2-U8929.4461 ACCESS UNDETERMINED BOKEELIA FL 33922	PAR IN NE1/4 BEG SE COR TH 621.FT S88D52MW TO SE COR OF W1/2 OF SE 1/4 AKA PH I DESC OR 3014 PG 2448 LESSINSTRUMENT 2020000224628	34

LEE COUNTY
CONSERVATION 2020
PO BOX 398
FORT MYERS FL 33902

CANZANO PROPERTIES LLC
14051 CLEAR WATER LN
FORT MYERS FL 33907

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY DISTRICT SCHOOL BOA
2855 COLONIAL BLVD
FORT MYERS FL 33966

LEE COUNTY DISTRICT SCHOOL BOA
2855 COLONIAL BLVD
FORT MYERS FL 33966

WILLIAMSON + SONS
2411 PINE ISLAND RD
CAPE CORAL FL 33991

LAKE JEFFERSON LLC
3050 N HORSESHOE DR STE 105
NAPLES FL 34104

QRS VENTURES LLC
5041 PINE ISLAND RD NW
BOKEELIA FL 33922

EDISON OIL COMPANY
PO BOX 982
FORT MYERS FL 33902

DREAMCATCHER HOLDINGS LLC
5101 PINE ISLAND RD
BOKEELIA FL 33922

EDISON OIL COMPANY
PO BOX 982
FORT MYERS FL 33902

SUNSET DREAMS INC
5149 PINE ISLAND RD
BOKEELIA FL 33922

WILLIAMSON JOSEPH H +
2411 PINE ISLAND RD NW
CAPE CORAL FL 33991

DOOLEY JAMES MICHAEL +
5191 PINE ISLAND RD NW
BOKEELIA FL 33922

SHEVLIN MICHAEL
PO BOX 488
MATLACHA FL 33993

DOOLEY JAMES MICHAEL
5370 MARINA DR
BOKEELIA FL 33922

POPPELL MARY FRANCES L/E
5221 PINE ISLAND RD NW
BOKEELIA FL 33922

ISLAND D LLC
PO BOX 449
ST JAMES CITY FL 33956

TRANG PATRICK S +
9900 WESTPARK DR #125
HOUSTON TX 77063

NGUYEN ANNIE ANN
1830 HOLLYOAK DR #3105
HOUSTON TX 77084

GREATER PINE ISLAND WATER ASSN
5281 PINE ISLAND RD
BOKEELIA FL 33922

GREATER PINE ISLAND WATER ASSN
5281 PINE ISLAND RD
BOKEELIA FL 33922

GREATER PINE ISLAND WATER ASSN
5281 PINE ISLAND RD
BOKEELIA FL 33922

EMBARQ FLORIDA INC
PROPERTY TAX DEPT
1025 ELDORADO BLVD
BROOMFIELD CO 80021

EMBARQ FLORIDA INC
PROPERTY TAX DEPT
1025 ELDORADO BLVD
BROOMFIELD CO 80021

HAVILAND SHARON P
304 HUDSON AVE
BEACON NY 12508

WILLIAMSON + SONS CONST
2411 PINE ISLAND RD NW
CAPE CORAL FL 33991

SHALLOW MERRI +
10590 TIPTON DR
BOKEELIA FL 33922

WILLIAMSON + SONS MARINE CONST
2411 PINE ISLAND RD
CAPE CORAL FL 33991

WILLIAMSON + SONS MARINE CONST
2411 PINE ISLAND RD
CAPE CORAL FL 33991

WILLIAMSON + SONS MARINE
2411 PINE ISLAND RD NW
CAPE CORAL FL 33991

CALUSA CAY PROPERTY OWNERS ASS
PUBLIX SUPER MARKETS INC
PO BOX 407
LAKELAND FL 33802

LAKE JEFFERSON LLC
3050 N HORSESHOE DR STE 105
NAPLES FL 34104

LAKE JEFFERSON LLC
3050 NORTH HORSESHOW DR STE 105
NAPLES FL 34104



	PRESERVED INDIGENOUS WETLAND (2.65 AC.)
	ENHANCED INDIGENOUS WETLAND (5.74 AC.)
	CREATED INDIGENOUS WETLAND (2.08 AC.)
	FILTER MARSH (0.08 AC.)
	TREE AND SHRUBS COUNTING AREA FOR MITIGATION PLANTINGS (7.82 AC.)
	POTENTIAL ADDITIONAL TREE AND SHRUB PLANTING AREA SEE INDIGENOUS MANAGEMENT PLAN FOR PLANTING AREA DETAILS

TOTAL SITE AREA:	26.77 ACRES
R.O.W. AND BUFFER TRACT:	1.98 ACRES
PROPOSED LAKE AREA:	1.34 ACRES
PRESERVE AREAS	10.55 ACRES
COMMERCIAL FLOOR AREA:	89,600 SF. ¹
SELF STORAGE (PARCEL 3)	60,000 SF.
MAXIMUM BUILDING HEIGHT:	35 FEET ²

