



Dirk A Danley Jr
Senior Planner
Lee County Community Development
1500 Monroe St.
Fort Myers, FL 33902

April 1, 2022

**Re: Alico Crossroads
DCI2022-00005 – Major MPD
Sufficiency #1 Re-Submittal**

Mr. Dunn,

In response to the comment letter dated February 16, 2022, enclosed are the following items for your review:

1. Property Development Regulations Table
2. Letter of Utility Availability
3. Historic Flowways Map
4. Master Concept Plan A
5. Master Concept Plan B
6. Request Statement
7. Surface Water Narrative
8. Schedule of Uses
9. Legal Description and Sketch
10. Boundary Survey
11. Title Commitment
12. Environmental Resource Permit
13. Restoration Plan
14. TIS Sufficiency Responses

In addition to the above items, written responses to the comments are provided below:

Zoning Review:

- 1. Residential development over 37.2 acres requires 2 points of ingress and egress in accordance with LDC Section 10-291(3). In Master Concept Plan “A” the residential portion only depicts point. Please update the MCP to adhere to this requirement.**

Both Master Concept Plans show 2 points of ingress and egress – 1 to Three Oaks Parkway and the other to the south connecting to the Vintage Commerce Center.

- 2. The application document proposes a maximum height of 35 feet for retail uses, and 75 feet for the remainder of commercial uses, but the property development regulations table proposes 75 feet for all commercial uses. Please clarify.**

Please see the attached revised Property Development Regulations table.

3. Please provide a letter of utility availability in accordance with LDC Section 34-202(a)(10)

Please see the attached utility letter of availability.

4. Please provide a rare and unique upland habitat map and existing and historic flowways map in accordance with LDC Section 34-373(a)(4)b.iii. and v. If you do not believe that these items are able to be procured, please submit for a waiver of submittal requirements.

Please see the attached Historic Flowways. There are no Rare and Unique Upland Habitats on there property. Therefore, this requirement is not applicable.

5. Staff Note – All deviations must be included with analysis of deviation criteria and the deviations must be keyed to the MCP.

Please see the attached revised Master Concept Plans.

Planning Review:

- 1. Please update the following policies, to reflect the current version of the Lee Plan:**
 - Policy 1.7.6: needs to be changed to 1.6.5, as 1.7.6 is no longer a policy
 - Goal 5
 - Objective 135.1

Please see the attached revised Request Statement.

- 2. A corner on the northwestern portion of the property falls within Airport Noise Zone C. Please include discussion on this, in regards to Policy 47.2.1, as well as land use compatibility in general, in regards to aviation facilities.**

Please see the attached revised Request Statement.

Development Services Review:

- 1. 34-373(a)(6)(a) Please show all easements on the proposed MCPs. The 5' UE and 7.5' PUE along Three Oaks Parkway is not shown on the MCPs.**

The 5' and 7.5' PUEs have been shown on the MCPs. Please see the attached revised MCPs.

- 2. The MCP shows a perimeter berm through the indigenous area. The survey shows an existing ditch in this area. Will the proposed berm impact the ditch and any offsite flows conveyed by the ditch?**

The indigenous area has been revised to exclude the area that will be occupied by the perimeter berm. The noted ditch does not convey offsite flows through the property. The ditch was part

of the original SFWMD Permit (36-05268-P) and provided storage along common future property boundaries. The adjacent property to the south constructed a perimeter berm along the property line. The ditch terminates at the east of the property and does not provide any conveyance for offsite flows from I-75 or other adjacent properties.

3. 34-373(a)(6)(c) - Please provide the approximate dimensions of the lots/parcels on the MCP. - #s

The areas of the parcels have been added to the MCPs. Please see the attached revised MCPs.

4. 34-373(a)(6)(b) - Please show the general location of all vehicular access from the internal right-of-way to subdivision lots.

Locations of internal access points to the commercial parcels as well as the additional access to the residential parcels have been added to the MCPs. Please see the attached revised MCPs.

5. It is assumed that an internal street right-of-way is proposed however it is not labeled on the MCP nor is the line type used shown on the legend. Please clarify.

The internal ROW has been label "Private ROW" and the width dimensioned.

7. Please provide a surface water management narrative with your resubmittal in accordance with 34-373(b). Please show any areas dedicated to surface water management facilities on the MCP.

See attached SWM Narrative. MCP-A would likely include a wet detention pond which has been shown. Please see the attached revised MCP-A.

8. The MCPs shows dedicated residential, commercial and preserve areas but applicant provided a single schedule of uses. Are all uses proposed for all the residential and commercial areas shown on the MCPs. The proposed schedule of uses did not list any residential uses. Please clarify.

Please see the attached revised Schedule of Uses.

9. The MCP does not show any lake areas please clarify deviation requires number one. Deviation(1) will require additional stabilization measures above sod. Additional enhanced slope protection measures such as enhanced herbaceous plantings in combination with an appropriate geosynthetic turf mat may be required at time of development order in accordance with 10-329(d)(4).

A wet detention lake has been shown on MCP-A and Deviation 1 noted. It is acknowledged the requirements of 10-329(d)(4) would be required at the time of Development Order.

- 10. [10-296(k)(1)] Cul-de-Sacs.** Dead-end streets, designed to be so permanently, must be closed at one end by a circular turnaround for vehicles and constructed in compliance with the LCLDC. MCP B shows what appears to be a dead end right-of-way adjacent to the proposed commercial parcel on the east side of the site. Please clarify.

The proposed private ROW would end at the eastern commercial parcel on MPC-B. Additional circulation would be provided within the commercial parcel; a cul-de-sac is not necessary.

Legal Description Review:

- 1. Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).**

Please see the attached legal description and sketch.

- 2. Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).**
- The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner.
 - The perimeter boundary must be clearly marked with a heavy line and must include the entire area to be developed. Please more clearly mark the area to be developed.

The boundary survey has been revised. Please see the attached revised boundary survey.

- 3. Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7).**
- Title certificate or title opinion, no greater than 90 days old at the time of the initial development order submittal.
 - The provided title certificate has an effective date of 08/11/2021, while the submittal date was 01/17/2021.

Please see the attached updated Title Certificate.

Environmental Review:

- 1. Revise both MCP's to itemize the indigenous open space credits. Per LDC Section 10415(b) (3), in order to utilize the indigenous credits the preserve must be indigenous, upland, and contiguous. The portions of the preserve that are indigenous and upland must meet the minimum width and acreages to use the percentage of credit. Currently, the notes state 150% and 110% credits are being used but the applicant does not indicate where and provide the breakdown in the open space calculation notes.**

The indigenous requirement has been met without the use of credits. Please see the attached revised MCPs.

- 2. The soils map indicates that there is Pineda-Pineda, fine wet sand within the indigenous areas. If there are wetlands, credits will not apply. Please revise indigenous credits.**

The subject property does not contain any South Florida Water Management District (SFWMD) wetlands.

- 3. Indicate if a formal jurisdictional wetland determination (j/d) has been issued for this site. As mentioned, the soils map indicates wetland soils and Lee Plan Policy 124 allows low density, recreational, and agricultural uses within wetlands. The proposed uses do not meet the approved uses within the Lee Plan. Provide a formal j/d to determine if there are state wetlands on the site. If there are, provided the method of mitigation if the wetlands are to be impacted. If the previous development was issued an ERP that allowed impacts to this area, please provide this documentation.**

The SFWMD issued Environmental Resource Permit (ERP) number 36-05268-P in July 2005 for a 629± acre commercial/light industrial development of which Alico Crossroads is a part. That permit has been modified several times and remains valid. The wetlands on the overall property were delineated as a part of the permit application review process. The Alico Crossroads portion of the overall project was mapped as upland pine flatwoods and improved pasture and does not contain any wetlands. A copy of ERP 36-05268-P, including the approved wetland map and wetland impact map, are attached. The approximate property line for Alico Crossroads has been added to those drawings in red.

- 4. Revise the legends and preserve depiction on both MCP's to rename the "indigenous preserve" to "indigenous restoration". Provide the acreages for each type of indigenous area in the legend and label them on the depiction of the preserve.**

The indigenous preserve and restoration areas have been identified on the MCPs. The areas have been updated as necessary.

- 5. The MCP's depict a perimeter berm proposed within the restoration area. The perimeter berm is not considered indigenous as it changes the grade within the preserve. Revise the MCP's and open space to remove this area from the indigenous restoration or provide a berm outside of the preserve areas.**

Please see the revised MCPs; the noted area is no longer part of the proposed indigenous preserve or restoration areas.

- 6. Provide an indigenous restoration plan for the 3.02 acre indigenous restoration area.**

The property contains 4.60± acres of indigenous upland habitat. Of that total 3.50± acres will be preserved and 1.10± acres will be impacted. The applicant proposes to restore 1.10± acres of indigenous uplands adjacent to the preserved uplands. The requested restoration plan for the 1.10± acres of indigenous restoration area is attached.

- 7. The commercial outparcels for both MCP's and the residential parcel for MCP-B must be revised to depict Type-D buffers abutting the internal rights-of-ways.**

The noted buffer has been added to the MCPs. Please see the attached revised MCPs.

- 8. Courtesy Comment: Staff will be conditioning the enhanced 20-foot Type-D buffer abutting Three Oaks Parkway to be consistent with Z-08-035, Condition 17.**

Acknowledged.

DOT Review:

- 1. The Master Concept Plan (MCP) needs to show the distances between the proposed project's entrance and the adjacent streets/driveways on Three Oaks Pkwy.**

The internal and external separation distances have been added to the MCPs.

TIS Review:

- 1. One right-in/right-out and one full access on Three Oaks Pkwy are used in the Traffic Impact Statement (TIS). However, only one full access is shown on the Master Concept Plan (MCP). The right-in/right-out access in the TIS is too close to the driveway to the south and Lee County DOT is unlikely to support. The TIS needs to be revised with no right-in/right-out access.**

*Please see attached updated **Figures A-1, A-2, 2 & 3**, which were revised to remove the right-in/right-out only access.*

- 2. The information of intersection level of service (LOS) analysis shall be provided for review.**

Please see attached intersection analysis at the proposed site access drive on Three Oaks Parkway as well as at the off-site intersection of Alico Road and Three Oaks Parkway. Note, the intersection analysis at proposed site access drive on Three Oaks Parkway also included traffic volumes from the rezoning TIS for Three Oaks Distribution Center (DCI2019-00013).

Natural Resources Review:

- 1. Please provide a written description of the surface water management plan per LDC 34373(b) (1).**

Please see the attached Surface Water narrative.

- 2. The ditch on the southern property line appears to convey offsite flows through the property. Please expand on how these flows will be addressed.**

Please provide an analysis of Lee Plan policies 60.1.1, 61.3.11, 125.1.2, and 126.1.4.

The noted ditch does not convey offsite flows through the property. The ditch was part of the original SFWMD Permit (36-05268-P) and provided storage along common future property boundaries.

The property to south has developed and eliminated the portion of the detention ditch on their property and a perimeter berm has been constructed along the property line.

Please see the attached revised Request Statement for description of the noted policies.

If there are any questions, please do not hesitate to call me.

Sincerely,

DeLisi, Inc.



Daniel DeLisi, AICP
President

ALICO CROSSING MPD

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

**BOARD OF COUNTY COMMISSIONERS**

John E. Manning
District One

September 17, 2021

Via E-Mail

Cecil L. Pendergrass
District Two

Lisa Giordano

Raymond Sandelli
District Three

Delisi Fitzgerald, Inc.

Brian Hamman
District Four

1605 Hendry Street

Fort Myers, FL 33901

Frank Mann
District Five

RE: Potable Water and Wastewater Availability

Roger Desjarlais
County Manager

Alico Crossroads, 16541 Three Oaks Parkway

STRAP # 03-46-25-00-00001.1080

Richard Wm Wesch
County Attorney

Dear Ms. Giordano

Donna Marie Collins
*County Chief
Hearing Examiner*

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan.

Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 475 multi-family residential units, 200,000 sq. ft. of commercial use, and a 250 room hotel with an estimated flow demand of approximately 150,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

There are no reuse mains in the vicinity of this parcel.

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

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

Alico Crossroads - Letter.Docx

September 17, 2021

Page 2

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

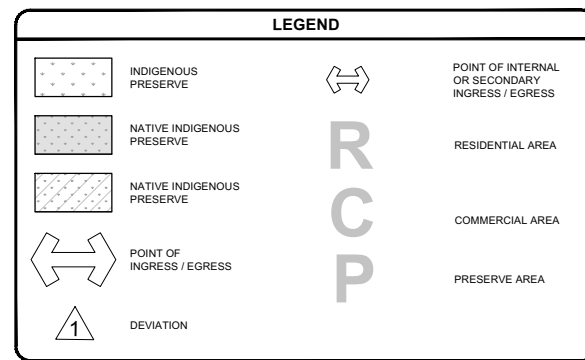
Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING





OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE:

NON-RESIDENTIAL USE - 16.17 AC. x 30% = 4.85 AC.

RESIDENTIAL USE - 30.52 AC. x 40% = 12.21 AC.

TOTAL = 17.06 AC.

REQUIRED INDIGENOUS:

THE LESSER OF THE TOTAL NATIVE INDIGENOUS OR 50% OF REQUIRED OPEN SPACE: 17.06 x 50% = 8.53 AC

TOTAL NATIVE INDIGENOUS = 4.60 AC

REQUIRED INDIGENOUS = 4.60 AC

PROVIDED OPEN SPACE:

COMMERCIAL OUTPARCELS (10%) 1.25 AC.

RESIDENTIAL AREA (30%) 6.07 AC.

PERIMETER BELT 3.41 AC.

PERIMETER BELT @ PRESERVE 1.91 AC.

INDIGENOUS PRESERVE 4.61 AC.

TOTAL OPEN SPACE 17.25 AC.

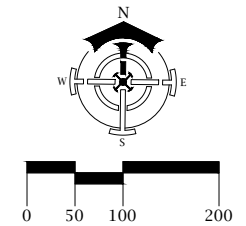
PROVIDED INDIGENOUS:

NATIVE INDIGENOUS: 3.51 AC.

INDIGENOUS RESTORATION: 1.09 AC.

TOTAL INDIGENOUS AREA: 4.60 AC.

LAND USE BREAKDOWN	
NON-RESIDENTIAL	
COMMERCIAL PARCELS	6.47 AC.
RIGHTS-OF-WAY	2.50 AC.
FPL EASEMENT	0.52 AC.
SUB-TOTAL (NON-RESIDENTIAL)	9.49 AC.
RESIDENTIAL	
RESIDENTIAL DEVELOPMENT	29.71 AC.
FPL EASEMENT	2.89 AC.
INDIGENOUS PRESERVE	4.60 AC.
SUB-TOTAL (RESIDENTIAL)	37.20 AC.
TOTAL PROJECT AREA	46.69 AC.



DELISI FITZGERALD, INC.
Planning - Engineering - Project Management



1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax

Florida Certificate
of Authorization
Engineering LB #26978

ENGINEER OF RECORD:
JOHN T. WOJDAK P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 58217

OWNER / DEVELOPER:
STOCK DEVELOPMENT, LLC
2839 PROFESSIONAL CIRCLE SUITE 101
NAPLES, FL 34119
(239) 552-7544

PROJECT:

ALICO CRO

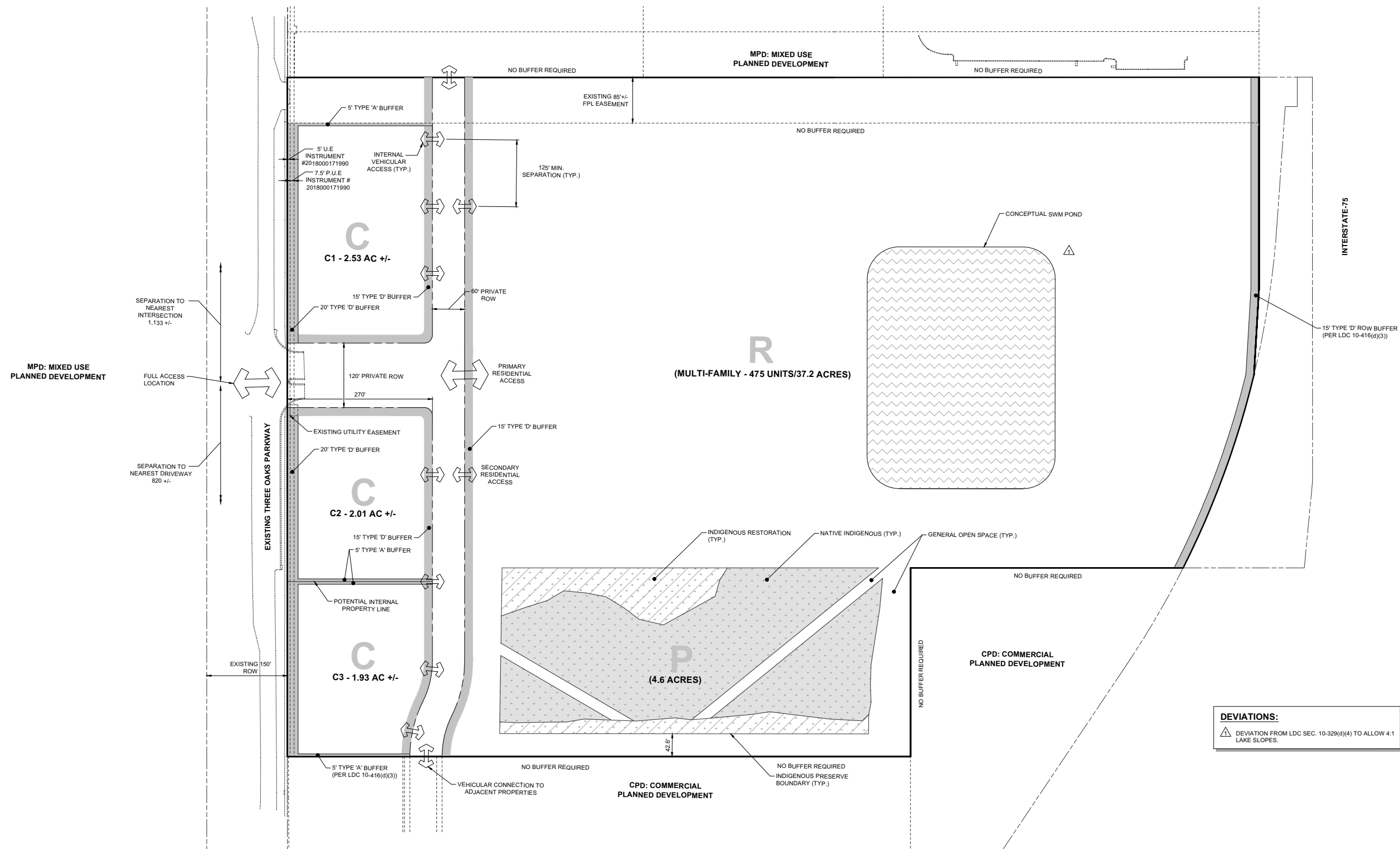
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MASTER CONCEPT PLAN
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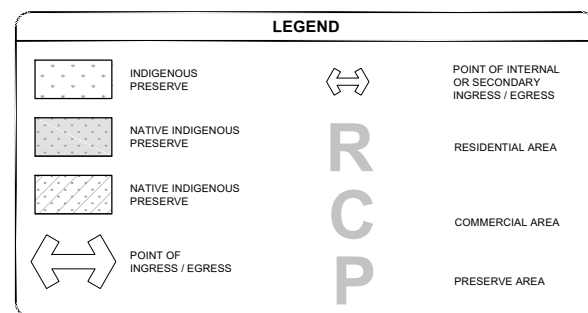
Project Manager:	JTW	
Drawn By:	JBC	
Checked By:	JTW	
Project Number:	21570	
Part of Section(s):	03	
Township:	46 S	Range: 25 E
County, State:	LEE COUNTY, FL	

Status:
FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

Sheet Number:	1
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4/1/2022 8:15 AM



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RESIDENTIAL AREA (30%) 6.07 AC.