² SELF STORAGE USE ON PARCEL 3 MAXIMUM HEIGHT 38 FEET

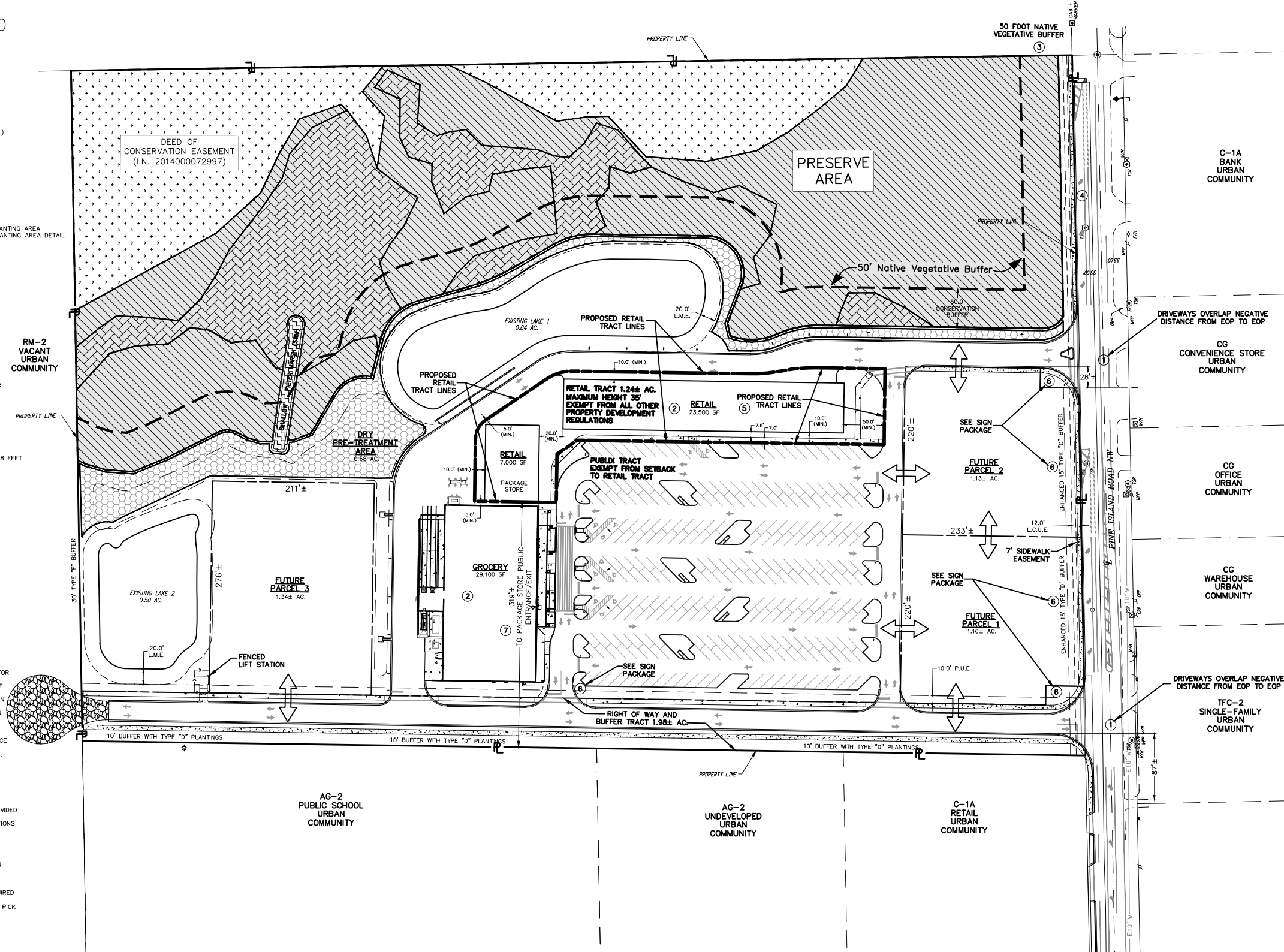
26.77 ACRES X 30% = 8.03 ACRES

OUTPARCELS (10%)	0.36 ACRES
SHOPPING CENTER	<u>12.93 ACRES</u>
TOTAL	13.29 ACRES

8.03 ACRES X 50% = 4.02 ACRES

SHALLOW FILTER MARSH	0.08 ACRES
ENHANCED INDIGENOUS WETLAND	5.74 ACRES
CREATED INDIGENOUS WETLAND	2.08 ACRES
PRESERVE INDIGENOUS WETLAND	2.65 ACRES
TOTAL	10.55 ACRES

- 1) INGRESS AND EGRESS FOR OUTPARCELS IS DEPICTED FOR CONCEPTUAL PURPOSES ONLY. THE EXACT LOCATION OF THE OUTPARCEL ACCESS POINTS WILL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTION 10-285 DURING THE DEVELOPMENT ORDER PROCESS.
- 2) INTERNAL BUFFERING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTION 10-416 (D)3.
- 3) NO PERMITTER BUFFERING IS PROPOSED WHERE THE PRESERVE AREA ADJUTS THE ADJACENT PROPERTIES TO THE NORTH AND EAST.
- 4) ADDITIONAL BUFFERING FOR OUTPARCELS WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTIONS 34-1352 AND 34-1353, IF APPLICABLE.
- 5) PARKING FOR THE OUTPARCELS WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTION 33-1083(G).
- 6) THE PROPOSED DEVELOPMENT WILL PROVIDE THE REQUIRED FACILITIES FOR SOLID WASTE/RECYCLING STORAGE AND PICK UP IN COMPLIANCE WITH LDC SECTION 10-261.



3050 NORTH HORSESHOE DRIVE, SUITE 105
NAPLES, FL. 34104

5	3/17/2022	UPDATE SF. & PARCEL 3 HEIGHT	SE
4	4/30/2021	REVISED PER COUNTY COMMENTS	SE
3	4/1/2021	PACKAGE STORE SEPARATION DEVIATION	SE
2	3/29/2021	ADD INTERNAL RETAIL TRACT LINES AND SIGN PACKAGE	SE
1	4/17/2020	SUFFICIENCY RESPONSE	B
NO.	DATE	REVISION DESCRIPTION	B

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Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

ENGINEERING LICENSE # LB 6409
SURVEY LICENSE # LB 6690

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LEE COUNTY, FLORIDA

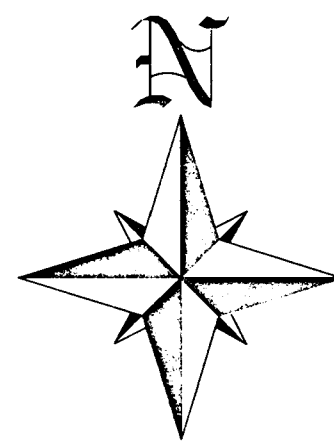
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
4/20/2020	1585P	MCP	DBA	JLS	SEH	1"=150'	1



COMMISSION NO. MY COMMISSION EXPIRES

BANKS ENGINEERING

PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
SERVING THE STATE OF FLORIDA
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: 239-939-5490 FAX: 239-939-2523
FLORIDA BUSINESS CERTIFICATE NUMBER LB 6690



40' 20' 0 40' 80'
GRAPHIC SCALE 1" = 40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°53'29" W	17.97'
L2	N 77°06'34" E	17.21'
L3	S 68°59'06" E	50.56'
L18	N 01°05'52" W	6.00'
L19	N 89°10'15" W	15.00'
L69	S 89°10'25" E	25.00'
L70	N 00°49'45" E	41.91'
L71	S 00°49'30" W	44.90'
L72	S 89°10'14" E	25.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	30.00'	62°16'57"	32.61'	31.03'	N 30°18'44" W
C2	136.45'	23°17'25"	55.47'	55.08'	N 12°28'03" W
C3	80.00'	44°12'20"	61.72'	60.20'	N 02°00'36" W
C4	48.90'	110°11'03"	94.04'	80.20'	N 55°55'23" E
C17	36.00'	91°55'37"	57.76'	51.76'	N 45°08'04" W
C18	48.00'	88°04'38"	73.79'	66.73'	S 44°51'49" W
C23	121.45'	37°30'28"	79.51'	78.09'	N 16°10'57" W
C30	2351.00'	1°47'30"	73.52'	73.51'	S 00°41'20" W
C31	49.00'	77°40'33"	66.43'	61.46'	S 38°37'52" W
C32	99.89'	45°39'40"	79.61'	77.52'	N 79°42'02" W
C33	55.56'	57°41'57"	55.95'	53.62'	S 28°01'14" E
C48	200.00'	12°11'58"	42.58'	42.50'	S 05°16'14" E
C49	200.00'	12°11'58"	42.58'	42.50'	S 05°16'14" E
C50	36.00'	72°12'30"	45.37'	42.43'	N 35°16'30" W
C51	48.00'	61°22'08"	51.41'	48.99'	S 31°30'34" W

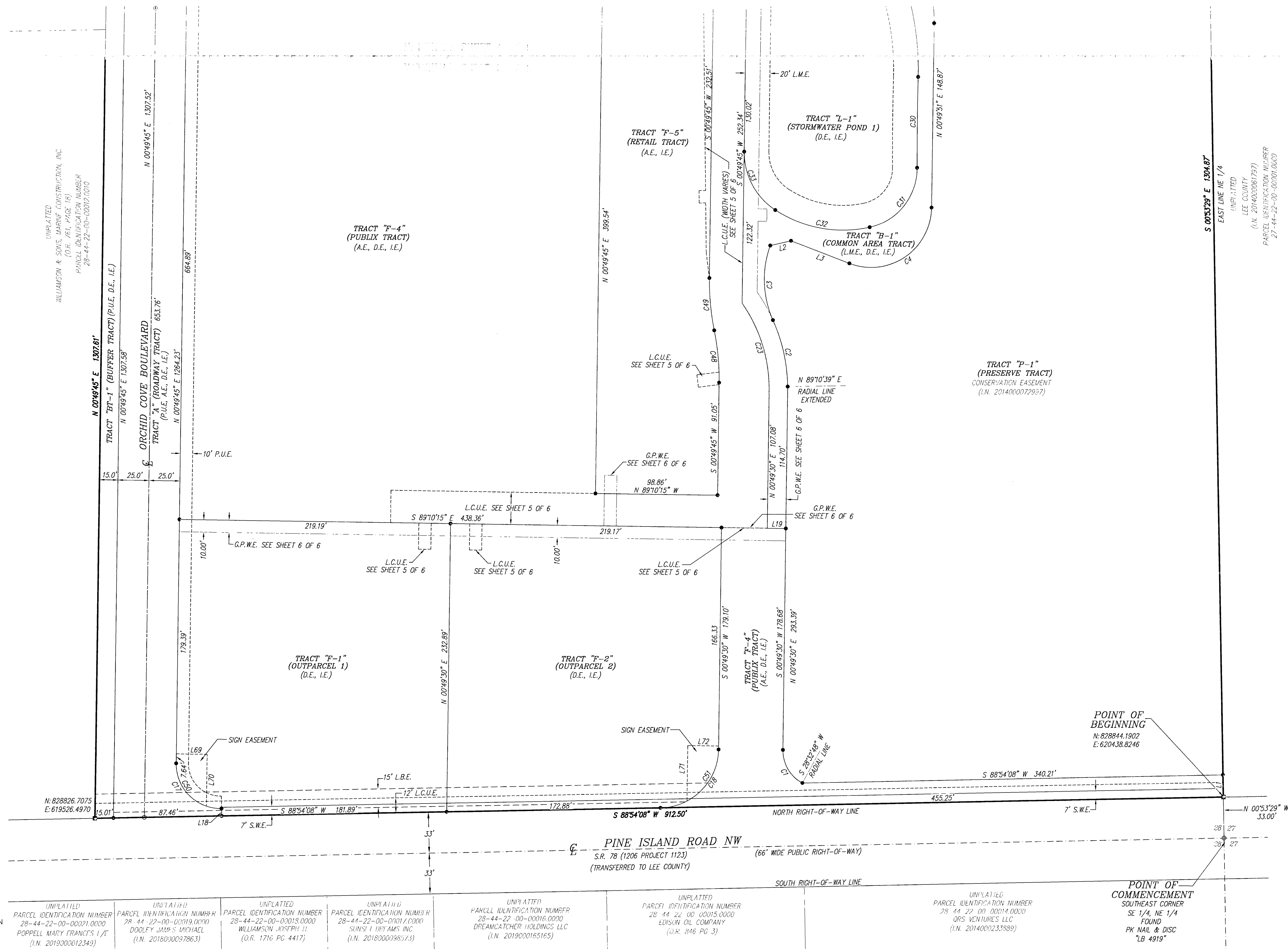
SEE SHEET 5
LEE COUNTY UTILITY
EASEMENT (L.C.U.E.) DETAIL
FOR DIMENSIONS ONLY.

SEE SHEET 6
GREATER PINE ISLAND WATER
EASEMENT (G.P.W.E.) DETAIL
FOR DIMENSIONS ONLY.

LEGEND:

- AC - INDICATES ACRES
- A.E. - ACCESS EASEMENT
- I.R. - INDICATES IRON ROD
- P.B. - INDICATES PLAT BOOK
- CL - INDICATES CENTERLINE
 S.R. - INDICATES STATE ROAD |- S.F. - INDICATES SQUARE FEET
- PK - INDICATES PARKER KALON
- LB - INDICATES LICENSED BUSINESS
- D.E. - INDICATES DRAINAGE EASEMENT
- S.W.E. - INDICATES SIDEWALK EASEMENT
- I.N. - INDICATES INSTRUMENT NUMBER
- I.E. - INDICATES IRRIGATION EASEMENT
- C.M. - INDICATES CONCRETE MONUMENT
- O.R. - INDICATES OFFICIAL RECORDS BOOK
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- L1 - INDICATES LINE 1 OF THE LINE TABLE
- L.B.E. - INDICATES LANDSCAPE BUFFER EASEMENT
- L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
- L.C.U.E. - INDICATES LEE COUNTY UTILITY EASEMENT
- C1 - INDICATES CURVE 1 OF THE CURVE TABLE
- PRM - INDICATES PERMANENT REFERENCE MONUMENT
- ⊙ - INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL AND METAL DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER, TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091
- - INDICATES BEGINNING OF CURVE OR ANGLE BREAK
- - INDICATES FOUND CONCRETE MONUMENT OR IDENTIFICATION NUMBER
- G.P.W.E. - INDICATES GREATER PINE ISLAND WATER ASSOCIATION INC EASEMENT
- - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT WITH METAL DISK IN TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN.