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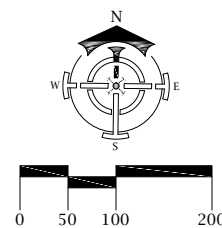
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DELISI FITZGERALD, INC.
Planning — Engineering — Project Management

16005 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
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Florida Certificate
of Authorization
Engineering LB #26978

ENGINEER OF RECORD:
JOHN T. WOJDAK, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 58217

NOT VALID WITHOUT SEAL, SIGNATURE AND DATE

OWNER/DEVELOPER:
STOCK DEVELOPMENT, LLC
2639 PROFESSIONAL CIRCLE SUITE 101
NAPLES, FL 34119
(239) 592-7844

PROJECT:

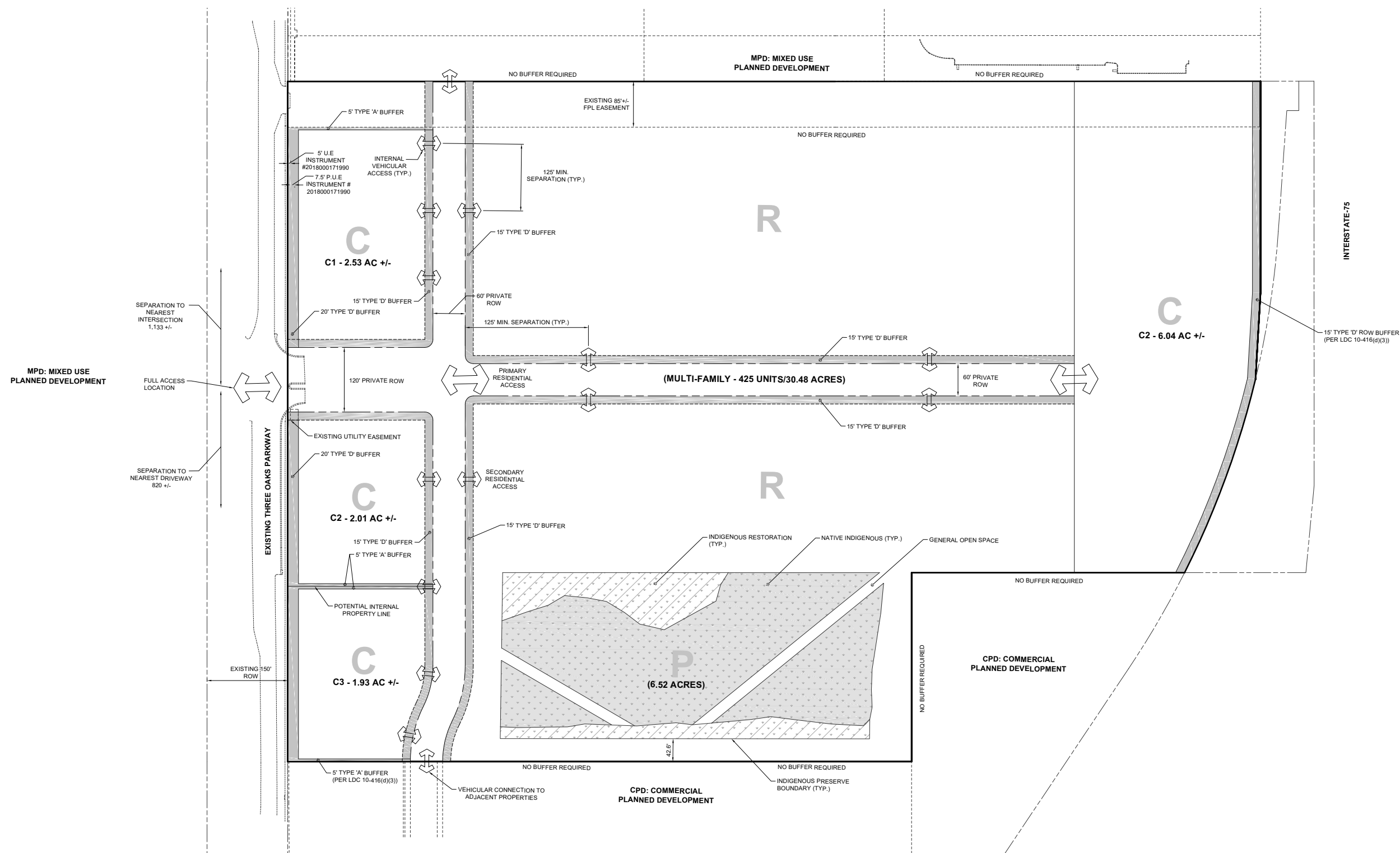
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MASTER CONCEPT PLAN
B

Project Manager:	JTW
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Township: 46 S	Range: 25 E
County, State: LEE COUNTY, FL	

Status:
FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

Sheet Number:	1
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ALICO CROSSING MPD
PLANNED DEVELOPMENT REZONING REQUEST STATEMENT
DECEMBER 23, 2021

Introduction

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

Entitlement History

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

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

Surrounding Uses and Compatibility

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

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

Impact on Public Services

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

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

a) Lee Plan Consistency

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

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

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

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

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

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

POLICY 1.6.5: *The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded.*

Table 1b includes 15 acres in the Gateway/Airport Planning community available for residential development. Based on how the County calculates the total available acreage for residential development, there is sufficient acreage available to meet the needs of the proposed residential area for this project.

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

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

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

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

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

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

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

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

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

STANDARD 4.1.1: WATER.

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

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

STANDARD 4.1.2: SEWER.

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

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

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OBJECTIVE 47.2: DEVELOPMENT COMPATIBILITY IN VICINITY OF AIRPORTS. *Evaluate development proposals for property located within the vicinity of existing or planned aviation facilities to ensure land use compatibility, to preclude hazards to aircraft operations, and to protect airport capacities and facilities.*

The northwest corner of the subject property is located in Airport Noise Zone C, outside of the area where noise sensitive uses are prohibited. Most of the property is located outside of any airport noise zone. The proposed development is separated from airport operations by I-75 and will not have any impact on the growth of RSW. Even the small portion of the property that is in Noise Zone C is primarily occupied by proposed commercial development, not uses that are noise sensitive. Landscaped areas and water management features will be designed consistent with the goal of minimizing wildlife attractors.

***POLICY 47.2.1:** Land use compatibility will be considered when reviewing development proposals within the vicinity of existing or planned aviation facilities.*

The northwest corner of the subject property is located in Airport Noise Zone C, outside of the area where noise sensitive uses are prohibited. Most of the property is located outside of any airport noise zone. The proposed development is separated from airport operations by I-75 and will not have any impact on the growth of RSW. Even the small portion of the property that is in Noise Zone C is primarily occupied by proposed commercial development, not uses that are noise sensitive. Landscaped areas and water management features will be designed consistent with the goal of minimizing wildlife attractors.

***POLICY 47.2.2:** Maintain regulations in the LDC which restrict land uses in areas covered by the Airport Noise Zones to uses that are compatible with the operation of the airport.*

The northwest corner of the subject property is located in Airport Noise Zone C, outside of the area where noise sensitive uses are prohibited. Most of the property is located outside of any airport noise zone. Even the small portion of the property that is in Noise Zone C is primarily occupied by proposed commercial development, not uses that are noise sensitive. The proposed development will comply with all other land use regulations ensuring compatibility with airport operations.

***POLICY 47.2.3:** Utilize the currently adopted Airport Master Plans, rules of Ch. 333, Fla. Stat., and the Southwest Florida International Airport FAR Part 150 Study, including updates, as a basis to amend the Lee Plan and the LDC to prohibit development that is incompatible with the Southwest Florida International Airport or Page Field Airport; and, to ensure future economic enhancement consistent with Objective 47.1.*

The northwest corner of the subject property is located in Airport Noise Zone C, outside of the area where noise sensitive uses are prohibited. Most of the property is located outside of any airport noise zone. Even the small portion of the property that is in Noise Zone C is primarily occupied by proposed commercial development, not uses that are noise sensitive. The proposed development will comply with all other land use regulations ensuring compatibility with airport operations.

***POLICY 47.2.4:** In the interest of the safety of air commerce, the County will not approve a temporary or permanent structure which is an obstruction to air navigation and affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities; or, does not comply with placement, lighting and marking standards established by the Port Authority, Florida Statutes, or FAA rules and regulations.*

The proposed development is not requesting building heights that would interfere with airport operations.

POLICY 47.2.5: *The safety of aircraft operators, aircraft passengers, and persons on the ground will guide the Port Authority's airports operations. Hazardous wildlife attractants within 10,000 feet of a Port Authority airport's Air Operations Area (AOA) will be avoided by minimizing and correcting any wildlife hazards arising from wetlands or water bodies in accordance with FAA AC 150/5200-33B, or as otherwise amended. Site improvements on or near the Port Authority's airports must be designed to minimize attractiveness to wildlife of natural areas and man-made features such as detention/retention ponds, landscaping, and wetlands, which can provide wildlife with ideal locations for feeding, loafing, reproduction and escape.*

Through the planned development process, the applicant will seek deviations to ensure that landscaped areas and water management features will be designed consistent with the goal of minimizing wildlife attractors.

POLICY 60.1.1: *Require design of surface water management systems to protect or enhance the groundwater.*

The subject property is part of the overall Stormwater Management System for McGarvey Research Park. The overall system is permitted by South Florida Water Management District under Permit # 36-05268-P and provides the required water quality treatment prior to discharge. The restricted water quality and quantity discharge rates detain water within the stormwater system which promotes infiltration to maintain groundwater levels.

POLICY 61.3.11: *Runoff must be routed through retention or detention areas and vegetated swales in order to reduce flow velocity, allow for percolation, and trap and remove suspended solids and pollutants.*

In accordance with the attached surface water management narrative: "Dry detention will be provided prior to discharge into the lake / wetland system. The surface water management system provides the required water quality and attenuation for the 25 year – 3 day storm including an additional 50% above the required water quality volume. The surface water management system will maintain historic flow patterns and discharge to the master surface water management system as currently permitted. The system will be designed in accordance with the rules of the South Florida Water Management District as well as the Development Standards of the Lee County Land Development Code."

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

The subject property is part of the overall Stormwater Management System for McGarvey Research Park. The overall system is permitted by South Florida Water Management District under Permit # 36-05268-P and provides the required water quality treatment prior to discharge. The restricted water quality and quantity discharge rates detain water within the stormwater system which reduce nutrients and suspended solids prior to discharge offsite. Commercial area provide a minimum of ½" dry pre-treatment prior to discharge into the master stormwater system.

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

The subject property is part of the overall Stormwater Management System for McGarvey Research Park. The overall system is permitted by South Florida Water Management District under Permit # 36-05268-P and provides the required water quality treatment prior to discharge. The restricted water quality and quantity discharge rates detain water within the stormwater system which reduce nutrients and suspended solids prior to discharge offsite. Commercial area provide a minimum of ½" dry pre-treatment prior to discharge into the master stormwater system which then provides the remaining water quality treatment.

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

This policy is not applicable because the proposed development will not have the potential of lowering existing water quality below state and federal water quality standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed amendment will have no impact on environmentally sensitive resources in Lee County. The subject property is mostly cleared and in improved pasture. The

vegetated Pine Flattwoods area on the property is heavily infested with exotic vegetation. Shifting from one urban use (Commercial) to another urban use (residential and commercial) has little impact on the site's development or environment, however, adding residential development to the site will increase the development's indigenous preservation requirement.

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

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

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

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

Summary:

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



Stormwater Narrative

Existing Conditions:

The Alico Crossroads Site is located within the Ten Mile Canal (South) Watershed and the TM3 Sub-watershed. The project area is part of the overall Stormwater Management System and South Florida Water Management District Permit (Permit 36-05268-P) for the Three Oaks Parkway and Oriole Road Extension. The site is relatively flat with a general surface flow direction from the east to the west. Elevations on the site average at 18' NAVD±. Runoff from the site is currently enters an existing conveyance/storage ditch along the north and south boundaries of the project that was installed with the roadway construction. The currently constructed system provides water quality treatment and attention for the entire Three Oaks Extension and for a portion of other land areas within the Permit. The permitted surface water management discharges into waters of the Ten Mile Canal via the Alico Road / Briarcliff Ditch.

Proposed Conditions:

With this rezoning, a mixed use project is envisioned with commercial outparcels along Three Oaks Parkway and multi-family residential on the remainder of the site. Wet and/or Dry Detention will be provided onsite prior to discharge into the existing backbone system. The existing detention swales may be modified as part of the development, however the total required storage volume required for the parcel will be provided.

The surface water management system provides the required water quality and attenuation for the 25 year – 3 day storm including an additional 50% above the required water quality volume. The surface water management system will maintain historic flow patterns and discharge to the master surface water management system as currently permitted. The system will be designed in accordance with the rules of the South Florida Water Management District, the conditions of the existing permit and the Development Standards of the Lee County Land Development Code.

SCHEDULE OF USES

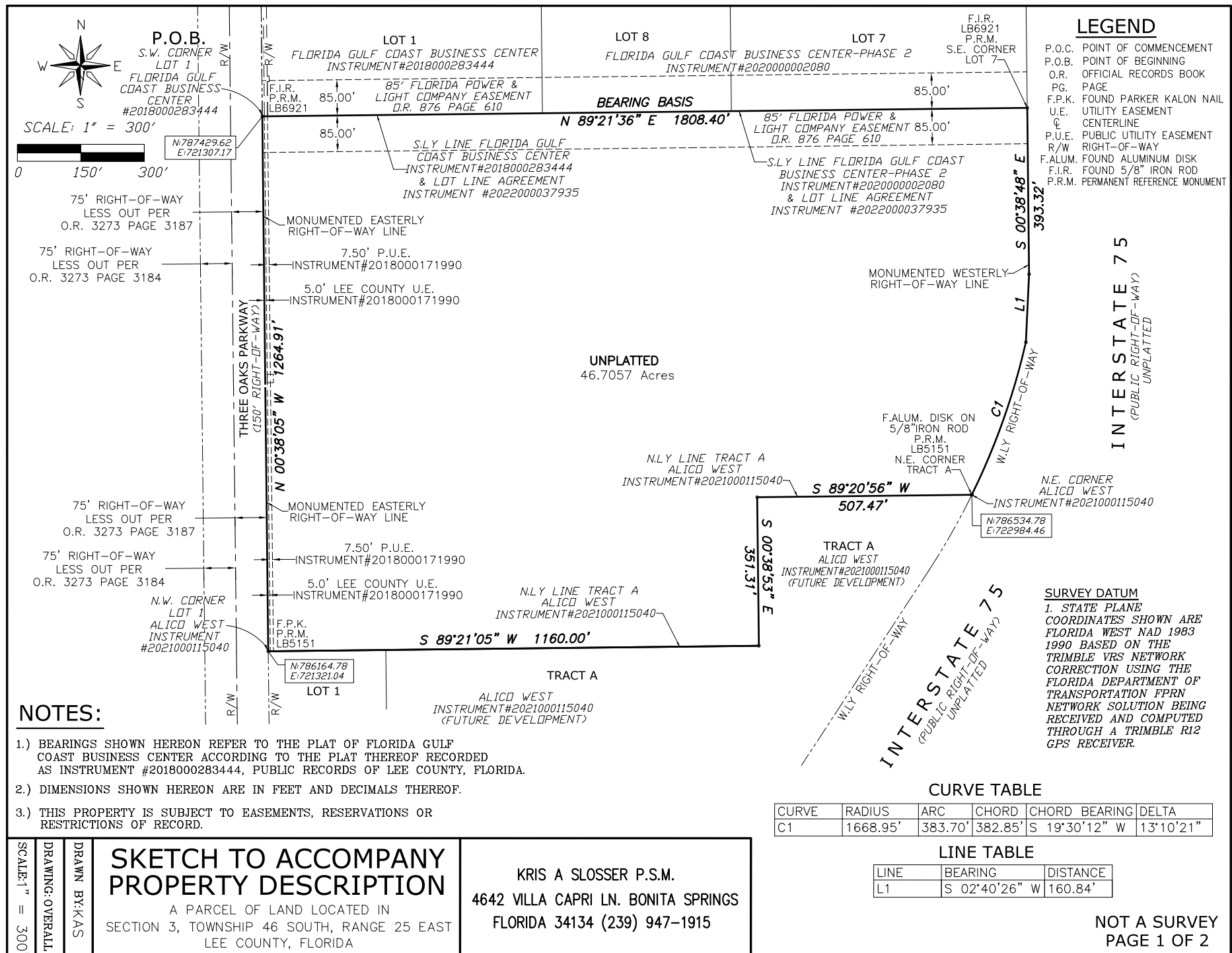
Residential

Accessory Uses and Structures
Administrative Offices
Club, Private
Dwelling Unit: Multi-family
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities, Group I
Excavation: water retention and dry detention
Fences and Walls
Home Occupation
Parking Lot, Accessory
Real Estate Sales Office
Recreational Facilities, personal, private on-site
Residential Accessory Uses
Signs, in accordance with Chapter 30
Temporary Uses, in compliance with LDC 34-3041

Commercial

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

Personal Services — Groups I, II, III, IV excluding Escort Services, Palm Readers, Tattoo Parlors, Massage Parlors and Steam and Turkish Baths
Pet Services
Pet Shop
Pharmacy
Post Office
Printing and Publishing
Recreation, Commercial, Group I and III
Rental or Leasing Establishments, Groups I and III
Repair Shops, Group I & II
Research and Development Laboratories Group II & IV
Residential, Multi-family units
Restaurant, Fast Food
Restaurants, all Groups; with COP
Schools, Commercial
Self Service Fuel Pumps
Storage, Indoor (Self-Storage)
Signs in Accordance with LDC Chapter 30
Social Services, Group I
Specialty Retail Shops, all groups
Studios
Supermarket
Temporary Uses
Used Merchandise Stores, Group I
Variety Store
Vehicle & Equipment Dealers, Groups I, II & III
Warehouse: Mini-Warehouse, Private & Public
Wholesale Establishments Groups III & IV



OVERALL PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, FLORIDA GULF COAST BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2018000283444, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A POINT ON THE OCCUPIED EASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (150 FOOT WIDE) ACCORDING TO SAID PLAT OF FLORIDA GULF COAST BUSINESS CENTER AND THE BEGINNING OF A LOT LINE AGREEMENT AS DESCRIBED IN INSTRUMENT #2022000037935 PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 89°21'36" E ALONG SAID LOT LINE AGREEMENT AND THE SOUTH LINE OF SAID FLORIDA GULF COAST BUSINESS CENTER FOR A DISTANCE OF 1808.40 FEET TO THE SOUTHEAST CORNER OF LOT 7, FLORIDA GULF COAST BUSINESS CENTER-PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2020000002080 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A POINT ON THE OCCUPIED WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (WIDTH VARIES) AS SHOWN ON SAID PLAT OF FLORIDA GULF COAST BUSINESS CENTER-PHASE 2 AND THE END OF SAID LOT LINE AGREEMENT; THENCE S 00°38'48" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 393.32 FEET; THENCE S 02°40'26" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 160.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE WESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1668.95 FEET THROUGH A CENTRAL ANGLE OF 13°10'21", SUBTENDED BY A CHORD OF 382.85 FEET AT A BEARING OF S 19°30'12" W FOR A DISTANCE OF 383.70 FEET TO THE NORTHEAST CORNER OF TRACT "A", ALICO WEST, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2021000115040 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°20'56" W ALONG SAID TRACT "A" FOR A DISTANCE OF 507.47 FEET; THENCE S 00°38'53" E ALONG SAID TRACT "A" FOR A DISTANCE OF 351.31 FEET; THENCE S 89°21'05" W ALONG SAID TRACT "A" FOR A DISTANCE OF 1160.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT OF ALICO WEST AS RECORDED IN INSTRUMENT NUMBER 2021000115040 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID THREE OAKS PARKWAY(150 FOOT WIDE) ACCORDING TO THE PLAT OF SAID ALICO WEST; THENCE N 00°38'05" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1264.91 TO THE POINT OF BEGINNING.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF FLORIDA GULF COAST BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2018000283444, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N 89°21'36" E.

PARCEL CONTAINS 46.7057 ACRES MORE OR LESS

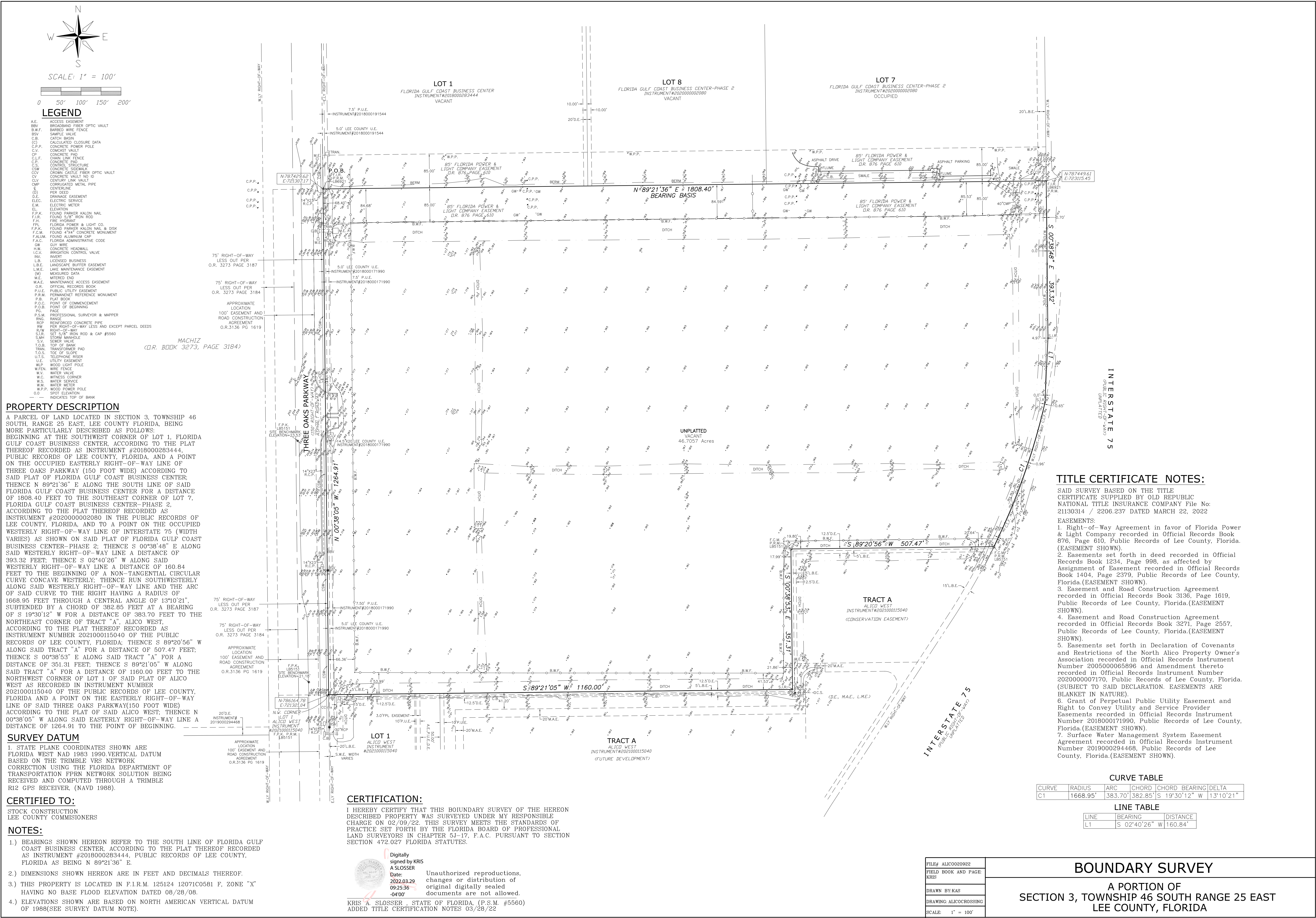


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by KRIS A
SLOSSER
Date:
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KRIS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #5560)
SEE ATTACHED SKETCH

NOT A SURVEY
PAGE 2 OF 2

DRAWING: OVERALL	DRAWN BY: KAS	OVERALL PARCEL PROPERTY DESCRIPTION A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA	KRIS A SLOSSER P.S.M. 4642 VILLA CAPRI LN. BONITA SPRINGS FLORIDA 34134 (239) 947-1915
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PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, FLORIDA GULF COAST BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2018000283444, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND A POINT ON THE OCCUPIED EASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (150 FOOT WIDE) ACCORDING TO SAID PLAT OF FLORIDA GULF COAST BUSINESS CENTER; THENCE N 89°21'36" E ALONG THE SOUTH LINE OF SAID FLORIDA GULF COAST BUSINESS CENTER FOR A DISTANCE OF 1808.40 FEET TO THE SOUTHEAST CORNER OF LOT 7, FLORIDA GULF COAST BUSINESS CENTER-PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #202000002080 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND TO A POINT ON THE OCCUPIED WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (WIDTH VARIES) AS SHOWN ON SAID PLAT OF FLORIDA GULF COAST BUSINESS CENTER-PHASE 2; THENCE S 00°38'48" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 393.32 FEET; THENCE S 02°40'26" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 160.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE WESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1668.95 FEET THROUGH A CENTRAL ANGLE OF 13°10'21", SUBTENDED BY A CHORD OF 382.85 FEET AT A BEARING OF S 19°30'12" W FOR A DISTANCE OF 383.70 FEET TO THE NORTHEAST CORNER OF TRACT "A", ALICO WEST, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2021000115040 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°20'56" W ALONG SAID TRACT "A" FOR A DISTANCE OF 507.47 FEET; THENCE S 00°38'53" E ALONG SAID TRACT "A" FOR A DISTANCE OF 351.31 FEET; THENCE S 89°21'05" W ALONG SAID TRACT "A" FOR A DISTANCE OF 1160.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT OF ALICO WEST AS RECORDED IN INSTRUMENT NUMBER 2021000115040 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID THREE OAKS PARKWAY (150 FOOT WIDE) ACCORDING TO THE PLAT OF SAID ALICO WEST; THENCE N 00°38'05" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1264.91 TO THE POINT OF BEGINNING.

SURVEY DATUM

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

CERTIFIED TO:

STOCK CONSTRUCTION
LEE COUNTY COMMISSIONERS

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF FLORIDA GULF COAST BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2018000283444, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING N 89°21'36" E.
- 2.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 3.) THIS PROPERTY IS LOCATED IN P.L.R.M. 125124 12071C0581 F, ZONE "X" HAVING NO BASE FLOOD ELEVATION DATED 08/28/08.
- 4.) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(SEE SURVEY DATUM NOTE).

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 02/09/22. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Digitally signed by KRIS A SLOSSER
Date: 2022.03.29 09:25:36 -0400
KRIS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #5560)
ADDED TITLE CERTIFICATION NOTES 03/28/22

TITLE CERTIFICATE NOTES:

SAID SURVEY BASED ON THE TITLE CERTIFICATE SUPPLIED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY File No: 21130314 / 2206.237 DATED MARCH 22, 2022

EASEMENTS:

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

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1668.95'	383.70'	382.85'	S 19°30'12" W	13°10'21"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°40'26" W	160.84'

BOUNDARY SURVEY

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

FILE# ALIC0020922
FIELD BOOK AND PAGE:
KRIS
DRAWN BY:KAS
DRAWING:ALIC00CROSSING
SCALE: 1" = 100'



Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail, Suite 300
Naples, FL 34103
Phone: 239-435-3535

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Transaction Identification Data for reference only:

Issuing Agent: Coleman, Yovanovich & Koester, P.A.	ALTA Universal ID:	Commitment Number:	Issuing Office File Number: 2206.237
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Issuing Office: 4001 Tamiami Trail, Suite 300 Naples, FL 34103	Loan Number:	Revision Number: Two (2) made on March 04, 2022 at 11:34 am CJ3	Property Address: 16541 Three Oaks Pkwy, Fort Myers, FL 33912
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Revised Date: March 04, 2022 11:34 am

SCHEDULE A

FILE NO.: 21130314 CJ3

County: Lee

1. Commitment Effective Date: February 21, 2022 at 11:00pm
2. Policy to be issued:

(a) ALTA 2006 OWNER'S POLICY (with Florida Modifications) Proposed Insured: Stock Development, LLC, a Florida limited liability company	Proposed Amount of Insurance: Amount: \$8,000,000.00
(b) ALTA 2006 LOAN POLICY (with Florida Modifications) Proposed Insured: N/A	Amount: N/A
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the estate or interest in the Land is at the Commitment Date vested in:

 Three Oaks Land Company, LLC, a Florida limited liability company
5. The Land is described as follows:

FILE NO.: 21130314

See Attached Legal Description

Issued through the Office of:
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail, Suite 300
Naples, FL 34103
Phone: 239-435-3535

Authorized Signature

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FILE NO.: 21130314

SCHEDULE B - I**AMERICAN LAND TITLE ASSOCIATION COMMITMENT****Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Warranty Deed from Three Oaks Land Company, LLC, a Florida limited liability company, to the proposed insured.
6. Provide a satisfactory Owner's Affidavit of Possession and No Liens. Affidavit must (a) state that there are no parties in possession of the subject property other than said current record owner, or identify any parties in possession or tenants and set forth their nature of possession; (b) that there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (c) there are no unrecorded assessments which are due and payable and all sewer and water bills are paid through the date of this Affidavit; (d) that there have been no improvements made to or upon the subject property within the last ninety (90) days for which there remain any outstanding and unpaid bills for labor, materials or supplies; (e) and disclose any unrecorded easements. Said affidavit, when properly executed at closing by the seller and/or mortgagor herein will serve to delete the standard lien, unrecorded easement and possession exceptions for the policy(ies) to be issued pursuant to this commitment.
7. Submit proof of payment of any service charges and assessments for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not complied with, the following Exception will appear on Schedule B of any policy issued pursuant to this commitment: Any lien provided by Chapter 159, Florida Statutes or any county ordinance in favor of any city, county, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
8. A survey, satisfactory to The Company, in conformity with the minimum standard detail requirements for ALTA/ACSM land title surveys, certified to the Company and its agents and parties to the transaction, through a current date no more than 90 days prior to closing, delineating the location of all plottable exceptions shown on Schedule B-II of this commitment disclosing the nature and extent of any encroachments, building setback lines, overlaps, boundary line discrepancies, or other matters adversely affecting title to the property to be insured; which will appear as exceptions in Schedule B of any Owner's Policy and Schedule B Part I of any Loan Policy to be issued. Additional requirements and/or exceptions will be made for matters disclosed by the survey.

In addition thereto, provide the Company with a Surveyors Certificate or Affidavit, prepared by a Florida

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FILE NO.: 21130314

registered licensed surveyor and certified to the Company, certifying that the lands described in Trustee's Deed recorded in Official Records Book 3271, Page 2534 less the lands described in Official Records Book 3273, Page 3187, Official Records Book 4211, Page 3049 and Official Records Instrument Number 2008000104801 are one and the same land as described in Schedule A hereof.

9. The agent must:
 - (1) Determine that Three Oaks Land Company, LLC, a Florida limited liability company is in good standing in the state of its formation; and
 - (2) Establish that the person(s) executing the deed or mortgage to be issued are authorized by law to execute said instruments on behalf of the company.
 - (3) If any managing member is a legal or commercial entity, require a good standing certificate from the date of purchase through to the present time, and proof of authority to execute documents on behalf of the legal or commercial entity.
 - (4) Obtain an affidavit from authorized signatory on behalf of said limited liability company should be recorded stating that A) The member/manager executing the deed or mortgage is authorized under the articles of organization and operating agreement, or Statement of Authority (if Florida LLC), and all necessary consents obtained; (B) The LLC has not been dissolved; (C) The LLC, nor any of its members are currently debtors to any bankruptcy proceedings and (D) All members/managers of the LLC are identified.
10. Furnish proof, satisfactory to the Company, from the Property Owners Association that all association fees, Master Association Fees if any and assessments have been paid in full, and that there are no delinquencies.
11. Intentionally omitted
12. Intentionally omitted
13. Submit proof of payment of any assessments or liens due to Lee County, and proof that all municipal and any special taxing district charges, assessments or other development fees, if any, are paid. NOTE: If this requirement is not complied with, the following Exception will appear on Schedule B of any policy issued pursuant to this commitment: Any Assessment due to the County, and any assessments due to the municipality and to any special taxing district.
14. Intentionally omitted.

Note: Taxes for the year 2022 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2021 in the amount of \$342.00 are PAID. Tax ID Number 03-46-25-00-00001.1080.

Note: Verify with the current owner that there are no open mortgages that would affect the subject property as a search of the Public Records does not reveal one.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Lee County, unless otherwise noted.

SCHEDULE B SECTION II IS CONTINUED ON AN ADDED PAGE

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FILE NO.: 21130314

SCHEDULE B - II
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
 2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
 3. Rights or claims of parties in possession.
 4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
 5. Easements or claims of easements not shown by the public records.
 6. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
 7. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
 8. Rights of tenants and/or parties in possession, and any parties claiming, by through or under said tenants or parties in possession, as to any unrecorded leases or rental agreements.
 9. Lee County Ordinances 86-14, 86-38, 11-03 and 11-27 providing for mandatory solid waste collection and the imposition of special assessments for said collection services.
 10. Right-of-Way Agreement in favor of Florida Power & Light Company recorded in Official Records Book 876, Page 610, Public Records of Lee County, Florida.
 11. Restrictions, reservations, easements, covenants and conditions as set forth in deed recorded in Official Records Book 1234, Page 998, as affected by Assignment of Easement recorded in Official Records Book 1404, Page 2379 and Affidavit recorded in Official Records Book 2503, Page 2045, Public Records of Lee County, Florida.
 12. Easement and Road Construction Agreement recorded in Official Records Book 3136, Page 1619, Public Records of Lee County, Florida.
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13. Easement and Road Construction Agreement recorded in Official Records Book 3271, Page 2557, Public Records of Lee County, Florida.
14. Covenants and conditions of that certain Declaration of Covenants and Restrictions of the North Alico Property Owner's Association recorded in Official Records Instrument Number 2005000065896 and Amendment thereto recorded in Official Records Instrument Number 2020000007170, Public Records of Lee County, Florida. The Declaration establishes and provides without limitation for easements, liens, charges, and assessments against the insured land.
15. Notice of Temporary Median Opening recorded in Official Records Instrument Number 2007000339852, Public Records of Lee County, Florida.
16. Grant of Perpetual Public Utility Easement and Right to Convey Utility and Service Provider Easements recorded in Official Records Instrument Number 2018000171990, Public Records of Lee County, Florida.
17. Surface Water Management System Easement Agreement recorded in Official Records Instrument Number 2019000294468, Public Records of Lee County, Florida.
18. Boundary Line Agreement recorded February 2, 2022 in Official Records Instrument Number 2022000037935. Public Records of Lee County, Florida.

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EXHIBIT A

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, FLORIDA GULF COAST BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2018000283444, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A POINT ON THE OCCUPIED EASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (150 FOOT WIDE) ACCORDING TO SAID PLAT OF FLORIDA GULF COAST BUSINESS CENTER AND THE BEGINNING OF A LOT LINE AGREEMENT AS DESCRIBED IN INSTRUMENT #2022000037935 PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 89°21'36" E ALONG SAID LOT LINE AGREEMENT AND THE SOUTH LINE OF SAID FLORIDA GULF COAST BUSINESS CENTER FOR A DISTANCE OF 1808.40 FEET TO THE SOUTHEAST CORNER OF LOT 7, FLORIDA GULF COAST BUSINESS CENTER-PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2020000002080 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A POINT ON THE OCCUPIED WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (WIDTH VARIES) AS SHOWN ON SAID PLAT OF FLORIDA GULF COAST BUSINESS CENTER-PHASE 2 AND THE END OF SAID LOT LINE AGREEMENT; THENCE S 00°38'48" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 393.32 FEET; THENCE S 02°40'26" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 160.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE WESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1668.95 FEET THROUGH A CENTRAL ANGLE OF 13°10'21", SUBTENDED BY A CHORD OF 382.85 FEET AT A BEARING OF S 19°30'12" W FOR A DISTANCE OF 383.70 FEET TO THE NORTHEAST CORNER OF TRACT "A", ALICO WEST, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2021000115040 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°20'56" W ALONG SAID TRACT "A" FOR A DISTANCE OF 507.47 FEET; THENCE S 00°38'53" E ALONG SAID TRACT "A" FOR A DISTANCE OF 351.31 FEET; THENCE S 89°21'05" W ALONG SAID TRACT "A" FOR A DISTANCE OF 1160.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT OF ALICO WEST AS RECORDED IN INSTRUMENT NUMBER 2021000115040 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID THREE OAKS PARKWAY(150 FOOT WIDE) ACCORDING TO THE PLAT OF SAID ALICO WEST; THENCE N 00°38'05" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1264.91 TO THE POINT OF BEGINNING.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF FLORIDA GULF COAST BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2018000283444, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N 89°21'36" E.

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FORM #0145
Rev. 08/95

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT NO. 36-05268-P
DATE ISSUED: JULY 13, 2005

PERMITTEE: ALAN FREEMAN
(THREE OAKS PARKWAY AND ORIOLE ROAD EXTENSION)
19091 TAMiami TRAIL SE,
FORT MYERS, FL 33908

PROJECT DESCRIPTION: ENVIRONMENTAL RESOURCE PERMIT AUTHORIZING CONSTRUCTION AND OPERATION OF A SWM SERVING 156.86 ACRES OF COMMERCIAL/LIGHT INDUSTRIAL DEVELOPMENT OF THE TOTAL 629.61 ACRE DEVELOPMENT KNOWN AS THREE OAKS PARKWAY AND ORIOLE ROAD EXTENSION AND CONCEPTUAL APPROVAL OF A SWM SERVING THE REMAINING 538.48 ACRES OF THE PROJECT WITH DISCHARGE INTO WATERS OF THE TEN MILE CANAL VIA THE ALICO ROAD/BRIARCLIFF DITCH AND ON-SITE WETLAND SYSTEMS.

PROJECT LOCATION: LEE COUNTY, SECTION 3-4 TWP 46S RGE 25E

PERMIT DURATION: See Special Condition No:1 See attached Rule 40E-4.321, Florida Administrative Code.

This Permit is issued pursuant to Application No. 991027-15, dated October 27, 1999. Permittee agrees to hold and save the South Florida Water Management District and its successors harmless from any and all damages, claims or liabilities which may arise by reason of the construction, operation, maintenance or use of activities authorized by this Permit. This Permit is issued under the provisions of Chapter 373, Part IV, Florida Statutes (F.S.), and the Operating Agreement Concerning Regulation Under Part IV, Chapter 373 F.S., between South Florida Water Management District and the Department of Environmental Protection. Issuance of this Permit constitutes certification of compliance with applicable water quality standards where necessary pursuant to Section 401, Public Law 92-500, 33 USC Section 1341, unless this Permit is issued pursuant to the net improvement provisions of Subsections 373.414(1)(b), F.S., or as otherwise stated herein.

This Permit may be transferred pursuant to the appropriate provisions of Chapter 373, F.S. and Sections 40E-1.6107(1) and (2), and 40E-4.351(1), (2), and (4), Florida Administrative Code (F.A.C.). This Permit may be revoked, suspended, or modified at any time pursuant to the appropriate provisions of Chapter 373, F.S. and Sections 40E-4.351(1), (2), and (4), F.A.C.

This Permit shall be subject to the General Conditions set forth in Rule 40E-4.381, F.A.C., unless waived or modified by the Governing Board. The Application, and the Environmental Resource Permit Staff Review Summary of the Application, including all conditions, and all plans and specifications incorporated by reference, are a part of this Permit. All activities authorized by this Permit shall be implemented as set forth in the plans, specifications, and performance criteria as set forth and incorporated in the Environmental Resource Permit Staff Review Summary. Within 30 days after completion of construction of the permitted activity, the Permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual, pursuant to the appropriate provisions of Chapter 373, F.S. and Sections 40E-4.361 and 40E-4.381, F.A.C.

In the event the property is sold or otherwise conveyed, the Permittee will remain liable for compliance with this Permit until transfer is approved by the District pursuant to Rule 40E-1.6107, F.A.C.

SPECIAL AND GENERAL CONDITIONS ARE AS FOLLOWS:

SEE PAGES 2 - 6 OF 9 (36 SPECIAL CONDITIONS).
SEE PAGES 7 - 9 OF 9 (19 GENERAL CONDITIONS).

SOUTH FLORIDA WATER MANAGEMENT
DISTRICT, BY ITS GOVERNING BOARD

On _____ ORIGINAL SIGNED BY:
By _____ ELIZABETH VEGUILLA
DEPUTY CLERK

PERMIT NO: 36-05268-P

PAGE 2 OF 9

SPECIAL CONDITIONS

1. The conceptual phase of this permit shall expire on July 13, 2007.
The construction phase of this permit shall expire on July 13, 2010.
2. Operation of the surface water management system shall be the responsibility of NORTH ALICO PROPERTY OWNERS ASSOCIATION, INC. Within one year of permit issuance or concurrent with the engineering certification of construction completion, whichever comes first, the permittee shall submit a copy of the recorded deed restrictions (or declaration of condominium, if applicable), a copy of the filed articles of incorporation, and a copy of the certificate of incorporation for the association.

3. Discharge Facilities:

Basin: A

1-5' W X 2.81' H SHARP CRESTED weir with crest at elev. 17.61' NGVD.
1-3.16' W X .17' H RECTANGULAR ORIFICE with invert at elev. 15.5' NGVD.