UNPLATTED
WILLIAMSON & SONS, MARINE CONSTRUCTION, INC.
(O.R. 161, PAGE 18)
PARCEL IDENTIFICATION NUMBER
28-44-22-00-00012.0010



DOS2019-00130 / PLT2021-00005

INSTRUMENT NUMBER 2022000058182

SHEET 3 OF 6

S 00°53'29" E 1304.87'
EAST LINE NE 1/4
UNPLATTED
LEE COUNTY
(I.N. 201400061797)
PARCEL IDENTIFICATION NUMBER
27-44-22-00-00001.0000

POINT OF
BEGINNING
N: 828844.1902
E: 620438.8246

POINT OF
COMMENCEMENT
SOUTHEAST CORNER
SE 1/4, NE 1/4
FOUND
PK NAIL & DISC
"LB 4919"

BANKS ENGINEERING

PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
SERVING THE STATE OF FLORIDA

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: 239-939-5490 FAX: 239-939-2523
FLORIDA BUSINESS CERTIFICATE NUMBER LB 6690

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 75°55'34" E	50.46'
L5	S 59°19'19" E	61.69'
L6	S 20°11'37" E	23.80'
L7	S 04°58'02" E	7.54'
L8	N 88°41'22" E	5.31'
L9	S 00°00'00" E	15.70'
L10	S 16°16'56" W	17.97'
L11	S 28°23'36" W	15.72'
L12	S 26°34'55" E	41.83'
L13	S 26°31'14" E	35.52'
L14	S 21°59'47" E	45.71'
L15	S 04°19'35" W	36.22'
L16	S 16°13'35" W	27.11'
L17	S 24°43'34" W	10.86'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C5	99.00'	30°52'37"	53.35'	52.71'	N 14°36'34" W
C6	281.00'	14°25'10"	70.72'	70.53'	N 22°50'17" W
C7	69.00'	60°17'52"	72.62'	69.31'	N 45°46'38" W
C8	45.00'	70°49'45"	55.63'	52.15'	N 23°54'26" W
C9	50.00'	20°25'00"	17.82'	17.72'	S 71°16'59" E
C10	20.00'	81°00'10"	28.28'	25.98'	N 78°25'25" E
C11	20.00'	93°30'20"	32.64'	29.14'	N 08°49'49" W
C12	50.00'	3°38'38"	3.18'	3.18'	N 53°45'40" W
C13	20.00'	73°28'00"	25.64'	23.92'	N 88°40'21" W
C14	50.00'	34°05'43"	29.75'	29.32'	S 71°38'30" W
C15	50.00'	9°49'09"	8.57'	8.56'	N 86°24'04" W
C16	26.00'	52°30'00"	23.82'	23.00'	S 00°18'36" E
C19	29.33'	55°19'30"	28.32'	27.23'	S 61°30'30" E
C20	55.33'	34°40'30"	33.49'	32.98'	S 16°30'30" E
C24	62.00'	34°40'30"	49.63'	48.87'	N 16°30'30" W
C25	40.00'	50°28'46"	35.24'	34.11'	N 08°36'22" W
C26	76.50'	139°19'13"	186.02'	143.46'	N 86°17'38" E
C27	298.93'	17°05'34"	89.18'	88.85'	N 15°29'59" W
C28	76.00'	32°00'02"	42.45'	41.90'	S 22°57'13" E
C29	225.17'	40°32'19"	159.32'	156.01'	S 18°41'05" E
C34	82.00'	55°19'30"	79.18'	76.14'	S 61°30'30" E
C35	26.38'	112°15'38"	51.69'	43.81'	N 34°41'56" E
C36	183.82'	7°27'45"	23.94'	23.93'	S 17°42'00" E
C37	223.82'	19°25'05"	75.85'	75.49'	N 23°40'40" W
C38	31.41'	106°39'57"	58.48'	50.40'	N 37°37'58" W
C39	56.00'	88°12'19"	86.21'	77.95'	S 44°55'54" W
C40	56.00'	54°49'05"	53.58'	51.56'	S 26°34'48" E
C41	27.43'	21°19'09"	10.21'	10.15'	S 43°19'46" E
C42	40.00'	56°30'04"	39.45'	37.87'	S 60°55'13" E

SEE SHEET 5
LEE COUNTY UTILITY
EASEMENT (L.C.U.E.) DETAIL
FOR DIMENSIONS ONLY.

SEE SHEET 6
GREATER PINE ISLAND WATER
EASEMENT (G.P.W.E.) DETAIL
FOR DIMENSIONS ONLY.

LEGEND:

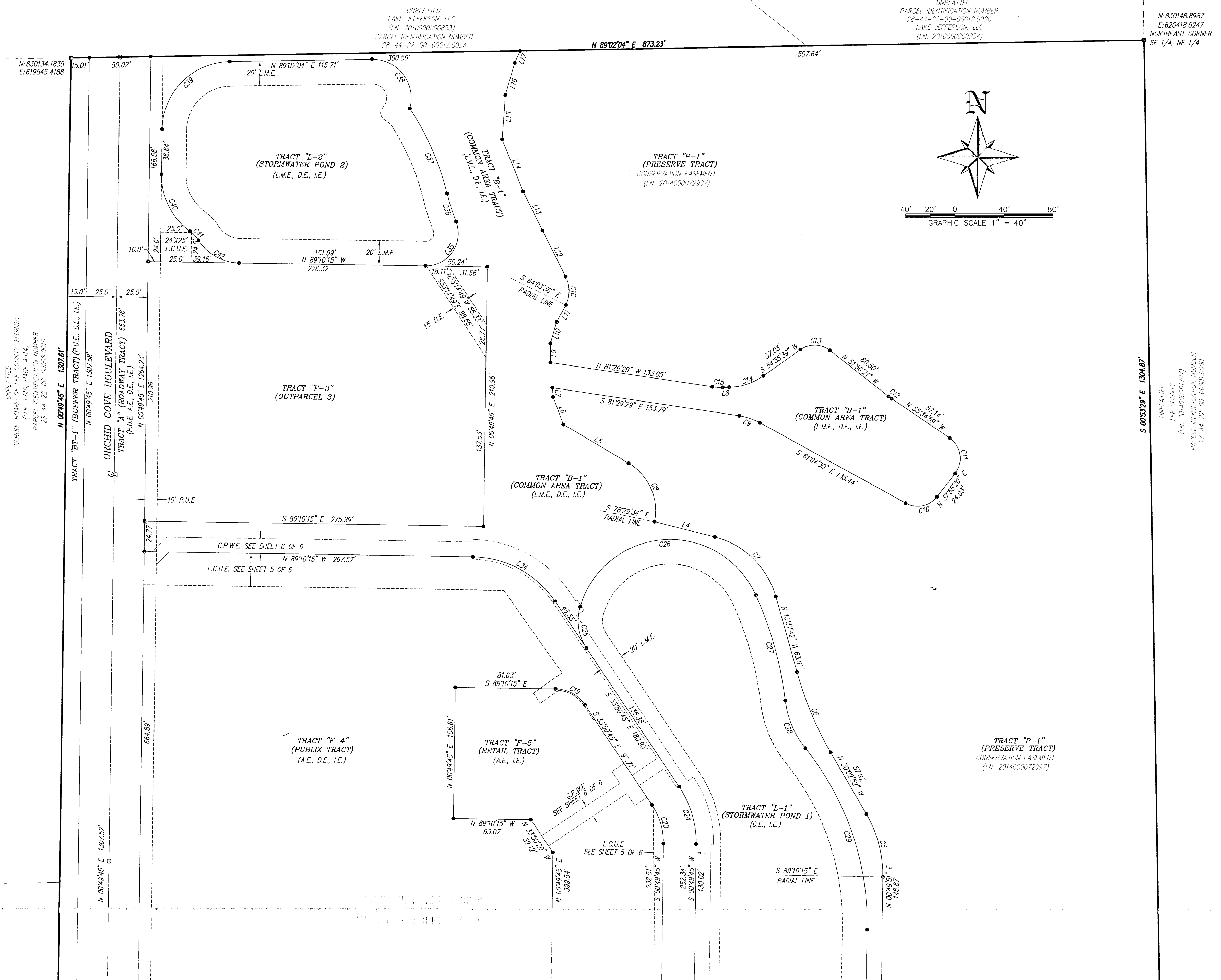
- AC - INDICATES ACRES
- A.E. - ACCESS EASEMENT
- I.R. - INDICATES IRON ROD
- P.B. - INDICATES PLAT BOOK
 C | INDICATES CENTERLINE || S.R. | INDICATES STATE ROAD |
| SF | INDICATES SQUARE FEET |
| PK | INDICATES PARKER KALON |
| LB | INDICATES LICENSED BUSINESS |
| D.E. | INDICATES DRAINAGE EASEMENT |
| S.W.E. | INDICATES SIDEWALK EASEMENT |
| I.N. | INDICATES INSTRUMENT NUMBER |
| I.E. | INDICATES IRRIGATION EASEMENT |
| C.M. | INDICATES CONCRETE MONUMENT |
| O.R. | INDICATES OFFICIAL RECORDS BOOK |
| P.U.E. | INDICATES PUBLIC UTILITY EASEMENT |
| L1 | INDICATES LINE 1 OF THE LINE TABLE |
| L.B.E. | INDICATES LANDSCAPE BUFFER EASEMENT |
| L.M.E. | INDICATES LAKE MAINTENANCE EASEMENT |
| L.C.U.E. | INDICATES LEE COUNTY UTILITY EASEMENT |
| PRM | INDICATES PERMANENT REFERENCE MONUMENT |
| ○ | INDICATES PERMANENT CONTROL POINT (P.C.P.) |
| ● | NAIL AND METAL DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER, TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091 |
| □ | INDICATES BEGINNING OF CURVE OR ANGLE BREAK |
| □ | INDICATES FOUND CONCRETE MONUMENT NO IDENTIFICATION NUMBER |
| G.P.W.E. | INDICATES GREATER PINE ISLAND WATER ASSOCIATION INC EASEMENT |
| ■ | INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT WITH METAL DISK IN TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN. |

CALUSA CAY

A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2022000058182

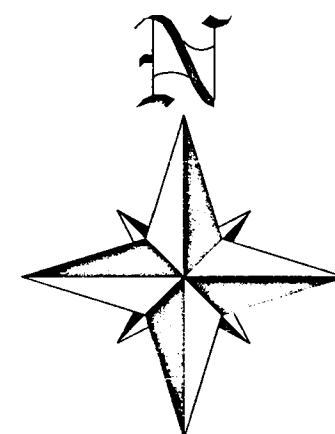
SHEET 4 OF 6



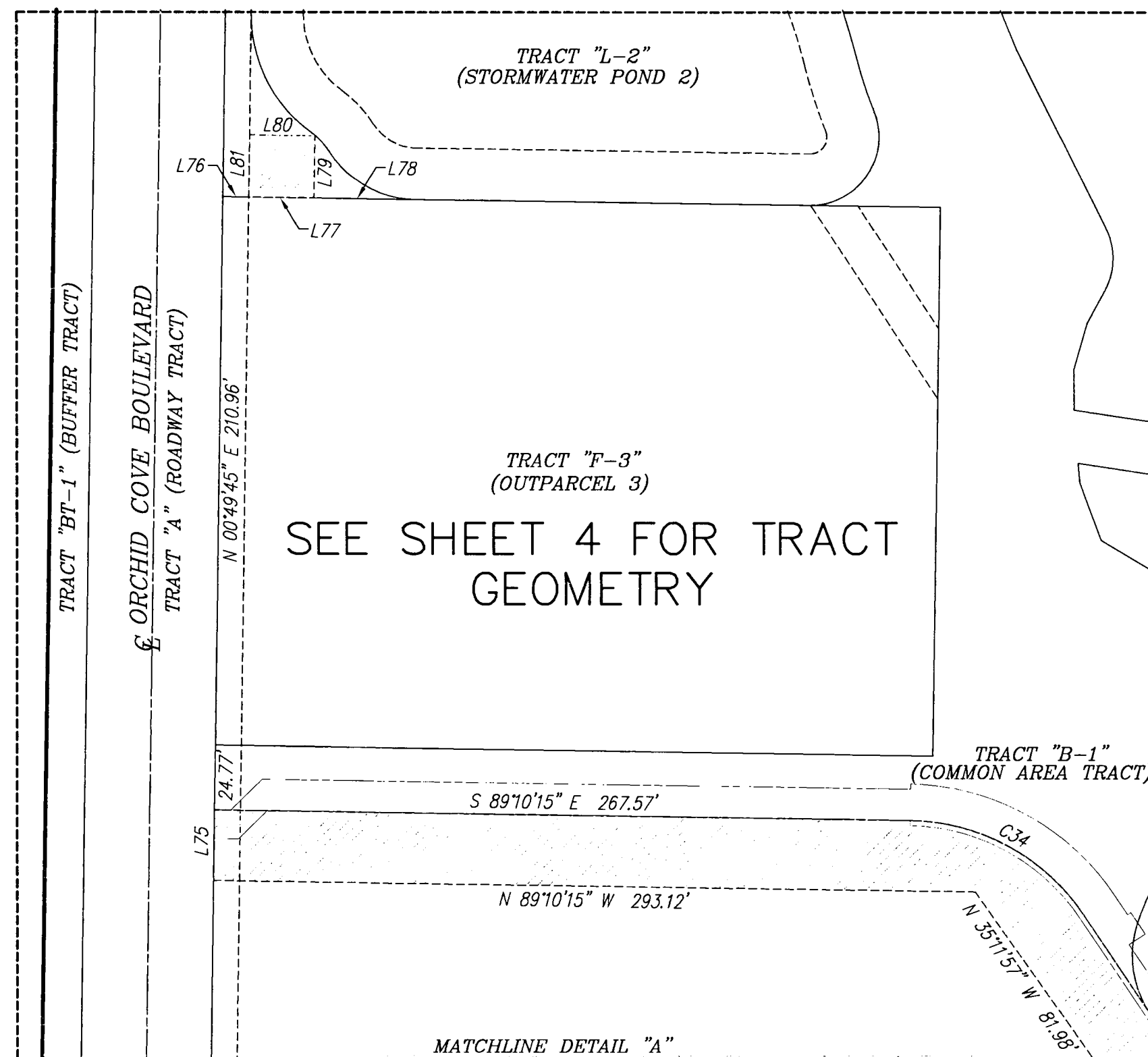
BANKS
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PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
SERVING THE STATE OF FLORIDA

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: 239-939-5490 FAX: 239-939-2523
FLORIDA BUSINESS CERTIFICATE NUMBER 18 6690



50' 25' 0 50' 100'
GRAPHIC SCALE 1" = 50'



DETAIL "A"

THIS SHEET
LEE COUNTY UTILITY
EASEMENT (L.C.U.E.) DETAIL
FOR DIMENSIONS ONLY.