Receiving body : Lake
Control elev : 15.5 feet NGVD.

Basin: B

1-4' W X 2.89' H SHARP CRESTED weir with crest at elev. 17.53' NGVD.
1-2.42' W X .17' H RECTANGULAR ORIFICE with invert at elev. 15.5' NGVD.

Receiving body : Lake
Control elev : 15.5 feet NGVD.

Basin: C

1-4' W X 2.8' H SHARP CRESTED weir with crest at elev. 17.59' NGVD.
1-1.95' W X .17' H RECTANGULAR ORIFICE with invert at elev. 15.5' NGVD.

Receiving body : Lake
Control elev : 15.5 feet NGVD.

Basin: D

1-4' W X 2.83' H SHARP CRESTED weir with crest at elev. 17.59' NGVD.
1-1.78' W X .17' H RECTANGULAR ORIFICE with invert at elev. 15.5' NGVD.

Receiving body : Lake
Control elev : 15.5 feet NGVD.

Basin: E

1-4' W X 2.58' H SHARP CRESTED weir with crest at elev. 17.84' NGVD.
1-1.3' W X .17' H RECTANGULAR ORIFICE with invert at elev. 15.5' NGVD.

Receiving body : Lake
Control elev : 15.5 feet NGVD.

Basin: F

1-1.7' W X 2.35' H SHARP CRESTED weir with crest at elev. 16.8' NGVD.
1-9.22' W X .17' H RECTANGULAR ORIFICE with invert at elev. 15.5' NGVD.
48 LF of 4' dia. REINFORCED CONCRETE PIPE culvert.

Receiving body : Existing ditch along Alico Road via existing wetland
Control elev : 15.5 feet NGVD.

PERMIT NO: 36-05268-P

PAGE 3 OF 9

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. Prior to any future construction, the permittee shall apply for a water use permit, which will be reviewed concurrently with the ERP modification.
10. A Water Use Permit must be obtained prior to irrigation withdrawals, unless the work is exempt pursuant to Chapter 40E-2.051 F.A.C.
11. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
12. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
13. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.
14. All future parcels will provide additional water quality treatment as indicated on Exhibit No. 2.0, 2.1 and 2.4 (plan sheets , 5 and 7A of 35) prior to discharge into the master surface water management system.
15. Prior to any future construction, the permittee shall apply for and receive a permit modification. As part of the permit application, the applicant for that phase shall provide documentation verifying that the proposed construction is consistent with the design of the master surface water management system, including the land use and site grading assumptions.
16. Minimum building floor elevation:
BASIN: A - 22.00 feet NGVD.
BASIN: B - 22.00 feet NGVD.
BASIN: C - 22.00 feet NGVD.
BASIN: D - 22.00 feet NGVD.
BASIN: E - 22.00 feet NGVD.
17. Minimum road crown elevation:
Basin: A - 20.20 feet NGVD.
Basin: B - 20.20 feet NGVD.
Basin: C - 20.20 feet NGVD.

PERMIT NO: 36-05268-P
PAGE 4 OF 9

Basin: D - 20.20 feet NGVD.
Basin: E - 20.20 feet NGVD.

18. Exhibits "E" and "F" of the Property Owners Association Documents, Urban Stormwater Management Program and Construction Pollution Prevention Plan respectively, have been included in this permit by reference (please see permit file).
19. The Permittee shall utilize the criteria contained in the Construction Pollution Prevention Plan (Exhibit "F" of the Property Owners Association documents) and on the applicable approved construction drawings for the duration of the projects construction activities.
20. The Permittee shall utilize the criteria contained in the Urban Stormwater Management Program (Exhibit "E" of the Property Owners Association Documents) for post construction activities.
21. At the time of application for any phase of construction that includes wetland impacts, the permittee shall demonstrate that an adequate portion of the mitigation plan has been or shall be executed and completed in a timely manner (i.e., concurrent with the wetland impacts) and that the specified mitigation will adequately offset the wetland impacts associated with that phase per the phasing plan as depicted in Exhibit No. 3.3A-D.
22. Each application for construction of future phases of the permit shall be accompanied by an updated summary and map which shows the location and acreage of the wetland(s) impacted to date, and the existing mitigation areas for the entire project.
23. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species.
24. A mitigation program for Three Oaks Parkway and Oriole Road Extension shall be implemented in accordance with Exhibit Nos. 3.3A-D, 3.4A-G, 3.5, 3.6, 3.7, 3.8A-L, 3.9A-N. The permittee shall preserve 37.86 acres of wetlands onsite, 135.9 acres of wetlands offsite, 5.9 acres onsite upland compensation areas, and 17.8 acres of onsite other surface waters.
25. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.
26. A monitoring program shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6. The monitoring program shall extend for a period of 5 years with annual reports submitted to District staff. At the end of the first monitoring period the mitigation area shall contain an 80% survival of planted vegetation. The 80% survival rate shall be maintained throughout the remainder of the monitoring program, with replanting as necessary. If native wetland, transitional, and upland species do not achieve an 80% coverage within the initial two years of the monitoring program, native species shall be planted in accordance with the maintenance program. At the end of the 5 year monitoring program the entire mitigation area shall contain an 80% survival of planted vegetation and an 80% coverage of desirable obligate and facultative wetland species.

Upon submittal of an application for construction approval, the permittee shall submit a wetland construction mitigation, monitoring and maintenance plan for review by District staff. The plan shall be subject to the approval of District staff and the environmental criteria in effect at the time of the construction permit application.

PERMIT NO: 36-05268-P

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27. A maintenance program shall be implemented in accordance with Exhibit No. 3.4A-G for the preserved wetland conservation areas on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are maintained free from Category 1 exotic vegetation (as defined by the Florida Exotic Pest Plant Council at the time of permit issuance) immediately following a maintenance activity. Maintenance in perpetuity shall also insure that conservation areas, including buffers, maintain the species and coverage of native, desirable vegetation specified in the permit. Coverage of exotic and nuisance plant species shall not exceed 5% of total cover between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.

28. Upon submittal of an application for construction approval, the permittee shall submit a wetland construction mitigation, monitoring and maintenance plan for review by District staff.

29. At the time of application for construction approval, the permittee shall submit draft copies of preliminary plat(s), deed restrictions, conservation easements or other documentation which dedicates the wetland preservation/mitigation areas, upland buffer zones, and/or upland preservation areas as conservation and common areas. Restrictions for the use of the conservation/common areas shall stipulate:

The wetland mitigation areas and upland preservation areas are hereby dedicated as conservation and common areas. The conservation/common areas shall the perpetual responsibility of NORTH ALICO PROPERTY OWNERS ASSOCIATION and may in no way be altered from their natural or permitted state as documented in 36-05268-P, with the exception of restoration activities. Activities prohibited within the conservation areas include, but are not limited to: construction or placing soil or other substances such as trash:

Construction or placement of soil or other substances such as trash; removal or destruction of trees, shrubs or other vegetation (with the exception of exotic/nuisance vegetation) removal; excavation, dredging, or removal of soil material; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife habitat conservation or preservation.

Recorded copies of plats, deed restrictions, conservation easements or other approved documentation shall be submitted concurrently with engineering certification of construction completion.

30. At the time of application for construction approval, the permittee shall stake and rope the wetlands and associated upland buffer zones, within the proposed phase construction area(s). The staking and roping shall be subject to the approval of the District Environmental Resource Compliance staff. The permittee shall modify the staking and roping if the District staff determines it is insufficient. Staking and roping shall remain in place until all adjacent construction activities are complete.

31. Upon submittal of an application for construction approval involving wetland impacts or proposed mitigation, the permittee shall submit a work schedule, subject to District staff review and approval, specifying completion dates for each mitigation, monitoring and maintenance task.

32. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing such as the type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, construction dewatering, coordination with other entities on adjacent construction projects, wetland/buffer protection methods, endangered species protection with the permittee and contractors. The permittee shall contact District Environmental Resource

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Compliance staff from the Lower West Coast Service Center at (239) 338-2929 to schedule the pre-construction meeting.

33. Prior to the commencement of construction and in conformance with the work schedule in Exhibit 3.7A-B, the permittee shall provide an original letter of credit/bond in the amount of \$803,556.60 to ensure the permittee's financial ability and commitment to complete the proposed mitigation, monitoring and maintenance plan as shown on Exhibit No. 3.4A-G. The letter of credit/bond shall be in substantial conformance with Exhibit No. 3.10A-E. When a performance bond is established, the permittee shall also establish a standby trust fund for deposit of all payments under bond. The letter of credit/bond shall remain in effect for the entire period of the mitigation and monitoring program. Notification of the District by the financial institution that the letter of credit/bond will not be renewed or is no longer in effect shall constitute non-compliance with the permit.
34. Prior to the commencement of construction, the perimeter of wetland conservation areas shall be silt fenced to prevent encroachment into the protected areas. The permittee shall notify the District's Environmental Resource Compliance staff in writing upon completion of silt fencing and schedule an inspection of this work. The silt fencing shall be subject to District staff approval. The permittee shall modify the silt fencing if District staff determines that it is insufficient or is not in conformance with the intent of this permit. Silt fencing shall remain in place until all adjacent construction activities are complete.
35. The wetland conservation areas and upland buffer zones and/or upland preservation areas shown on Exhibit(s) 3.5, 3.6, 3.8A-L, and 3.9A-N may in no way be altered from their natural or permitted state. Activities prohibited within the conservation areas include, but are not limited to: construction or placing of buildings on or above the ground; dumping or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation - with the exception of exotic vegetation removal; excavation, dredging, or removal of soil materials; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.
36. Prior to the commencement of construction resulting in wetland impacts and in accordance with the work schedule in Exhibit No. 3.7A-B, the permittee shall submit two certified copies of the recorded conservation easements for the onsite and offsite mitigation areas and associated buffers. The data should also be supplied in a digital CAD (.dxf) or GIS (ESRI Coverage) format. The files should be in the Florida State Plane coordinate system, East Zone (3601) with a data datum of NAD83, HARN with the map units in feet. This data should reside on a CD or floppy disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted.

The recorded easements shall be in substantial conformance with Exhibit Nos. 3.8A-L and 3.9A-N. Any proposed modifications to the approved form must receive prior written consent from the District. The easement must be free of encumbrances or interests in the easement which the District determines are contrary to the intent of the easement. In the event it is later determined that there are encumbrances or interests in the easement which the District determines are contrary to the intent of the easement, the permittee shall be required to provide release or subordination of such encumbrances or interests.

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GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of condition (6) above, and submitted a request

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for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the

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permit.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

ENVIRONMENTAL RESOURCE PERMIT

CHAPTER 40E-4 (10/95)

40E-4.321 Duration of Permits

(1) Unless revoked or otherwise modified the duration of an environmental resource permit issued under this chapter or Chapter 40E-40, F.A.C. is as follows:

(a) For a conceptual approval, two years from the date of issuance or the date specified as a condition of the permit, unless within that period an application for an individual or standard general permit is filed for any portion of the project. If an application for an environmental resource permit is filed, then the conceptual approval remains valid until final action is taken on the environmental resource permit application. If the application is granted, then the conceptual approval is valid for an additional two years from the date of issuance of the permit. Conceptual approvals which have no individual or standard general environmental resource permit applications filed for a period of two years shall expire automatically at the end of the two year period.

(b) For a conceptual approval filed concurrently with a development of regional impact (DRI) application for development approval (ADA) and a local government comprehensive plan amendment, the duration of the conceptual approval shall be two years from whichever one of the following occurs at the latest date:

1. the effective date of the local government's comprehensive plan amendment.
2. the effective date of the local government development order.
3. the date on which the District issues the conceptual approval, or
4. the latest date of the resolution of any Chapter 120.57, F.A.C., administrative proceeding or other legal appeals.

(c) For an individual or standard general environmental resource permit, five years from the date of issuance or such amount of time as made a condition of the permit.

(d) For a noticed general permit issued pursuant to chapter 40-E-400, F.A.C., five years from the date the notice of intent to use the permit is provided to the District.

(2)(a) Unless prescribed by special permit condition, permits expire automatically according to the timeframes indicated in this rule. If application for extension is made in writing pursuant to subsection (3), the permit shall remain in full force and effect until:

1. the Governing Board takes action on an application for extension of an individual permit,

or

2. staff takes action on an application for extension of a standard general permit.

(b) Installation of the project outfall structure shall not constitute a vesting of the permit.

(3) The permit extension shall be issued provided that a permittee files a written request with the District showing good cause prior to the expiration of the permit. For the purpose of this rule, good cause shall mean a set of extenuating circumstances outside of the control of the permittee. Requests for extensions, which shall include documentation of the extenuating circumstances and how they have delayed this project, will not be accepted more than 180 days prior to the expiration date.

(4) Substantial modifications to Conceptual Approvals will extend the duration of the Conceptual Approval for two years from the date of issuance of the modification. For the purposes of this section, the term "substantial modification" shall mean a modification which is reasonably expected to lead to substantially different water resource or environmental impacts which require a detailed review.

(5) Substantial modifications to individual or standard general environmental resource permits issued pursuant to a permit application extend the duration of the permit for three years from the date of issuance of the modification. Individual or standard general environmental resource permit modifications do not extend the duration of a conceptual approval.

(6) Permit modifications issued pursuant to subsection 40E-4.331(2)(b), F.A.C. (letter modifications) do not extend the duration of a permit.

(7) Failure to complete construction or alteration of the surface water management system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization in order to continue construction unless a permit extension is granted.

Specific authority 373.044, 373.113 F.S. Law Implemented 373.413, 373.416, 373.419, 373.426 F.S. History—New 9-3-81, Amended 1-31-82, 12-1-82, Formerly 16K-4.07(4), Amended 7-1-86, 4/20/94, Amended 7-1-86, 4/20/94, 10-3-95

NOTICE OF RIGHTS

Section 120.569(1), Fla. Stat. (1999), requires that "each notice shall inform the recipient of any administrative hearing or judicial review that is available under this section, s. 120.57, or s. 120.68; shall indicate the procedure which must be followed to obtain the hearing or judicial review, and shall state the time limits which apply." Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

Petition for Administrative Proceedings

1. A person whose substantial interests are affected by the South Florida Water Management District's (SFWM) action has the right to request an administrative hearing on that action. The affected person may request either a formal or an informal hearing, as set forth below. A point of entry into administrative proceedings is governed by Rules 28-106.111 and 40E-1.511, Fla. Admin. Code, (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109), as set forth below. Petitions are deemed filed upon receipt of the original documents by the SFWMD Clerk.

a. Formal Administrative Hearing: If a genuine issue(s) of material fact is in dispute, the affected person seeking a formal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(1), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.201(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

b. Informal Administrative Hearing: If there are no issues of material fact in dispute, the affected person seeking an informal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(2), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.301(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

c. Administrative Complaint and Order: If a Respondent objects to a SFWMD Administrative Complaint and Order, pursuant to Section 373.119, Fla. Stat. (1997), the person named in the Administrative Complaint and Order may file a petition for a hearing no later than 14 days after the date such order is served. Petitions must substantially comply with the requirements of either subsection a. or b. above.

d. State Lands Environmental Resource

Permit: Pursuant to Section 373.427, Fla. Stat., and Rule 40E-1.511(3), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), a petition objecting to the SFWMD's agency action regarding consolidated applications for Environmental Resource Permits and Use of Sovereign Submerged Lands (SLERPs), must be filed within 14 days of the notice of consolidated intent to grant or deny the SLERP. Petitions must substantially comply with the requirements of either subsection a. or b. above.

e. Emergency Authorization and Order:

A person whose substantial interests are affected by a SFWMD Emergency Authorization and Order, has a right to file a petition under Sections 120.569, 120.57(1) and 120.57(2), Fla. Stat., as provided in subsections a. and b. above. However, the person, or the agent of the person responsible for causing or contributing to the emergency conditions shall take whatever action necessary to cause immediate compliance with the terms of the Emergency Authorization and Order.

f. Order for Emergency Action: A person whose substantial interests are affected by a SFWMD Order for Emergency Action has a right to file a petition pursuant to Rules 28-107.006 and 40E-1.611 Fla. Admin. Code, copies of which are attached to this Notice of Rights, and Section 373.119(3), Fla. Stat., for a hearing on the Order. Any subsequent agency action or proposed agency action to initiate a formal revocation proceeding shall be separately noticed pursuant to section g. below.

g. Permit Suspension, Revocation, Annulment, and Withdrawal: If the SFWMD issues an administrative complaint to suspend, revoke, annul, or withdraw a permit, the permittee may request a hearing to be conducted in accordance with Sections 120.569 and 120.57, Fla. Stat., within 21 days of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-107.004(3), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

2. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the SFWMD's final action may be different from the position taken by it previously. Persons whose substantial interests may be affected by

any such final decision of the SFWMD shall have, pursuant to Rule 40E-1.511(2), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), an additional 21 days from the date of receipt of notice of said decision to request an administrative hearing. However, the scope of the administrative hearing shall be limited to the substantial deviation.

3. Pursuant to Rule 40E-1.511(4), Fla. Admin. Code, substantially affected persons entitled to a hearing pursuant to Section 120.57(1), Fla. Stat., may waive their right to such a hearing and request an informal hearing before the Governing Board pursuant to Section 120.57(2), Fla. Stat., which may be granted at the option of the Governing Board.

4. Pursuant to Rule 28-106.111(3), Fla. Admin. Code, persons may file with the SFWMD a request for extension of time for filing a petition. The SFWMD, for good cause shown, may grant the extension. The request for extension must contain a certificate that the petitioner has consulted with all other parties, if any, concerning the extension and that the SFWMD and all other parties agree to the extension.

CIRCUIT COURT

5. Pursuant to Section 373.617, Fla. Stat., any substantially affected person who claims that final agency action of the SFWMD relating to permit decisions constitutes an unconstitutional taking of property without just compensation may seek judicial review of the action in circuit court by filing a civil action in the circuit court in the judicial circuit in which the affected property is located within 90 days of the rendering of the SFWMD's final agency action.

6. Pursuant to Section 403.412, Fla. Stat., any citizen of Florida may bring an action for injunctive relief against the SFWMD to compel the SFWMD to enforce the laws of Chapter 373, Fla. Stat., and Title 40E, Fla. Admin. Code. The complaining party must file with the SFWMD Clerk a verified complaint setting forth the facts upon which the complaint is based and the manner in which the complaining party is affected. If the SFWMD does not take appropriate action on the complaint within 30 days of receipt, the complaining party may then file a civil suit for injunctive relief in the 15th Judicial Circuit in and for Palm Beach County or circuit court in the county where the cause of action allegedly occurred.

7. Pursuant to Section 373.433, Fla. Stat., a private citizen of Florida may file suit in circuit court to require the abatement of any stormwater management system, dam, impoundment, reservoir, appurtenant work or works that violate the provisions of Chapter 373, Fla. Stat.

DISTRICT COURT OF APPEAL

8. Pursuant to Section 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

LAND AND WATER ADJUDICATORY COMMISSION

9. A party to a "proceeding below" may seek review by the Land and Water Adjudicatory Commission (FLAWAC) of SFWMD's final agency action to determine if such action is consistent with the provisions and purposes of Chapter 373, Fla. Stat. Pursuant to Section 373.114, Fla. Stat., and Rules 42-2.013 and 42-2.0132, Fla. Admin. Code, a request for review of (a) an order or rule of the SFWMD must be filed with FLAWAC within 20 days after rendition of the order or adoption of the rule sought to be reviewed; (b) an order of the Department of Environmental Protection (DEP) requiring amendment or repeal of a SFWMD rule must be filed with FLAWAC within 30 days of rendition of the DEP's order; and (c) a SFWMD order entered pursuant to a formal administrative hearing under Section 120.57(1), Fla. Stat., must be filed no later than 20 days after rendition of the SFWMD's final order. Simultaneous with filing, a copy of the request for review must be served on the DEP Secretary, any person named in the SFWMD or DEP final order, and all parties to the proceeding below. A copy of Rule 42-2.013, Fla. Admin. Code is attached to this Notice of Rights.

PRIVATE PROPERTY RIGHTS PROTECTION ACT

10. A property owner who alleges a specific action of the SFWMD has inordinately burdened an existing use of the real property, or a vested right to a specific use of the real property, may file a claim in the circuit court where the real property is located within 1 year of the SFWMD action pursuant to the procedures set forth in Subsection 70.001(4)(a), Fla. Stat.

LAND USE AND ENVIRONMENTAL DISPUTE RESOLUTION

11. A property owner who alleges that a SFWMD development order (as that term is defined in Section 70.51(2)(a), Fla. Stat. to include permits) or SFWMD enforcement action is unreasonable, or unfairly burdens the use of the real property, may file a request for relief with the SFWMD within 30 days of receipt of the SFWMD's order or notice of agency action pursuant to the procedures set forth in Subsections 70.51(4) and (6), Fla. Stat.