LEGEND:

- AC - INDICATES ACRES
- A.E. - ACCESS EASEMENT
- I.R. - INDICATES IRON ROD
- P.B. - INDICATES PLAT BOOK
- C - INDICATES CENTERLINE
- S.R. - INDICATES STATE ROAD
- SF - INDICATES SQUARE FEET
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- C1 - INDICATES CURVE 1 OF THE CURVE TABLE
- PRM - INDICATES PERMANENT REFERENCE MONUMENT
- ⊙ - INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL AND METAL DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER, TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091
- - INDICATES BEGINNING OF CURVE OR ANGLE BREAK
- - INDICATES FOUND CONCRETE MONUMENT NO IDENTIFICATION NUMBER
- G.P.W.E. - INDICATES GREATER PINE ISLAND WATER ASSOCIATION INC EASEMENT
- - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT WITH METAL DISK IN TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN.

LINE TABLE

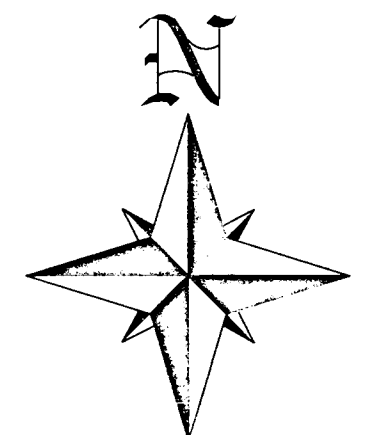
LINE	BEARING	DISTANCE
L19	N 89°10'15" W	15.00'
L49	S 00°49'45" W	21.04'
L50	N 89°10'15" W	10.00'
L51	N 00°49'45" E	21.04'
L52	S 00°49'45" W	21.04'
L53	N 89°10'15" W	10.00'
L54	N 00°49'45" E	21.04'
L55	N 00°49'45" E	26.00'
L56	S 82°58'23" W	16.86'
L57	N 07°01'37" W	10.00'
L58	N 82°58'23" E	18.05'
L59	N 07°01'37" W	20.58'
L60	N 00°35'36" W	40.06'
L61	S 89°24'24" W	5.28'
L62	N 00°35'36" W	10.00'
L63	N 89°24'24" E	5.28'
L64	S 56°09'15" W	1.00'
L65	N 33°50'45" W	14.20'
L66	S 54°48'03" W	18.27'
L67	N 35°11'57" W	10.00'
L68	N 54°48'03" E	28.56'
L73	N 89°10'15" W	31.10'
L74	N 89°10'15" W	22.92'
L75	N 00°49'45" E	27.00'
L76	S 89°10'15" E	10.00'
L77	S 89°10'15" E	25.00'
L78	S 89°10'15" E	39.16'
L79	N 00°49'45" E	24.00'
L80	N 89°10'15" W	25.00'
L81	S 00°49'45" W	24.00'

CALUSA CAY

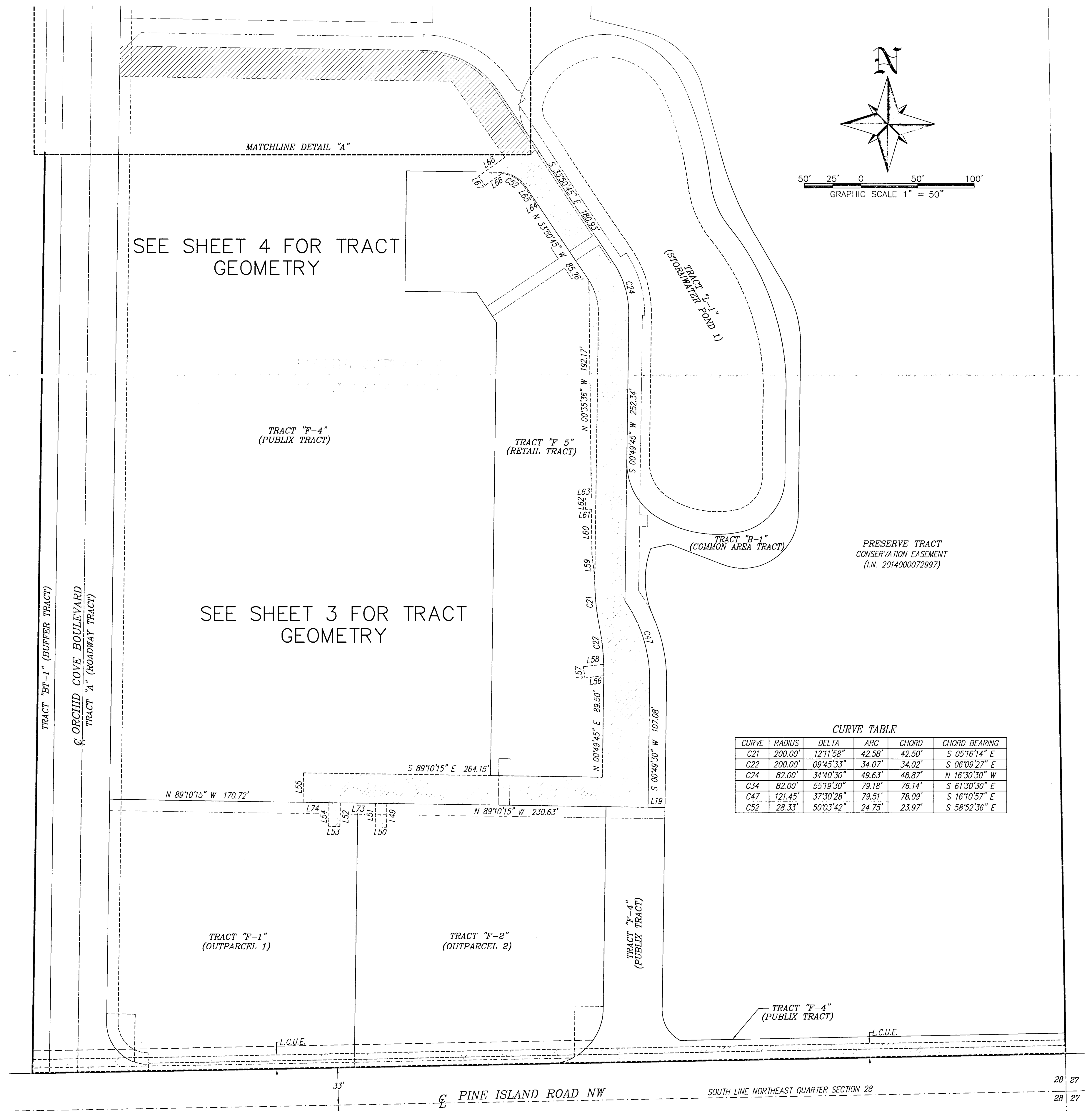
A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2022000058182

SHEET 5 OF 6



50' 25' 0 50' 100'
GRAPHIC SCALE 1" = 50'



PRESERVE TRACT
CONSERVATION EASEMENT
(I.N. 2014000072997)

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C21	200.00'	121°1'58"	42.58'	42.50'	S 05°16'14" E
C22	200.00'	09°45'33"	34.07'	34.02'	S 06°09'27" E
C24	82.00'	34°40'30"	49.63'	48.87'	N 16°30'30" W
C34	82.00'	55°19'30"	79.18'	76.14'	S 61°30'30" E
C47	121.45'	37°30'28"	79.51'	78.09'	S 16°10'57" E
C52	28.33'	50°03'42"	24.75'	23.97'	S 58°52'36" E

LEE COUNTY UTILITY EASEMENT (L.C.U.E.) GEOMETRY

BANKS
ENGINEERING

PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
SERVING THE STATE OF FLORIDA

10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: 239-939-5490 FAX: 239-939-2523
FLORIDA BUSINESS CERTIFICATE NUMBER LB 6690

CALUSA CAY
A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2022000058/82

SHEET 6 OF 6

LINE TABLE

L20	BEARING	DISTANCE
1.20	N 00°49'45" E	11.00'
1.21	S 80°10'35" E	6.28'
1.22	N 45°40'35" E	16.93'
1.23	N 00°49'45" E	2.00'
1.24	S 33°50'45" E	9.07'
1.25	N 56°10'38" E	1.52'
1.26	S 33°50'45" E	10.00'
1.27	S 56°10'38" W	7.47'
1.28	N 56°09'15" E	5.96'
1.29	N 89°10'15" W	2.00'
1.30	S 89°10'15" E	7.08'
1.31	S 00°31'30" W	10.00'
1.32	N 89°10'15" W	7.13'
1.33	N 00°49'45" E	10.00'
1.34	S 89°10'15" E	10.00'
1.35	S 56°09'15" W	2.00'
1.36	N 33°50'45" E	18.99'
1.37	S 56°09'40" W	24.67'
1.38	S 33°50'45" E	11.69'
1.39	S 56°09'40" W	12.00'
1.40	N 33°50'45" E	11.69'
1.41	N 33°50'20" W	10.00'
1.42	N 33°50'45" E	11.69'
1.43	N 56°09'40" W	12.00'
1.44	S 33°50'45" E	11.69'
1.45	N 56°09'40" E	24.67'
1.46	N 00°49'45" E	2.00'
1.47	S 45°40'35" W	15.52'
1.48	N 89°10'15" E	9.45'
1.49	N 00°49'45" E	5.71'

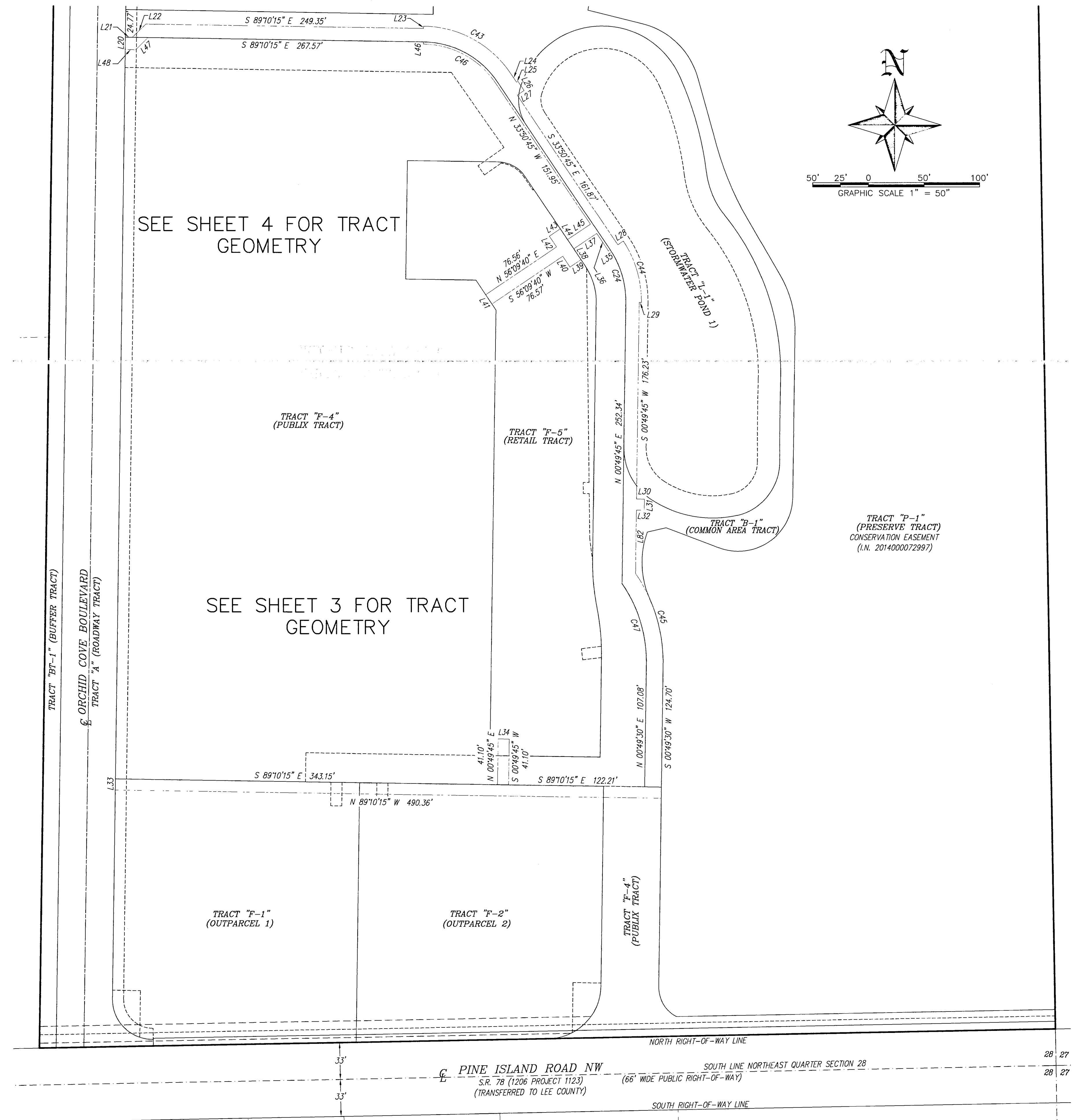
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C24	82.00'	34°40'30"	49.63'	48.87'	N 16°30'30" W
C43	96.00'	55°19'30"	92.70'	89.14'	S 61°30'30" E
C44	96.00'	34°40'30"	58.10'	57.22'	S 16°30'30" E
C45	136.45'	34°14'12"	81.53'	80.33'	S 17°56'27" E
C46	80.00'	55°19'30"	77.25'	74.28'	N 61°30'30" W
C47	121.45'	37°30'28"	79.51'	78.09'	N 16°10'57" W

THIS SHEET
GREATER PINE ISLAND WATER
EASEMENT (G.P.W.E.) DETAIL
FOR DIMENSIONS ONLY.