MEDIATION

12. A person whose substantial interests are, or may be, affected by the SFWMD action may choose mediation as an alternative remedy under Section 120.573, Fla. Stat. Pursuant to Rule 28-106.111(2), Fla. Admin. Code, the petition for mediation shall be filed within 21 days of either written notice through mail or posting or

publication of notice that the SFWMD has or intends to take final agency action. Choosing mediation will not affect the right to an administrative hearing if mediation does not result in settlement.

Pursuant to Rule 28-106.402, Fla. Admin. Code, the contents of the petition for mediation shall contain the following information:

(1) the name, address, and telephone number of the person requesting mediation and that person's representative, if any;

(2) a statement of the preliminary agency action;

(3) an explanation of how the person's substantial interests will be affected by the agency determination; and

(4) a statement of relief sought.

As provided in Section 120.573, Fla. Stat. (1997), the timely agreement of all the parties to mediate will toll the time limitations imposed by Sections 120.569 and 120.57, Fla. Stat., for requesting and holding an administrative hearing. Unless otherwise agreed by the parties, the mediation must be concluded within 60 days of the execution of the agreement. If mediation results in settlement of the dispute, the SFWMD must enter a final order incorporating the agreement of the parties. Persons whose substantial interest will be affected by such a modified agency decision have a right to petition for hearing within 21 days of receipt of the final order in accordance with the requirements of Sections 120.569 and 120.57, Fla. Stat., and SFWMD Rule 28-106.201(2), Fla. Admin. Code. If mediation terminates without settlement of the dispute the SFWMD shall notify all parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Fla. Stat., remain available for disposition of the dispute, and the notice will specify the deadlines that then will apply for challenging the agency action.

VARIANCES AND WAIVERS

13. A person who is subject to regulation pursuant to a SFWMD rule and believes the application of that rule will create a substantial hardship or will violate principles of fairness (as those terms are defined in Subsection 120.542(2), Fla. Stat.) and can demonstrate that the purpose of the underlying statute will be or has been achieved by other means, may file a petition with the SFWMD Clerk requesting a variance from or waiver of the SFWMD rule. Applying for a variance or waiver does not substitute or extend the time for filing a petition for an administrative hearing or exercising any other right that a person may have concerning the SFWMD's action. Pursuant to Rule 28-104.002(2), Fla. Admin. Code, the petition must include the following information:

- (a) the caption shall read:
Petition for (Variance from) or (Waiver of) Rule (Citation)
- (b) The name, address, telephone number and any facsimile number of the petitioner;

(c) The name, address telephone number and any facsimile number of the attorney or qualified representative of the petitioner, (if any);

(d) the applicable rule or portion of the rule;

(e) the citation to the statute the rule is implementing;

(f) the type of action requested;

(g) the specific facts that demonstrate a substantial hardship or violation of principles of fairness that would justify a waiver or variance for the petitioner;

(h) the reason why the variance or the waiver requested would serve the purposes of the underlying statute; and

(i) a statement of whether the variance or waiver is permanent or temporary. If the variance or waiver is temporary, the petition shall include the dates indicating the duration of the requested variance or waiver.

A person requesting an emergency variance from or waiver of a SFWMD rule must clearly so state in the caption of the petition. In addition to the requirements of Section 120.542(5), Fla. Stat. pursuant to Rule 28-104.004(2), Fla. Admin. Code, the petition must also include:

a) the specific facts that make the situation an emergency; and

b) the specific facts to show that the petitioner will suffer immediate adverse effect unless the variance or waiver is issued by the SFWMD more expeditiously than the applicable timeframes set forth in Section 120.542, Fla. Stat.

WAIVER OF RIGHTS

14. Failure to observe the relevant time frames prescribed above will constitute a waiver of such right.

28-106.201

INITIATION OF PROCEEDINGS

(INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

(2) All petitions filed under these rules shall contain:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and

(f) A demand for relief.

28-106.301 INITIATION OF PROCEEDINGS

(NOT INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

- (2) All petitions filed under these rules shall contain:
- (a) The name and address of each agency officer and each agency's file or identification number, if known;
 - (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
 - (c) A statement of when and how the petitioner received notice of the agency decision;
 - (d) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and
 - (e) A demand for relief.

23-107.004 SUSPENSION, REVOCATION, ANNULMENT, OR WITHDRAWAL

- (3) Requests for hearing filed in accordance with this rule shall include:
- (a) The name and address of the party making the request, for purposes of service;
 - (b) A statement that the party is requesting a hearing involving disputed issues of material fact, or a hearing not involving disputed issues of material fact; and
 - (c) A reference to the notice, order to show cause, administrative complaint, or other communication that the party has received from the agency.

42-2.013 REQUEST FOR REVIEW PURSUANT TO SECTION 373.114 OR 373.217

(1) In any proceeding arising under Chapter 373, F.S., review by the Florida Land and Water Adjudicatory Commission may be initiated by the Department or a party by filing a request for such review with the Secretary of the Commission and serving a copy on any person named in the rule or order, and on all parties to the proceeding which resulted in the order sought to be reviewed. A certificate of service showing completion of service as required by this subsection shall be a requirement for a determination of sufficiency under Rule 42-2.0132. Failure to file the request with the Commission within the time period provided in Rule 42-2.0132 shall result in dismissal of the request for review.

(2) The request for review shall identify the rule or order requested to be reviewed, the proceeding in which the rule or order was entered and the nature of the rule or order. A copy of the rule or order sought to be reviewed shall be attached. The request for review shall state with particularity:

- (a) How the order or rule conflicts with the requirements, provisions and purposes of Chapter 373, F.S., or rules duly adopted thereunder;

(b) How the rule or order sought to be reviewed affects the interests of the party seeking review;

(c) The oral or written statement, sworn or unsworn, which was submitted to the agency concerning the matter to be reviewed and the date and location of the statement, if the individual or entity requesting the review has not participated in a proceeding previously instituted pursuant to Chapter 120, F.S., on the order for which review is sought;

(d) If review of an order is being sought, whether and how the activity authorized by the order would substantially affect natural resources of statewide or regional significance, or whether the order raises issues of policy, statutory interpretation, or rule interpretation that have regional or statewide significance from a standpoint of agency precedent, and all the factual bases in the record which the petitioner claims support such determination(s); and

(e) The action requested to be taken by the Commission as a result of the review, whether to rescind or modify the order, or remand the proceeding to the water management district for further action, or to require the water management district to initiate rulemaking to adopt, amend or repeal a rule.

28-107.005 EMERGENCY ACTION

(1) If the agency finds that immediate serious danger to the public health, safety, or welfare requires emergency action, the agency shall summarily suspend, limit, or restrict a license.

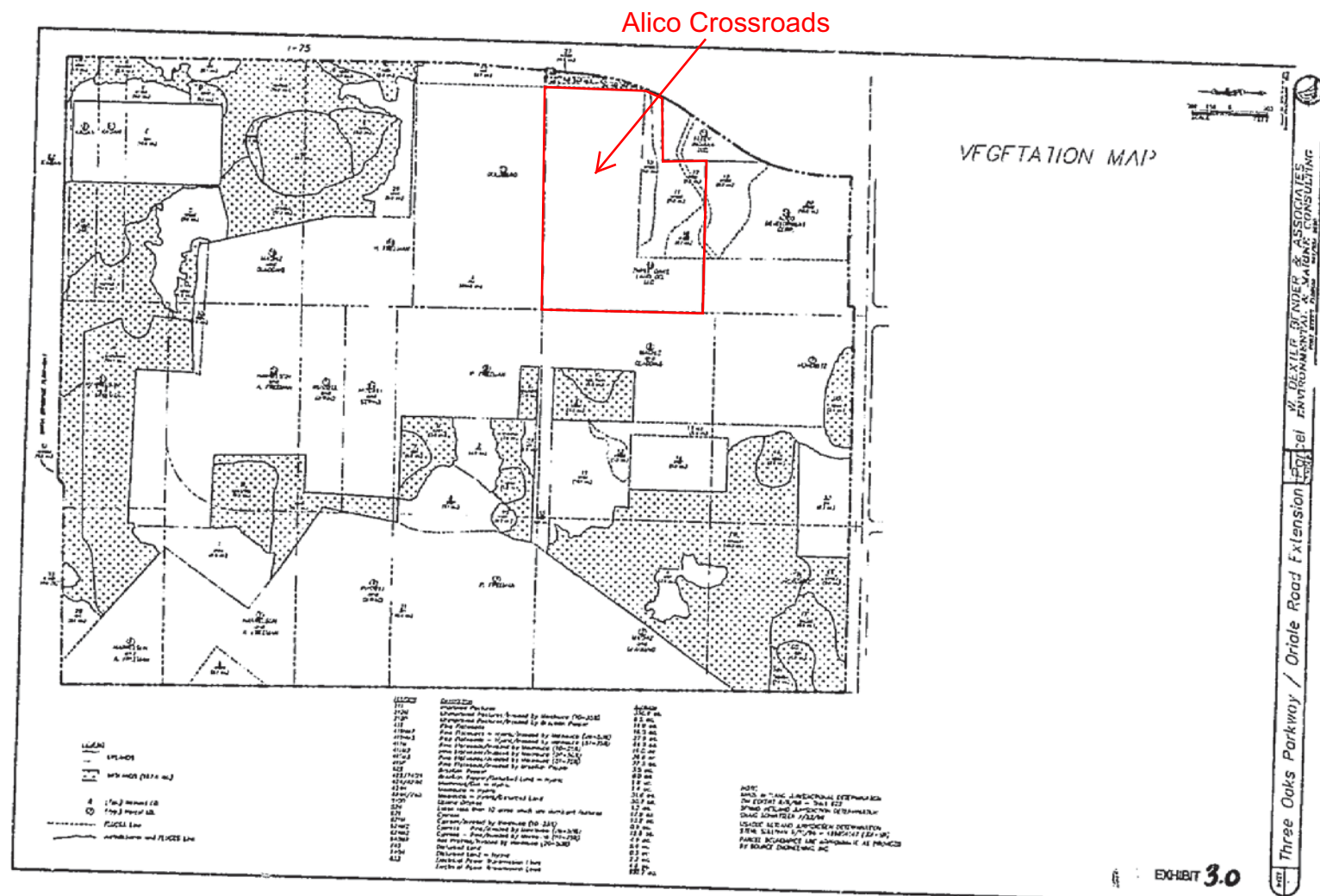
(2) The 14-day notice requirement of Section 120.569(2)(b), F. S., does not apply and shall not be construed to prevent a hearing at the earliest time practicable upon request of an aggrieved party.

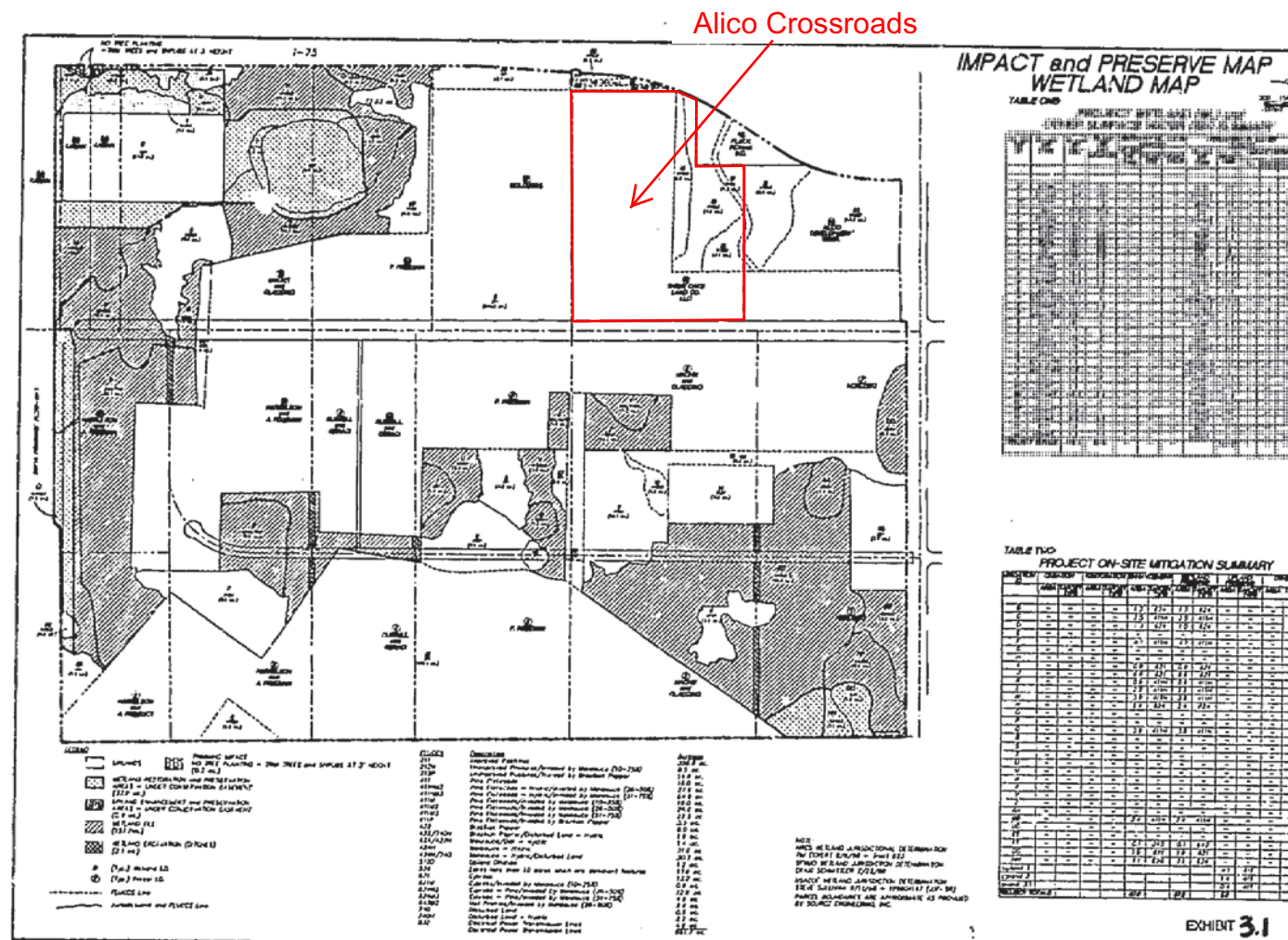
(3) Unless otherwise provided by law, within 20 days after emergency action taken pursuant to paragraph (1) of this rule, the agency shall initiate a formal suspension or revocation proceeding in compliance with Sections 120.569, 120.57, and 120.60, F.S.

40E-1.611 EMERGENCY ACTION

(1) An emergency exists when immediate action is necessary to protect public health, safety or welfare; the health of animals, fish or aquatic life; the works of the District; a public water supply, or recreational, commercial, industrial, agricultural or other reasonable uses of land and water resources.

(2) The Executive Director may employ the resources of the District to take whatever remedial action necessary to alleviate the emergency condition without the issuance of an emergency order, or in the event an emergency order has been issued, after the expiration of the requisite time for compliance with that order.





ALICO CROSSINGS LEE COUNTY UPLAND RESTORATION PLAN

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

March 2022

Prepared for:

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

Prepared by:

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

I. INTRODUCTION

The applicant proposes to construct a commercial/residential development at this location. This will include buildings, roads, parking facilities, 1.10± acres of Lee County required indigenous restoration and 3.50± acres of Lee County required indigenous preserve.

This report describes the proposed indigenous restoration plan. Details of the management of the overall 4.60± acres of Lee County preserve will be provided at the time of development order application.

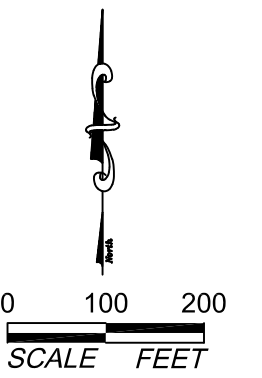
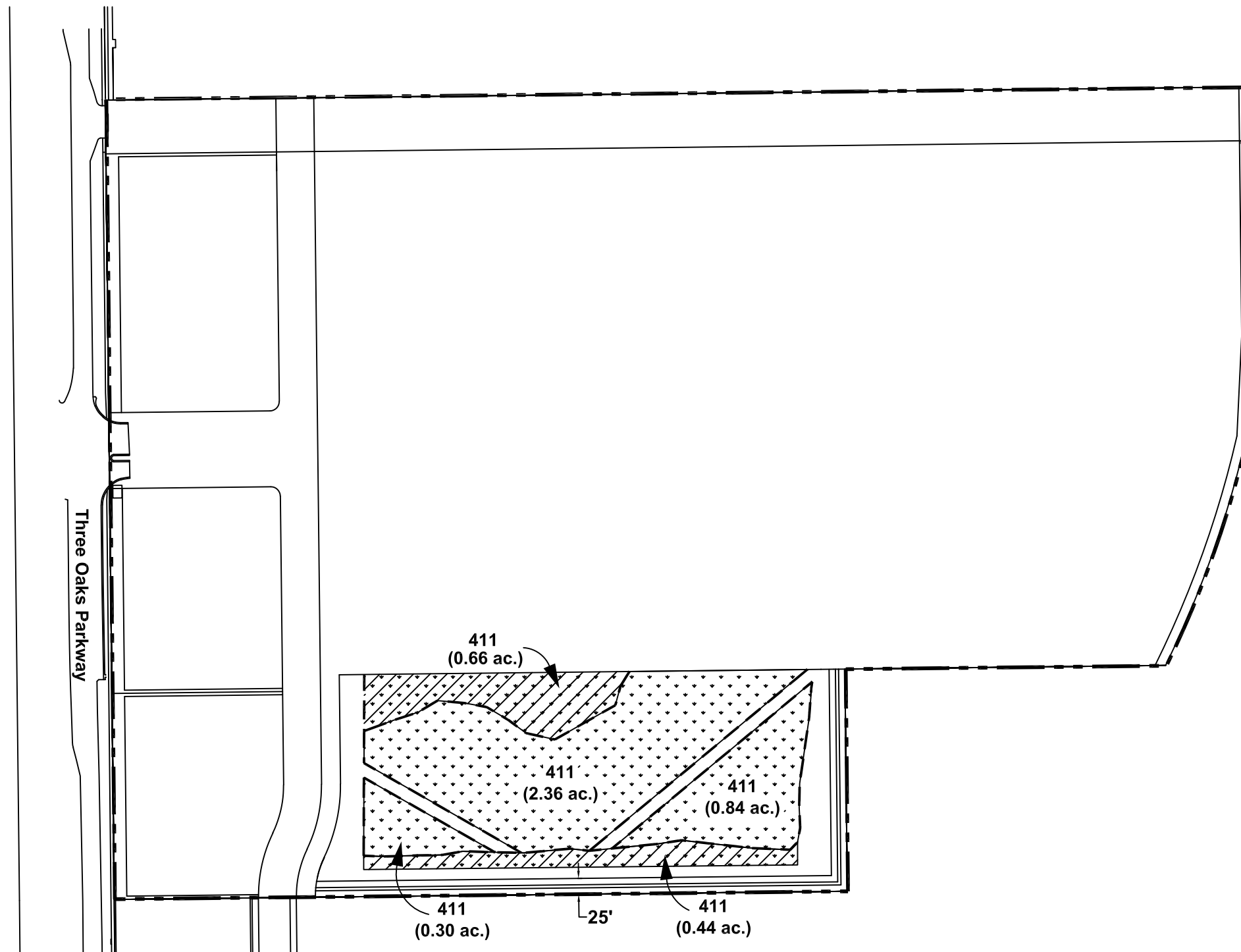
II. PROPOSED WETLAND RESTORATION PLAN

Exotic Control

All exotics (defined as Category 1 and 2 species on the Florida Invasive Species Council's *List of Invasive Plant Species*) within the 1.10± acre restoration area be mechanically removed from areas that are currently dominated with exotics and therefore have very few native species present (i.e. polygon mapped as FLUCCS Code 411E4 on the existing conditions Vegetation Map). The limits of the areas from which exotics may be mechanically removed will be determined based on site specific conditions at the time of clearing. All vegetative debris resulting from this activity will be removed from the restoration area. This mechanical activity may result in temporary disturbance to the soil. Once the exotic control is completed, ruts caused by the use of heavy equipment will be graded to blend within adjacent grades within the portions of the restoration area that will remain at existing grade. In the portion of the restoration area that is currently improved pasture, the existing non-native species will be treated with herbicide. In the event mechanical removal of exotics is not deemed to be practicable, exotics within these areas will be treated as described below.

In the remaining areas (if any), exotic control will be accomplished by chain saw or machete. Large trees (greater than four inch diameter at breast height (DBH)) may be girdled and killed in place with a stump specific herbicide suitable for aquatic application. The four inch DBH and smaller trees and shrubs will be cut just above natural grade and the stump treated with an appropriate herbicide suitable for aquatic application. The resulting vegetative material will be disposed of by one or more of the following methods: 1) cut into four to six feet sections and stacked on the ground with alternating layers of trees at right angles to each other (log cabin) with the stacks no higher than 5± feet, 2) cut and placed into piles (tee-pee) with piles spaced a minimum of 100± feet apart, 3) where exotic density is less than 25 percent the exotics may be cut into two to four foot sections and scattered on the ground, and 4) woody exotic vegetation may be removed from the restoration area. Herbicides will be used in strict

SECTION: 3
TOWNSHIP: 46 S
RANGE: 25 E



FLUCCS	Description	Acreage
411	Pine Flatwoods	4.60 ac.
	Indigenous Preserve (3.50 ac.)	
	Indigenous Restoration (1.10 ac.)	

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

PERMIT USE ONLY, NOT FOR CONSTRUCTION
March 30, 2022 9:37:15 a.m.
Drawing: STOCK26INDREST.DWG

Figure 1. Indigenous Restoration Plan Map

Alico Crossroads

accordance with label directions by trained applicators. Care will be taken to reduce damage to non-target native species to the maximum extent practical.

Supplemental Plantings

Once the exotics have been removed from the 1.10± acre upland restoration area native trees, shrubs, and ground covers will be installed.

Areas with less than 200± live native trees per acre greater than 6 feet in height will be identified for supplemental planting. These areas will be planted with slash pine and scattered laurel oak in a random pattern at densities of approximately 194 trees per acre (15 feet on center). If live native trees are present, those trees will count towards the required planting density. Plant material will consist of container grown 6 feet tall trees. Native shrubs will be planted within five clusters of one gallon shrubs consisting of seven shrubs planted 10 feet on center in each cluster. Native ground cover species will be installed at densities of 1,742± plants per acre (5± feet on center). Planting will be installed at the beginning of the first wet season following the completion of the initial exotic treatment event (Table 1). The final species list will be based upon site specific conditions and on plant material availability at the time of planting.

Table 1. Supplemental Plantings

Botanical Name	Common Name	Size	Spacing (feet O.C.)	Estimated Number of Plants
CANOPY TREES				
<i>Pinus elliottii</i>	Slash pine	6 ft	15	170
<i>Quercus laurifolia</i>	Laurel oak	6 ft	15	43
Total				213
SHRUBS				
<i>Chrysobalanus icaco</i>	Cocoplum	1 gal	10*	15
<i>Hamelia patens</i>	Firebush	1 gal	10*	10
<i>Ilex glabra</i>	Gallberry	1 gal	10*	5
<i>Rapanea punctata</i>	Myrsine	1 gal	10*	5
Total				35
GROUND COVER				
<i>Aristida</i> sp.	Wire grass	1 gal	5	383
<i>Eragrostis</i> sp.	Lovegrass	1 gal	5	575
<i>Licania michauxii</i>	Gopher apple	1 gal	5	96
<i>Muhlenbergia capillaris</i>	Muhlygrass	1 gal	5	383
<i>Serenoa repens</i>	Saw palmetto	1 gal	5	192
<i>Spartina bakeri</i>	Sand cordgrass	1 gal	5	287
Total				1,916

* Approximate distance between shrubs in planting clusters



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

March 24, 2022

Mr. Dan DeLisi, AICP
DeLisi, Inc.
1605 Hendry St
Fort Myers, FL 33901

RE: Alico Crossroads CPD

Dear Mr. DeLisi:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development regarding the above project. The comments and TR Transportation's response to those comments are listed below for reference.

LC T.I.S. Application Sufficiency Checklist:

1. *One right-in/right-out and one full access on Three Oaks Pkwy are used in the Traffic Impact Statement (TIS). However, only one full access is shown on the Master Concept Plan (MCP). The right-in/right-out access in the TIS is too close to the driveway to the south and Lee County DOT is unlikely to support. The TIS needs to be revised with no right-in/right-out access.*

Acknowledged. See attached updated **Figures A-1, A-2, 2 & 3**, which were revised to remove the right-in/right-out only access.

2. *The information of intersection level of service (LOS) analysis shall be provided for review.*

Acknowledged. See attached intersection analysis at proposed site access drive on Three Oaks Parkway as well as at the off-site intersection of Alico Road and Three Oaks Parkway. Note, the intersection analysis at proposed site access drive on Three Oaks Parkway also included traffic volumes from the rezoning TIS for Three Oaks Distribution Center (DCI2019-00013).

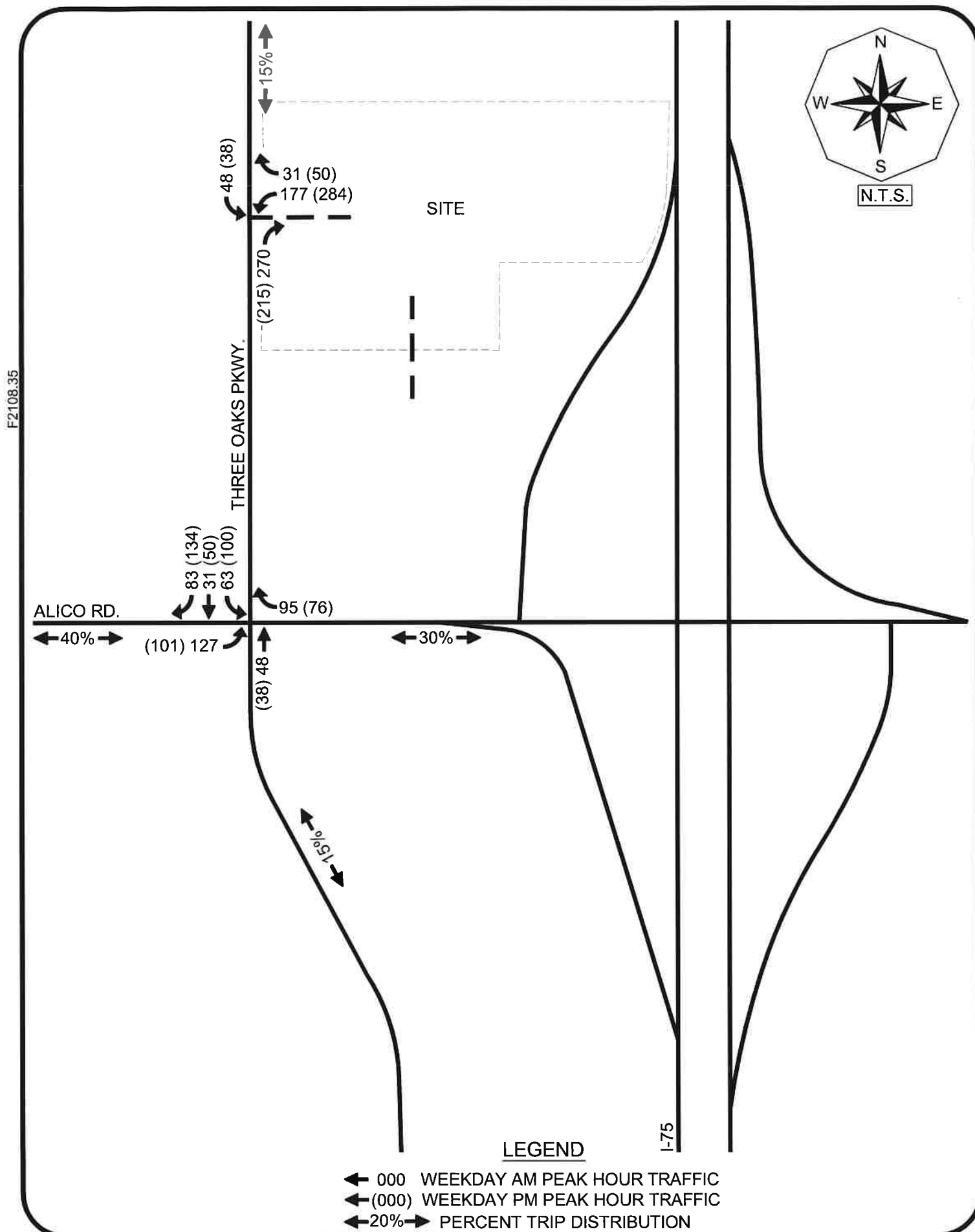
If you have any additional questions, please do not hesitate to contact us.

Sincerely,

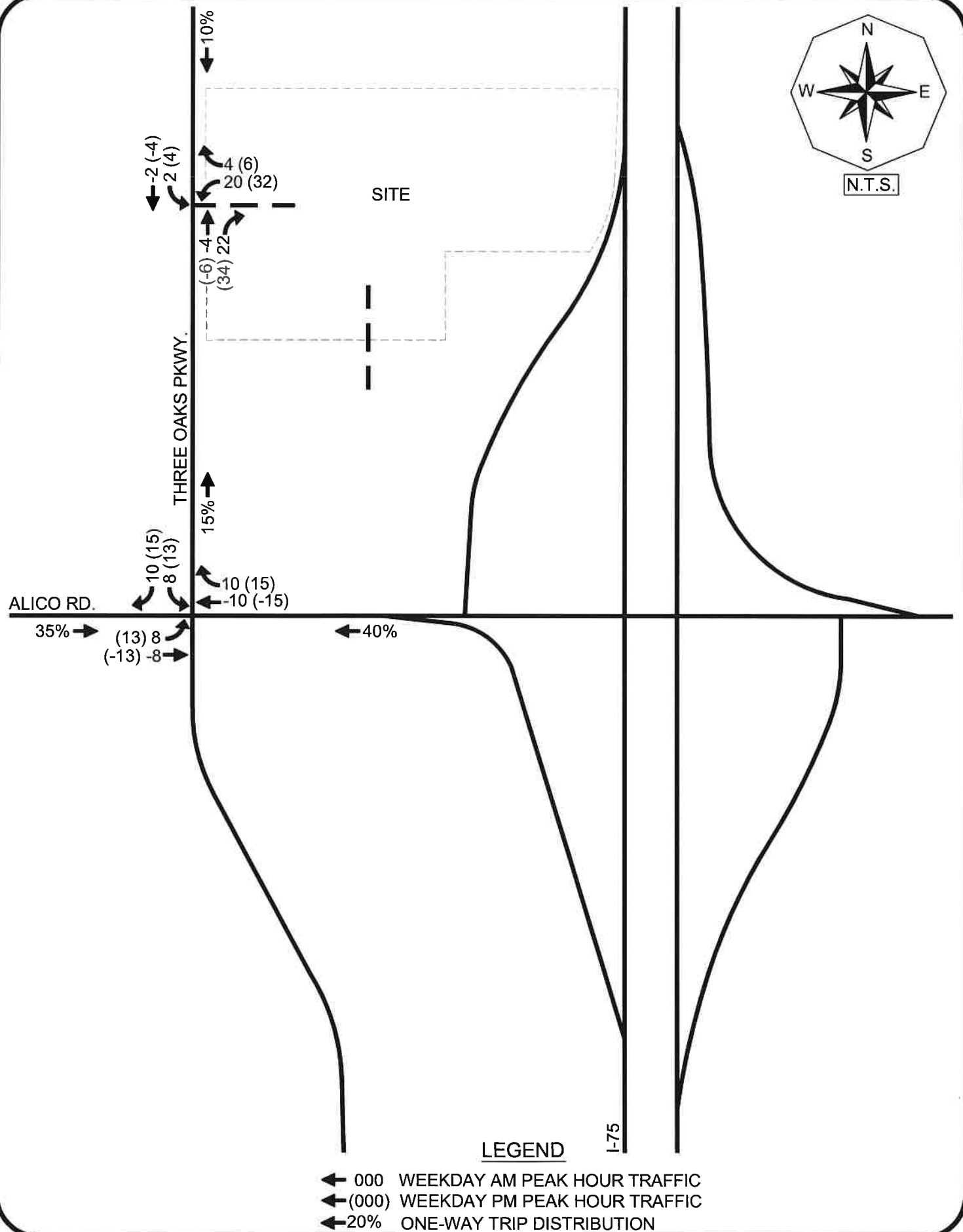
A handwritten signature in blue ink, appearing to read 'Yury Bykau', is written over a light blue horizontal line.

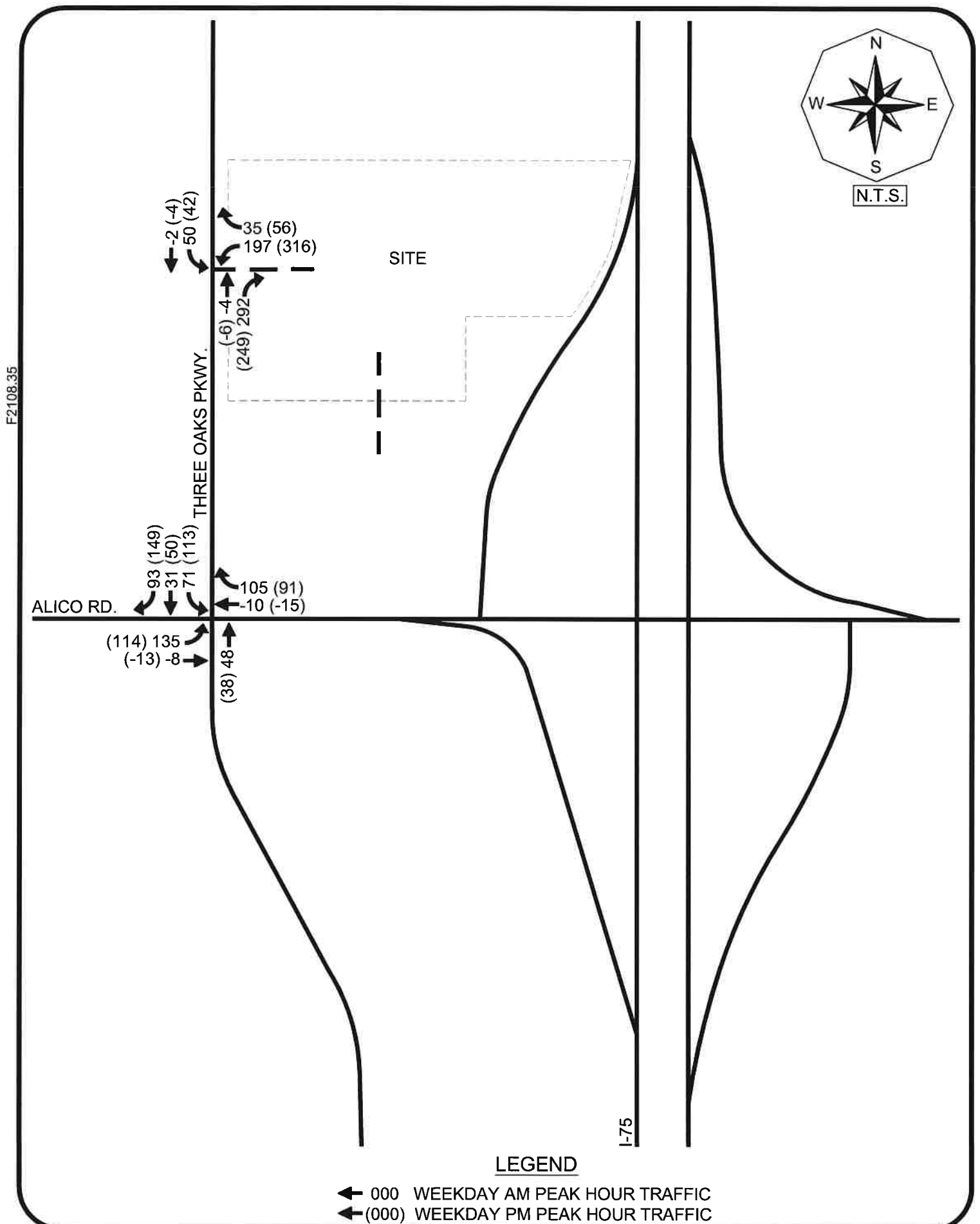
Yury Bykau, P.E.
Transportation Consultant
Attachments

REVISED FIGURES A-1, A-2, 2 & 3



F2108.35





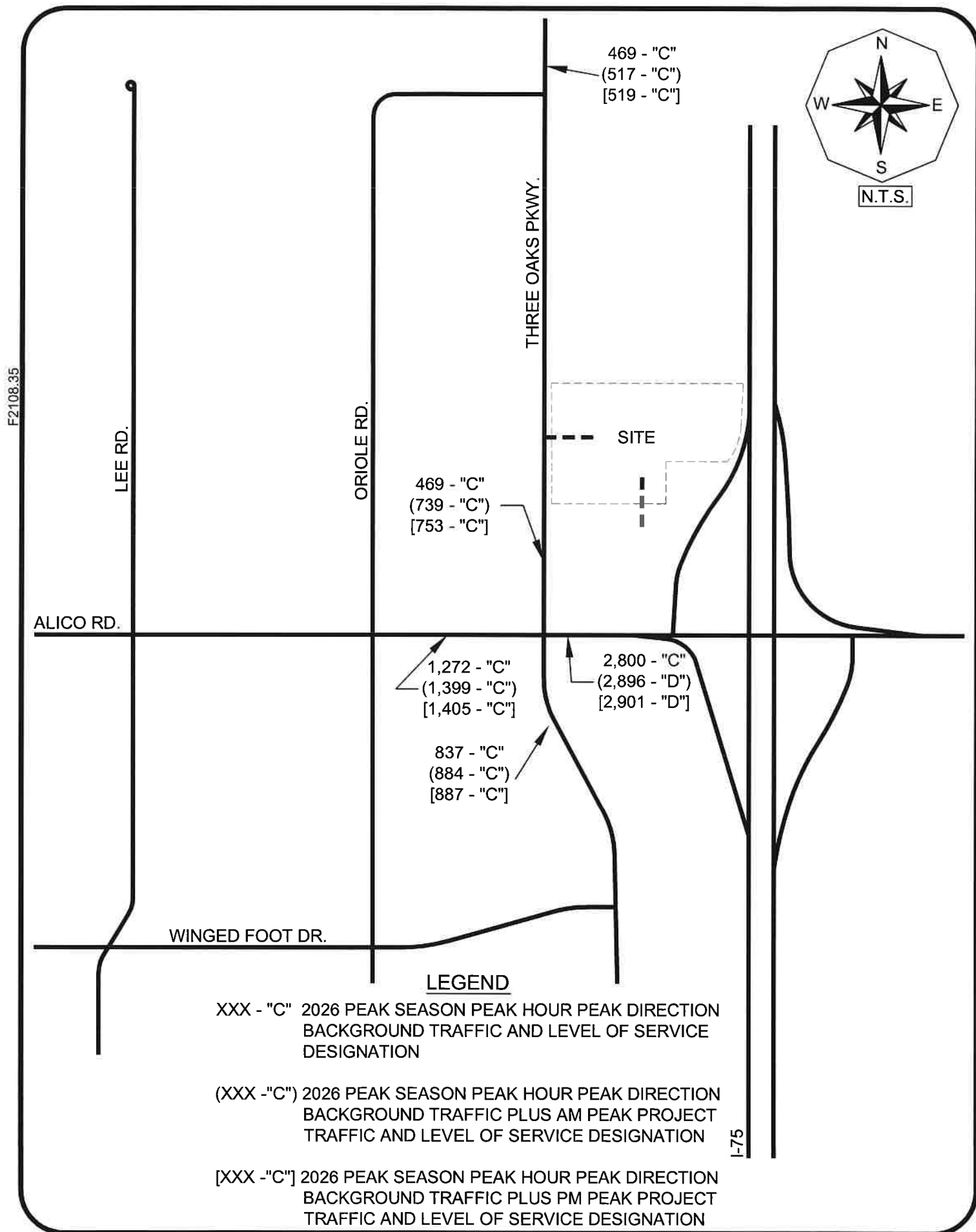


TABLE 3A
GROWTH RATE CALCULATIONS

**TABLE 3A
ANNUAL GROWTH RATE CALCULATIONS
BASED UPON HISTORICAL COUNT DATA**

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>CURRENT</u> <u>ID#</u>	<u>2014</u> <u>AADT</u> <u>VOLUME</u>	<u>2020</u> <u>AADT</u> <u>VOLUME</u>	<u>YRS OF</u> <u>GROWTH</u>	<u>ANNUAL</u> <u>GROWTH</u> <u>RATE</u>	<u>ACTUAL</u> <u>GROWTH</u> <u>RATE</u>
Alico Rd	W. of I-75	10.0	38,400	41,900	6	2.00%	1.46%
Three Oaks Pkwy	S. of Alico Rd	414.0	11,800	13,600	6	2.39%	2.39%

* All traffic volumes were obtained from the Lee County Traffic Count Report.