LEGEND:

- AC - INDICATES ACRES
- A.E. - ACCESS EASEMENT
- I.R. - INDICATES IRON ROD
- P.B. - INDICATES PLAT BOOK
- C - INDICATES CENTERLINE
- S.R. - INDICATES STATE ROAD
- SF - INDICATES SQUARE FEET
- PK - INDICATES PARKER KALON
- LB - INDICATES LICENSED BUSINESS
- D.E. - INDICATES DRAINAGE EASEMENT
- S.W.E. - INDICATES SIDEWALK EASEMENT
- I.N. - INDICATES INSTRUMENT NUMBER
- I.E. - INDICATES IRRIGATION EASEMENT
- C.M. - INDICATES CONCRETE MONUMENT
- O.R. - INDICATES OFFICIAL RECORDS BOOK
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- L1 - INDICATES LINE 1 OF THE LINE TABLE
- LB.E. - INDICATES LANDSCAPE BUFFER EASEMENT
- L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
- L.C.U.E. - INDICATES LEF COUNTY UTILITY EASEMENT
- C1 - INDICATES CURVE 1 OF THE CURVE TABLE
- PRM - INDICATES PERMANENT REFERENCE MONUMENT
- - INDICATES PERMANENT CONTROL POINT (P.C.P.),
NAIL AND METAL DISK BEARING THE SURVEYOR'S
CERTIFICATE NUMBER, TO BE SET IN ACCORDANCE
WITH F.S. SECTION 77.091
- - INDICATES BEGINNING OF CURVE OR ANGLE BREAK
- - INDICATES FOUND CONCRETE MONUMENT NO IDENTIFICATION
NUMBER
- G.P.W.E. - INDICATES GREATER PINE ISLAND WATER ASSOCIATION INC
EASEMENT
- - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM)
CONCRETE MONUMENT WITH METAL DISK IN TOP BEARING
THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION
NUMBER UNLESS OTHERWISE SHOWN.



GREATER PINE ISLAND WATER UTILITY EASEMENT (G.P.W.E.) GEOMETRY

DOS2019-00130 / PLT2021-00005

LEGAL DESCRIPTION

TRACT "F-1" (OUTPARCEL 1), TRACT "F-2" (OUTPARCEL 2), TRACT "F-3" (OUTPARCEL 3) AND TRACT "F-5" (RETAIL TRACT), CALUSA CAY, ACCORDING THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2022000058182 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

OPINION OF TITLE**C. Lane Wood, Esq.**

[Name of Issuing Attorney]

PLT2021-00005

Plat Number (if known)

DOS2019-00130

Development Order Number (if known)

January 31, 2022

Effective Date of Opinion of Title

Certified To: Lee County Board of County Commissioners

I am an attorney licensed and eligible to practice law in the State of Florida and I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit "A." This Opinion of Title is provided to satisfy the requirements of Florida Statutes Section 177.041 and Lee County Land Administrative Code AC-13-19. Based on the foregoing, I am of the opinion that:

Title to the property, as of the Effective Date of the Opinion of Title set forth above, is vested in:

Publix Super Markets, Inc., a Florida corporation

Identify the owner(s)

The following are all of those persons or entities holding a mortgage secured by the property:

NONE.

Identify the Mortgage Holder(s) (include recording information)

The following are all instruments, easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Agreement to Provide Property to Receive Effluent Water from Lee County's Pine Island Wastewater Treatment Plant for Purpose of Benefiting Specified Private Property recorded August 23, 2007, in Official Records Instrument No. 2007000264401, Public Records of Lee County, Florida.
2. Notice of Development Order Approval recorded October 15, 2008, in Official Records Instrument No. 2008000272764, Public Records of Lee County, Florida.
3. Deed of Conservation Easement recorded April 9, 2014, in Official Records Instrument No. 2014000072997, Public Records of Lee County, Florida.
4. Notice of Development Order Approval recorded February 4, 2015, in Official Records Instrument No. 2015000022982, Public Records of Lee County, Florida.
5. Possible easement for access by way of necessity for parcels to the North that may become landlocked.

6. Notice of Development Order Approval recorded June 30, 2020, in Official Records Instrument Number 2020000148319, Public Records of Lee County, Florida.
7. Use Restrictions contained in the unrecorded Resolution of the Board of County Commissioners of Lee County, Florida, Resolution Number Z-13-007 dated June 17, 2013.
8. Notice of Commencement recorded July 7, 2021, in Official Records Instrument No. 2021000223370, Public Records of Lee County, Florida.
9. Notice of Commencement recorded August 11, 2021, in Official Records Instrument No. 2021000264398, Public Records of Lee County, Florida.

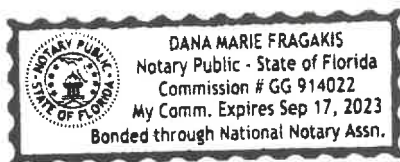


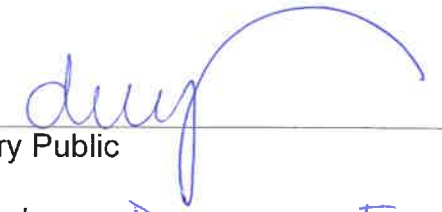
C. Lane Wood, Esq.
Florida Bar No. 151355

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of February, 2022, by C. Lane Wood. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed
Name:

Dana M. Fragakis

My Commission
Expires:

Sept. 17, 2023

Exhibit "A"

A Tract or Parcel of land situate in the State of Florida, County of Lee, being a portion of the Southeast Quarter of the Northeast Quarter of Section 28, Township 44 South, Range 22 East, being further bound and described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence N 00°53'29" W along the East line of said fraction for 33.00 feet to an intersection with the North right of way line of Pine Island Road NW, State Road 78 (66.00 feet wide) and the Point of Beginning of a parcel of land herein described; thence S 88°54'08" W along said North line for 912.50 feet to an intersection with a line 330 feet East of and parallel with (as measured on a perpendicular) the West line of said Fraction; thence N 00°49'45" E along said parallel line for 1,307.61 feet to an intersection with the North line of said Fraction; thence N 89°02'04" E along said North line for 873.23 feet to the Northeast corner of said Fraction; thence S 00°53'29" E along the East line of said Fraction for 1,304.87 feet to the Point of Beginning.

Bearing and distances are based on the "the state plane coordinate system" Florida zone West NAD 83 (cors) wherein the East line of the NE 1/4 of Section 28, Township 44 South, Range 22 East bears S 00°53'29" E the scale factor is 0.99994344.