** In instances where the historical data indicates a reduction in traffic or insufficient data was available to calculate

*** A growth rate due to construction, a minimum annual growth rate of 2.0% was assumed.

SAMPLE GROWTH RATE CALCULATION

$$\text{Annual Growth Rate (AGR)} = \frac{2020}{2014}^{(1/\text{Yrs of Growth})} - 1$$

$$\text{AGR (Alico Rd)} = \frac{41,900}{38,400}^{(1/6)} - 1$$

$$\text{AGR (Alico Rd)} = 1.46\%$$

TRAFFIC DATA FROM LEE COUNTY TRAFFIC COUNT REPORT

Updated 2/24/21

Daily Traffic Volume (AADT)

STREET	LOCATION	Sta- tion #	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
A & W BULB RD	N OF GLADIOLUS DR	215	7700		6800		6600		7100		7700	
ALABAMA RD	N OF IMMOKALEE RD	201					6800		7100		6000	
ALABAMA RD	S OF HOMESTEAD RD	200	8800	11100	9000	9300	10300	11000		10200	10700	7900
ALICO RD	E OF US 41	204	21800	21700	23400	19900	21900	24100	22100	22800	24200	25600
ALICO RD	E OF LEE RD	207										
ALICO RD	W OF I - 75	10	25800	27200	29100	38400	41100	43600	44800	47900	49800	41900
ALICO RD	E OF I - 75	53	26200	26000	26900	28400	25600	24300	24600	26200	24200	20200
ALICO RD	E OF BEN HILL GRIFFIN PKWAY	205				7500		8500		8900		
BASS RD	N OF SUMMERLIN RD	216	8200		8400		8200		11500		11400	

Updated 2/24/21

Daily Traffic Volume (AADT)

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

PCS 10 - Alico Rd West of I-75

2018 AADT = 48,000 VPD

Hour	EB	WB	Total
0	0.88%	1.05%	0.96%
1	0.69%	0.68%	0.68%
2	0.60%	0.46%	0.53%
3	0.65%	0.32%	0.49%
4	1.05%	0.51%	0.79%
5	1.83%	1.67%	1.75%
6	4.03%	4.61%	4.31%
7	6.19%	5.82%	6.01%
8	6.18%	5.39%	5.80%
9	5.82%	4.50%	5.19%
10	5.99%	4.92%	5.48%
11	6.48%	5.52%	6.01%
12	6.61%	6.33%	6.48%
13	6.07%	6.56%	6.31%
14	6.01%	6.61%	6.30%
15	6.80%	7.05%	6.92%
16	7.57%	7.58%	7.57%
17	7.99%	7.73%	7.86%
18	5.97%	6.13%	6.05%
19	4.17%	4.84%	4.49%
20	3.08%	4.10%	3.57%
21	2.31%	3.48%	2.87%
22	1.77%	2.51%	2.12%
23	1.28%	1.64%	1.45%

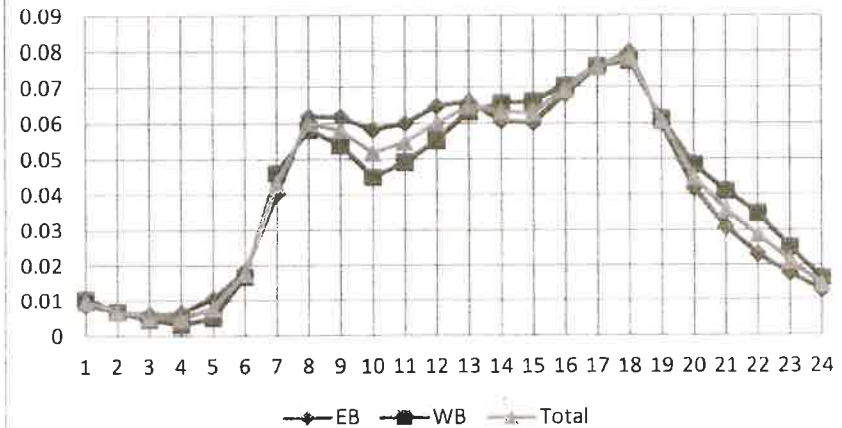
Month of Year	Fraction
January	1.02
February	1.1
March	1.11
April	1.03
May	0.94
June	0.89
July	0.93
August	0.94
September	0.96
October	1.1
November	1
December	0.96

Day of Week	Fraction
Sunday	0.69
Monday	1.03
Tuesday	1.08
Wednesday	1.09
Thursday	1.11
Friday	1.14
Saturday	0.86

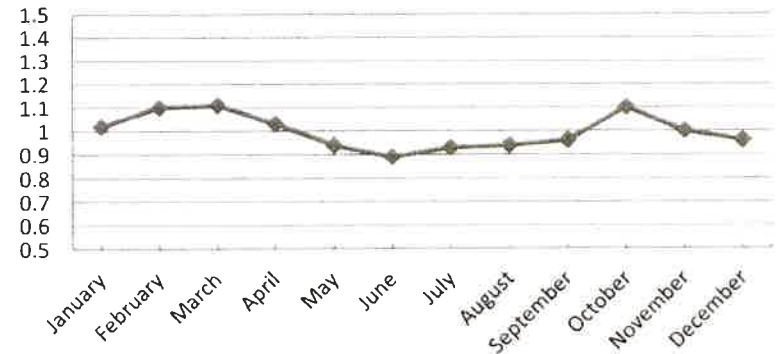
Directional Factor		
AM	0.53	WB
PM	0.51	EB

Design Hour Volume		
#	Volume	Factor
5	5169	0.108
10	5103	0.106
20	4934	0.103
30	4880	0.102
50	4788	0.100
100	4617	0.096
150	4479	0.093
200	4371	0.091

Hour of Day



Month of Year



Count data @ Alico/Three Oaks

$$PSCF \left(\left(\frac{1.11 + 1.1 + 1.1}{3} \right) - 1.02 \right) + 1 = \boxed{1.08}$$

Count data @ Alico with Lee/Orside

$$PSCF \left(\left(\frac{1.11 + 1.1 + 1.1}{3} \right) - 1.1 \right) + 1 = \boxed{1.00}$$

TURNING MOVEMENT COUNT
ALICO ROAD @ THREE OAKS PKWY

Alico Rd @ Three Oaks Pkwy 1-24-2019 (AM)

File Name: Alico Rd @ Three Oaks Pkwy 1-24-2019 (AM)

Location: Fort Myers

All Vehicles

Site Code:

Study Date: 01/24/2019

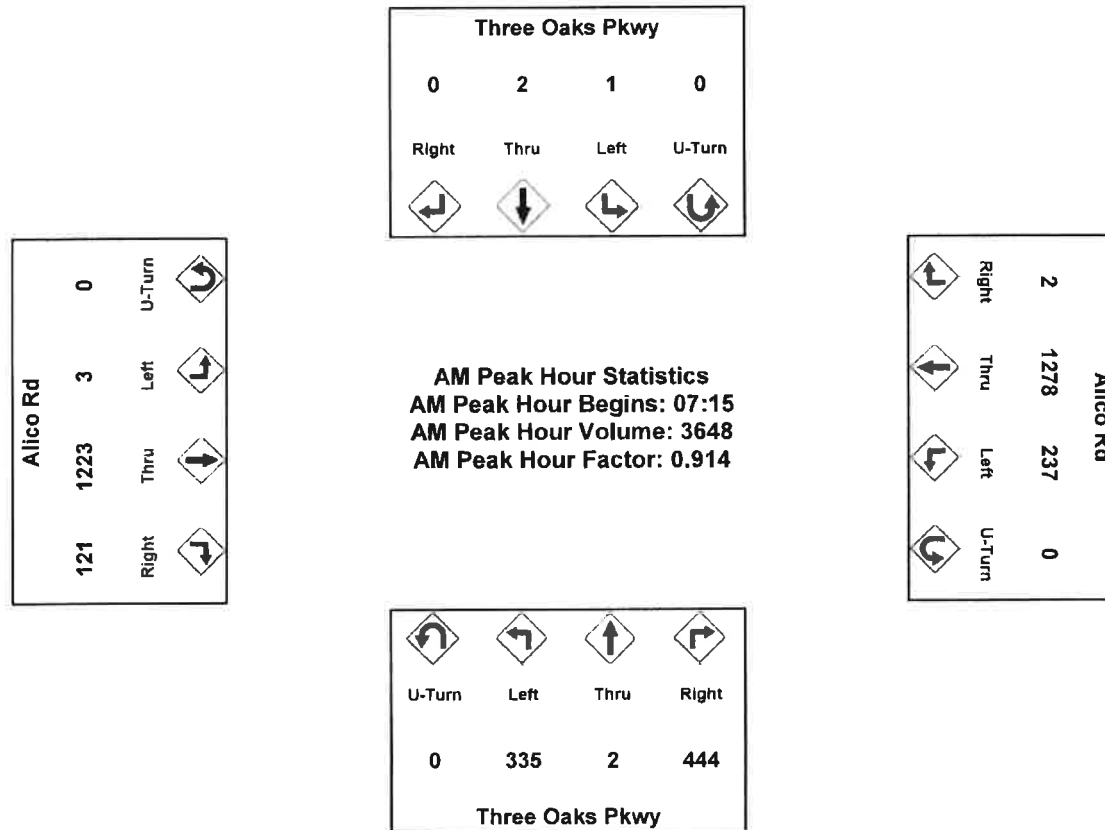
Time	Three Oaks Pkwy Southbound					Alico Rd Westbound					Three Oaks Pkwy Northbound					Alico Rd Eastbound					Int Total
	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	
07:00	0	1	0	0	1	1	314	38	0	353	67	0	66	0	133	19	281	0	0	300	787
07:15	0	1	0	0	1	0	317	59	0	376	100	1	84	0	185	28	279	1	0	308	870
07:30	0	0	0	0	0	1	338	72	0	411	110	0	91	0	201	24	317	1	0	342	954
07:45	0	0	1	0	1	0	324	56	0	380	141	0	95	0	236	34	347	0	0	381	998
Total	0	2	1	0	3	2	1293	225	0	1520	418	1	336	0	755	105	1224	2	0	1331	3609
08:00	0	1	0	0	1	1	299	50	0	350	93	1	65	0	159	35	280	1	0	316	826
08:15	0	0	1	0	1	0	304	77	0	381	87	0	64	0	151	39	266	1	0	306	839
08:30	0	0	0	0	0	0	261	54	0	315	91	0	68	0	159	33	324	1	0	358	832
08:45	0	0	0	0	0	1	279	58	0	338	84	0	71	0	155	28	295	1	0	324	817
Total	0	1	1	0	2	2	1143	239	0	1384	355	1	268	0	624	135	1165	4	0	1304	3314
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Appr %	00.0	60.0	40.0	00.0		00.1	83.9	16.0	00.0		56.1	00.1	43.8	00.0		09.1	90.7	00.2	00.0		
Total %	00.0	00.0	00.0	00.0		00.1	35.2	06.7	00.0		11.2	00.0	08.7	00.0		03.5	34.5	00.1	00.0		
% Trucks	-	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0
AM Pk Hr	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15
AM Pk Vol	0	2	1	0	3	2	1278	237	0	1517	444	2	335	0	781	121	1223	3	0	1347	3648
AM PHF	NaN	0.500	0.250	NaN	0.750	0.500	0.945	0.823	NaN	0.923	0.787	0.500	0.882	NaN	0.827	0.864	0.881	0.750	NaN	0.884	0.914

Alico Rd @ Three Oaks Pkwy 1-24-2019 (AM)

File Name: Alico Rd @ Three Oaks Pkwy 1-24-2019 (AM)
 Location: Fort Myers

All Vehicles

Site Code:
 Study Date: 01/24/2019



Alico Rd @ Three Oaks Pkwy 1-24-2019 (PM)

File Name: Alico Rd @ Three Oaks Pkwy 1-24-2019 (PM)
Location: Fort Myers

All Vehicles

Site Code:
Study Date: 01/24/2019

Time	Three Oaks Pkwy Southbound					Alico Rd Westbound					Three Oaks Pkwy Northbound					Alico Rd Eastbound					Int Total
	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	
16:00	1	0	0	0	1	0	374	70	0	444	83	1	70	0	154	29	295	1	0	325	924
16:15	1	0	1	0	2	1	349	104	0	454	100	1	63	0	164	36	341	1	0	378	998
16:30	0	0	3	0	3	2	371	96	0	469	96	0	53	0	149	32	351	2	0	385	1006
16:45	0	0	1	0	1	1	410	112	0	523	90	0	50	0	140	35	346	2	0	383	1047
Total	2	0	5	0	7	4	1504	382	0	1890	369	2	236	0	607	132	1333	6	0	1471	3975
17:00	4	0	0	0	4	0	403	89	0	492	96	1	63	0	160	19	373	0	0	392	1048
17:15	0	0	0	0	0	0	406	135	0	541	97	0	55	0	152	35	425	1	0	461	1154
17:30	0	0	0	0	0	1	350	146	0	497	91	0	49	0	140	33	380	0	0	413	1050
17:45	2	0	0	0	2	1	344	104	0	449	77	0	50	0	127	44	327	1	0	372	950
Total	6	0	0	0	6	2	1503	474	0	1979	361	1	217	0	579	131	1505	2	0	1638	4202
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Appr %	8	0	5	0	13	6	3007	856	0	3869	730	3	453	0	1186	263	2838	8	0	3109	8177
Total %	61.5	00.0	38.5	00.0		00.2	77.7	22.1	00.0		61.6	00.3	38.2	00.0		08.5	91.3	00.3	00.0		
% Trucks	00.1	00.0	00.1	00.0		00.1	36.8	10.5	00.0		08.9	00.0	05.5	00.0		03.2	34.7	00.1	00.0		
	00.0	-	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0
PM Pk Hr	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45	16:45
PM Pk Vol	4	0	1	0	5	2	1569	482	0	2053	374	1	217	0	592	122	1524	3	0	1649	4299
PM PHF	0.250	NaN	0.250	NaN	0.313	0.500	0.957	0.825	NaN	0.949	0.964	0.250	0.861	NaN	0.925	0.871	0.896	0.375	NaN	0.894	0.931

Alico Rd @ Three Oaks Pkwy 1-24-2019 (PM)

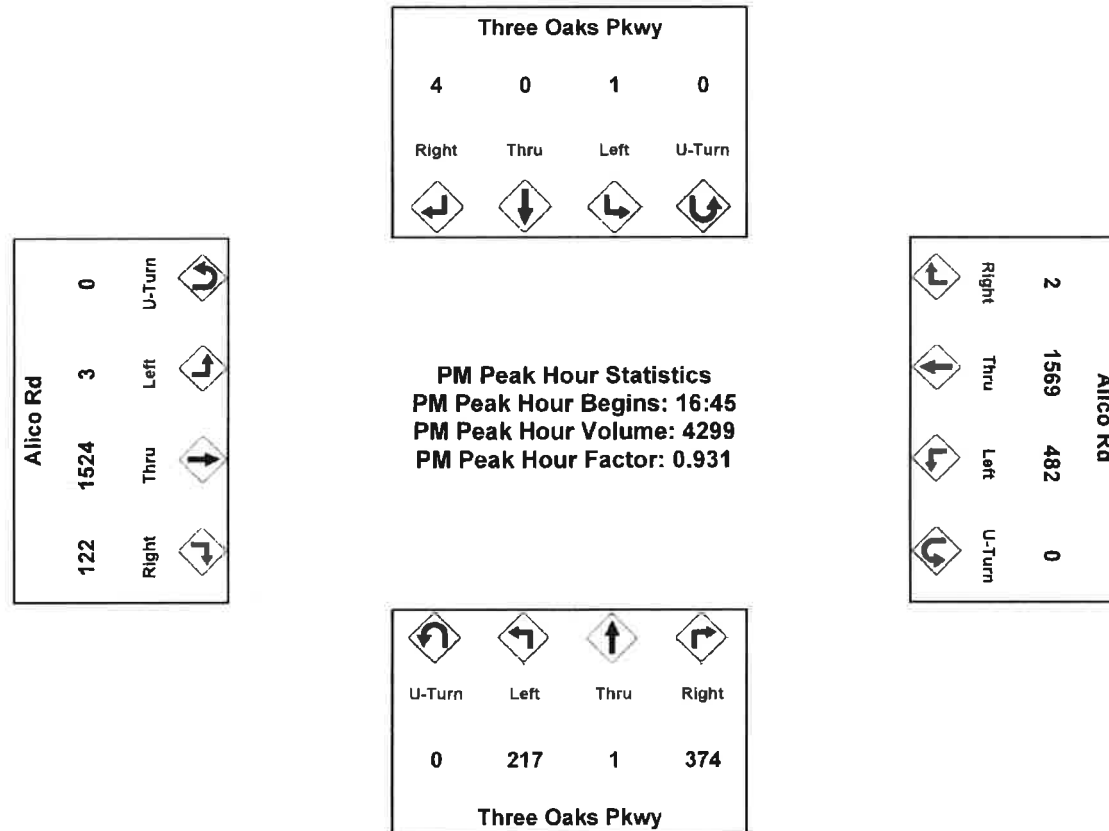
File Name: Alico Rd @ Three Oaks Pkwy 1-24-2019 (PM)

Location: Fort Myers

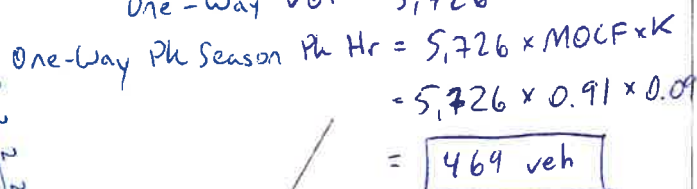
Site Code:

Study Date: 01/24/2019

All Vehicles

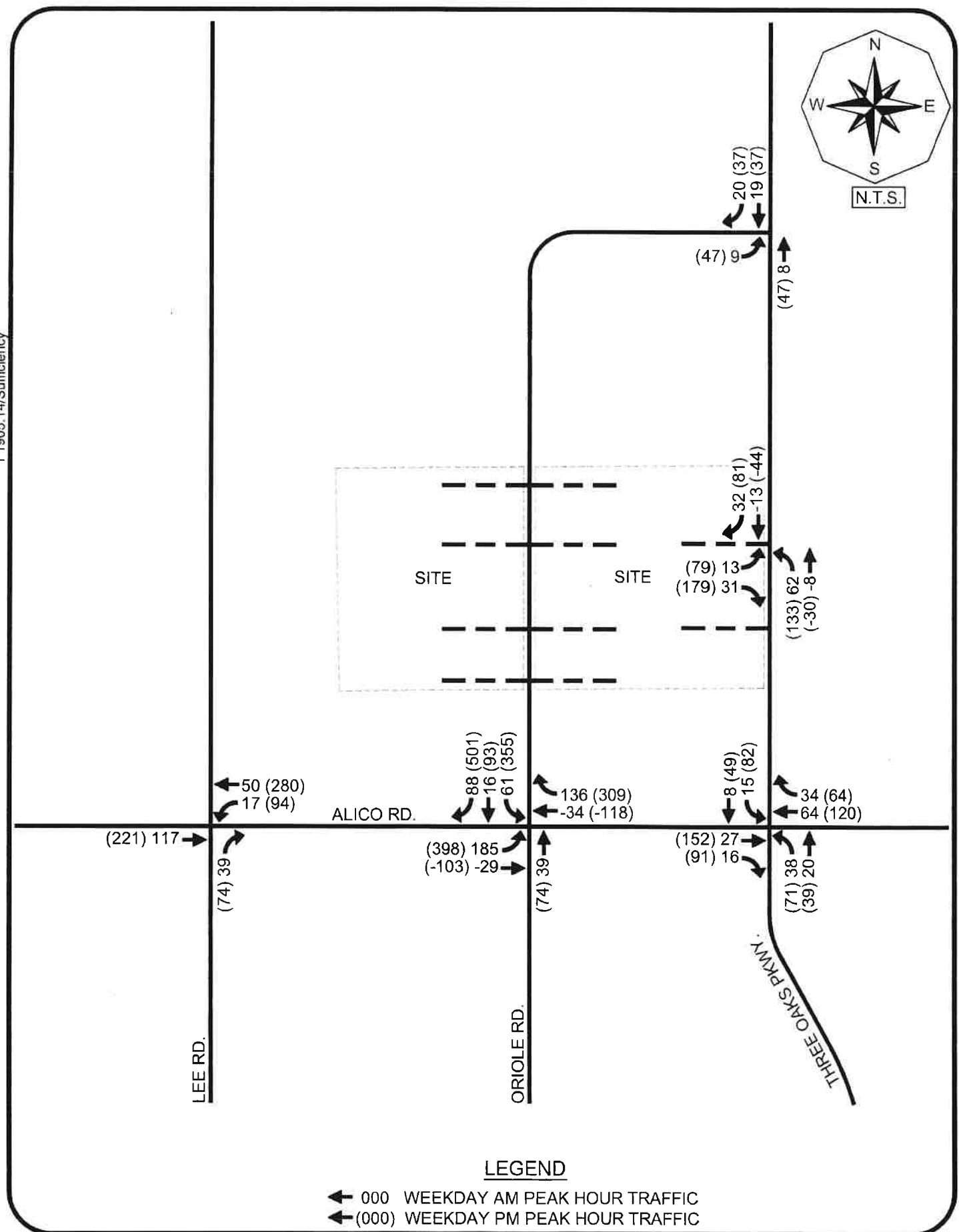


**2027 FSUTMS TRAFFIC DATA
PROVIDED BY LEE COUNTY**



**FIGURE 2 FROM TIS FOR THREE
OAKS DISTRIBUTION CENTER
(DCI2019-00013)**

F1905.14/Sufficiency



DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Alico Road at Three Oaks Parkway
January 24th, 2019
2026

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	335	2	444	1	2	0	3	1,223	121	237	1,278	2
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	362	2	480	1	2	0	3	1,321	131	256	1,380	2
Growth Rate	2.39%	0.00%	2.39%	0.00%	0.00%	0.00%	0.00%	2.00%	2.39%	2.39%	2.00%	0.00%
Years to Build-out	7	7	7	7	7	7	7	7	7	7	7	7
2026 Background Turning Volumes	427	2	566	1	2	0	3	1,517	155	302	1,585	2
Turning Volumes Adjustment for 3 Oaks Ext.	-46	136	-92	241	63	162	129		-14	-51		197
2026 Total Background Turning Volumes	381	138	474	242	65	162	132	1,517	141	251	1,585	199
Project Turning Volumes		48		71	31	93	135	-8			-10	105
2026 Background + Project	381	186	474	313	96	255	267	1,509	141	251	1,575	304

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	217	1	374	1	0	4	3	1,524	122	482	1,569	2
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	234	1	404	1	0	4	3	1,646	132	521	1,695	2
Growth Rate	2.39%	0.00%	2.39%	0.00%	0.00%	0.00%	0.00%	2.00%	2.39%	2.39%	2.00%	0.00%
Years to Build-out	7	7	7	7	7	7	7	7	7	7	7	7
2026 Background Turning Volumes	276	1	477	1	0	4	3	1,891	156	615	1,947	2
Turning Volumes Adjustment for 3 Oaks Ext.	-30	106	-77	210	118	136	142		-14	-104		215
2026 Total Background Turning Volumes	246	107	400	211	118	140	145	1,891	142	511	1,947	217
Project Turning Volumes		38		113	50	149	114	-13			-15	91
2026 Background + Project	246	145	400	324	168	289	259	1,878	142	511	1,932	308

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Three Oaks Parkway @ Site Access
2027 Model (County)
2026

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
2026 Background Turning Volumes	0	469	0	0	469	0	0	0	0	0	0	0
Three Oaks Distriubtion Center Volumes ¹	62	-8			-13	32	13		31			
2026 Total Background Turning Volumes	62	461	0	0	456	32	13	0	31	0	0	0
Project Turning Volumes		-4	292	50	-2					197		35
2026 Background + Project	62	457	292	50	454	32	13	0	31	197	0	35

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
2026 Background Turning Volumes	0	469	0	0	469	0	0	0	0	0	0	0
Three Oaks Distriubtion Center Volumes ¹	133	-30			-44	81	79		179			
2026 Total Background Turning Volumes	133	439	0	0	425	81	79	0	179	0	0	0
Project Turning Volumes		-6	249	42	-4					316		56
2026 Background + Project	133	433	249	42	421	81	79	0	179	316	0	56

INTERSECTION ANALYSIS
ALICO ROAD @ THREE OAKS PKWY

Lanes, Volumes, Timings

9: Three Oaks Pkwy & Alico Rd

2026 AM Peak Hour Background

03/24/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	132	1517	141	251	1585	199	381	138	474	242	65	162
Future Volume (vph)	132	1517	141	251	1585	199	381	138	474	242	65	162
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	375		375	650		485	565		240	480		460
Storage Lanes	1		1	2		1	2		1	2		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	0.97	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			167			216			166			171
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1900			2025			1756			2952	
Travel Time (s)		28.8			30.7			26.6			44.7	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	143	1649	153	273	1723	216	414	150	515	263	71	176
Shared Lane Traffic (%)												
Lane Group Flow (vph)	143	1649	153	273	1723	216	414	150	515	263	71	176
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	25.0	11.5	25.0	25.0	11.5	24.5	24.5	11.5	24.5	24.5
Total Split (s)	19.0	65.2	65.2	18.8	65.0	65.0	40.6	46.9	46.9	19.1	25.4	25.4
Total Split (%)	12.7%	43.5%	43.5%	12.5%	43.3%	43.3%	27.1%	31.3%	31.3%	12.7%	16.9%	16.9%
Maximum Green (s)	12.5	58.2	58.2	12.3	58.0	58.0	34.1	40.4	40.4	12.6	18.9	18.9
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.0	2.0	2.5	2.0	2.0	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	7.0	7.0	6.5	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	12.5	57.6	57.6	12.3	57.4	57.4	23.4	40.8	40.8	12.9	30.3	30.3
Actuated g/C Ratio	0.08	0.38	0.38	0.08	0.38	0.38	0.16	0.27	0.27	0.09	0.20	0.20
v/c Ratio	0.97	0.85	0.22	0.97	0.89	0.29	0.78	0.16	0.94	0.89	0.10	0.39
Control Delay	134.3	47.1	3.8	114.4	49.8	4.6	70.9	42.3	61.3	98.5	51.4	10.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	134.3	47.1	3.8	114.4	49.8	4.6	70.9	42.3	61.3	98.5	51.4	10.7

Baseline

Synchro 10 Report
Page 1

Lanes, Volumes, Timings
9: Three Oaks Pkwy & Alico Rd

2026 AM Peak Hour Background

03/24/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	D	A	F	D	A	E	D	E	F	D	B
Approach Delay		50.1			53.4			62.3			61.6	
Approach LOS		D			D			E			E	
Queue Length 50th (ft)	142	532	0	139	570	0	203	59	362	134	30	4
Queue Length 95th (ft)	#287	596	38	#234	637	54	252	90	#594	#220	56	75
Internal Link Dist (ft)		1820			1945			1676			2872	
Turn Bay Length (ft)	375		375	650		485	565		240	480		460
Base Capacity (vph)	147	1972	716	281	1966	744	780	961	550	294	713	455
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.97	0.84	0.21	0.97	0.88	0.29	0.53	0.16	0.94	0.89	0.10	0.39

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 100

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.97

Intersection Signal Delay: 54.7

Intersection LOS: D

Intersection Capacity Utilization 82.2%

ICU Level of Service E

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 9: Three Oaks Pkwy & Alico Rd

 Ø1	 Ø2 (R)	 Ø3	 Ø4
19.1 s	46.9 s	18.3 s	65.2 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
40.6 s	25.4 s	19 s	65 s

Lanes, Volumes, Timings
9: Three Oaks Pkwy & Alico Rd

2026 PM Peak Hour Background

03/24/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	145	1891	142	511	1947	217	246	107	400	211	118	140
Future Volume (vph)	145	1891	142	511	1947	217	246	107	400	211	118	140
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	375		375	650		485	565		240	480		460
Storage Lanes	1		1	2		1	2		1	2		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	0.97	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			215			236			188			218
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1900			2025			1756			2952	
Travel Time (s)		28.8			30.7			26.6			44.7	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	158	2055	154	555	2116	236	267	116	435	229	128	152
Shared Lane Traffic (%)												
Lane Group Flow (vph)	158	2055	154	555	2116	236	267	116	435	229	128	152
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	25.0	11.5	25.0	25.0	11.5	24.5	24.5	11.5	24.5	24.5
Total Split (s)	19.6	70.0	70.0	28.0	78.4	78.4	26.0	35.4	35.4	16.6	26.0	26.0
Total Split (%)	13.1%	46.7%	46.7%	18.7%	52.3%	52.3%	17.3%	23.6%	23.6%	11.1%	17.3%	17.3%
Maximum Green (s)	13.1	63.0	63.0	21.5	71.4	71.4	19.5	28.9	28.9	10.1	19.5	19.5
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.0	2.0	2.5	2.0	2.0	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	7.0	7.0	6.5	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	13.1	63.0	63.0	21.5	71.4	71.4	16.5	28.9	28.9	10.1	22.5	22.5
Actuated g/C Ratio	0.09	0.42	0.42	0.14	0.48	0.48	0.11	0.19	0.19	0.07	0.15	0.15
v/c Ratio	1.03	0.96	0.20	1.13	0.87	0.27	0.71	0.17	0.95	0.99	0.24	0.36
Control Delay	89.9	49.5	7.5	136.8	40.4	3.3	74.7	51.4	65.6	125.4	58.5	3.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	89.9	49.5	7.5	136.8	40.4	3.3	74.7	51.4	65.6	125.4	58.5	3.2

Baseline

Synchro 10 Report

Page 1

Lanes, Volumes, Timings
9: Three Oaks Pkwy & Alico Rd

2026 PM Peak Hour Background

03/24/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	D	A	F	D	A	E	D	E	F	E	A
Approach Delay		49.4			55.8			66.5			72.1	
Approach LOS		D			E			E			E	
Queue Length 50th (ft)	~164	471	28	~323	669	0	131	50	262	117	58	0
Queue Length 95th (ft)	m125	m337	m11	#444	738	47	178	81	#482	#209	94	7
Internal Link Dist (ft)		1820			1945			1676			2872	
Turn Bay Length (ft)	375		375	650		485	565		240	480		460
Base Capacity (vph)	154	2135	789	492	2420	877	446	681	456	231	529	422
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.03	0.96	0.20	1.13	0.87	0.27	0.60	0.17	0.95	0.99	0.24	0.36

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 130

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.13

Intersection Signal Delay: 56.1

Intersection LOS: E

Intersection Capacity Utilization 84.0%

ICU Level of Service E

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

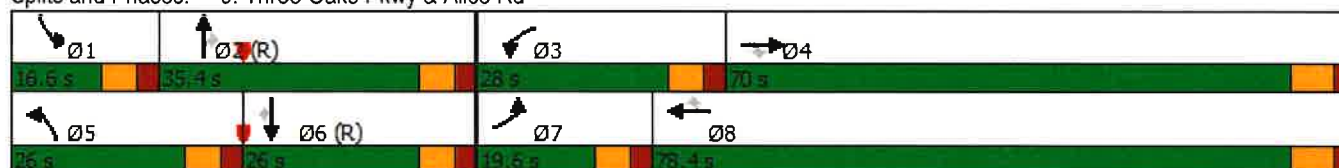
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 9: Three Oaks Pkwy & Alico Rd



Lanes, Volumes, Timings

9: Three Oaks Pkwy & Alico Rd

2026 AM Peak Hour With Project

03/24/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	267	1509	141	251	1575	304	381	186	474	313	96	255
Future Volume (vph)	267	1509	141	251	1575	304	381	186	474	313	96	255
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	375		375	650		485	565		240	480		460
Storage Lanes	1		1	2		1	2		1	2		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	0.97	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			153			330			208			241
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1900			2025			1756			2230	
Travel Time (s)		28.8			30.7			26.6			33.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	290	1640	153	273	1712	330	414	202	515	340	104	277
Shared Lane Traffic (%)												
Lane Group Flow (vph)	290	1640	153	273	1712	330	414	202	515	340	104	277
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	25.0	11.5	25.0	25.0	11.5	24.5	24.5	11.5	24.5	24.5
Total Split (s)	29.4	60.7	60.7	20.7	52.0	52.0	26.9	37.8	37.8	20.8	31.7	31.7
Total Split (%)	21.0%	43.4%	43.4%	14.8%	37.1%	37.1%	19.2%	27.0%	27.0%	14.9%	22.6%	22.6%
Maximum Green (s)	22.9	53.7	53.7	14.2	45.0	45.0	20.4	31.3	31.3	14.3	25.2	25.2
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.0	2.0	2.5	2.0	2.0	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	7.0	7.0	6.5	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	22.9	54.1	54.1	13.8	45.0	45.0	19.7	31.3	31.3	14.3	25.9	25.9
Actuated g/C Ratio	0.16	0.39	0.39	0.10	0.32	0.32	0.14	0.22	0.22	0.10	0.18	0.18
v/c Ratio	1.00	0.84	0.22	0.81	1.05	0.45	0.86	0.26	1.00	0.97	0.16	0.57
Control Delay	111.5	43.7	4.8	79.9	81.6	5.5	76.1	45.8	71.8	103.4	49.1	14.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	111.5	43.7	4.8	79.9	81.6	5.5	76.1	45.8	71.8	103.4	49.1	14.3

Baseline

Synchro 10 Report
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Lanes, Volumes, Timings
9: Three Oaks Pkwy & Alico Rd

2026 AM Peak Hour With Project

03/24/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	D	A	E	F	A	E	D	E	F	D	B
Approach Delay		50.3			70.6			68.7			61.4	
Approach LOS		D			E			E			E	
Queue Length 50th (ft)	~268	494	0	127	~619	0	191	80	312	161	42	28
Queue Length 95th (ft)	#462	559	45	#190	#715	70	#268	117	#557	#262	71	119
Internal Link Dist (ft)		1820			1945			1676			2150	
Turn Bay Length (ft)	375		375	650		485	565		240	480		460
Base Capacity (vph)	289	1963	705	348	1634	732	500	791	515	350	653	488
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.00	0.84	0.22	0.78	1.05	0.45	0.83	0.26	1.00	0.97	0.16	0.57

Intersection Summary

Area Type: Other

Cycle Length: 140

Actuated Cycle Length: 140

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 140

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.05

Intersection Signal Delay: 62.4

Intersection LOS: E

Intersection Capacity Utilization 84.1%

ICU Level of Service E

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 9: Three Oaks Pkwy & Alico Rd

 Ø1	 Ø2 (R)	 Ø3	 Ø4
20.8 s	37.8 s	20.7 s	60.7 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
26.9 s	31.7 s	29.4 s	52 s

Lanes, Volumes, Timings

9: Three Oaks Pkwy & Alico Rd

2026 PM Peak Hour With Project

03/24/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		  		 	  		 	 		 	 	
Traffic Volume (vph)	259	1878	142	511	1932	308	246	145	400	324	168	289
Future Volume (vph)	259	1878	142	511	1932	308	246	145	400	324	168	289
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	375		375	650		485	565		240	480		460
Storage Lanes	1		1	2		1	2		1	2		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	0.97	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			141			335			266			269
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1900			2025			1756			2220	
Travel Time (s)		28.8			30.7			26.6			33.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	282	2041	154	555	2100	335	267	158	435	352	183	314
Shared Lane Traffic (%)												
Lane Group Flow (vph)	282	2041	154	555	2100	335	267	158	435	352	183	314
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	25.0	11.5	25.0	25.0	11.5	24.5	24.5	11.5	24.5	24.5
Total Split (s)	28.8	62.8	62.8	29.0	63.0	63.0	20.4	27.1	27.1	21.1	27.8	27.8
Total Split (%)	20.6%	44.9%	44.9%	20.7%	45.0%	45.0%	14.6%	19.4%	19.4%	15.1%	19.9%	19.9%
Maximum Green (s)	22.3	55.8	55.8	22.5	56.0	56.0	13.9	20.6	20.6	14.6	21.3	21.3
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.0	2.0	2.5	2.0	2.0	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	7.0	7.0	6.5	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	22.3	55.8	55.8	22.5	56.0	56.0	13.6	20.6	20.6	14.6	21.6	21.6
Actuated g/C Ratio	0.16	0.40	0.40	0.16	0.40	0.40	0.10	0.15	0.15	0.10	0.15	0.15
v/c Ratio	1.00	1.01	0.22	1.01	1.03	0.40	0.80	0.30	0.95	0.98	0.33	0.67
Control Delay	112.5	63.5	6.0	97.9	69.9	4.2	80.4	55.1	53.6	105.4	54.9	17.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	112.5	63.5	6.0	97.9	69.9	4.2	80.4	55.1	53.6	105.4	54.9	17.8

Baseline

Synchro 10 Report
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Lanes, Volumes, Timings
9: Three Oaks Pkwy & Alico Rd

2026 PM Peak Hour With Project

03/24/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	E	A	F	E	A	F	E	D	F	D	B
Approach Delay		65.5			67.8			62.2			62.1	
Approach LOS		E			E			E			E	
Queue Length 50th (ft)	~260	~686	7	~266	~749	0	124	68	168	167	79	36
Queue Length 95th (ft)	#452	#804	52	#390	#842	60	#187	105	#383	#271	118	141
Internal Link Dist (ft)		1820			1945			1676			2140	
Turn Bay Length (ft)	375		375	650		485	565		240	480		460
Base Capacity (vph)	281	2026	715	551	2034	834	340	520	459	358	547	471
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.00	1.01	0.22	1.01	1.03	0.40	0.79	0.30	0.95	0.98	0.33	0.67

Intersection Summary

Area Type: Other

Cycle Length: 140

Actuated Cycle Length: 140

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 140

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.03

Intersection Signal Delay: 65.6

Intersection LOS: E

Intersection Capacity Utilization 87.2%

ICU Level of Service E

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 9: Three Oaks Pkwy & Alico Rd

 Ø1	 Ø2 (R)	 Ø3	 Ø4
31.1 s	27.1 s	29 s	52.8 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
20.4 s	27.8 s	23.8 s	53 s

INTERSECTION ANALYSIS
THREE OAKS PKWY @ SITE ACCESS

HCM 2010 TWSC 14: Site & Three Oaks Pkwy

2026 AM Peak Hour With Project

03/24/2022

Intersection

Int Delay, s/veh 25.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	0	31	197	0	35	62	457	292	50	454	32
Future Vol, veh/h	13	0	31	197	0	35	62	457	292	50	454	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	0	430	-	290	430	-	285
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	0	34	214	0	38	67	497	317	54	493	35

Major/Minor	Minor2	Minor1	Major1	Major2
Conflicting Flow All	984	-	247	986
Stage 1	601	-	-	631
Stage 2	383	-	-	355
Critical Hdwy	7.54	-	6.94	7.54
Critical Hdwy Stg 1	6.54	-	-	6.54
Critical Hdwy Stg 2	6.54	-	-	6.54
Follow-up Hdwy	3.52	-	3.32	3.52
Pot Cap-1 Maneuver	203	0	753	~ 202
Stage 1	454	0	-	436
Stage 2	611	0	-	635
Platoon blocked, %				
Mov Cap-1 Maneuver	174	-	753	~ 174
Mov Cap-2 Maneuver	174	-	-	~ 174
Stage 1	424	-	-	408
Stage 2	542	-	-	566

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.8	168.4	0.7	0.9
HCM LOS	C	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1035	-	-	380	174	751	809	-	-
HCM Lane V/C Ratio	0.065	-	-	0.126	1.231	0.051	0.067	-	-
HCM Control Delay (s)	8.7	-	-	15.8	196.5	10	9.8	-	-
HCM Lane LOS	A	-	-	C	F	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.4	11.8	0.2	0.2	-	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 2010 TWSC 16: Site & Three Oaks Pkwy

2026 PM Peak Hour With Project

03/24/2022

Intersection

Int Delay, s/veh 174.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	79	0	179	316	0	56	133	433	249	42	421	81
Future Vol, veh/h	79	0	179	316	0	56	133	433	249	42	421	81
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	0	430	-	290	430	-	285
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	86	0	195	343	0	61	145	471	271	46	458	88

Major/Minor	Minor2	Minor1	Major1	Major2
Conflicting Flow All	1076	- 229	1082	- 236
Stage 1	550	- -	761	- -
Stage 2	526	- -	321	- -
Critical Hdwy	7.54	- 6.94	7.54	- 6.94
Critical Hdwy Stg 1	6.54	- -	6.54	- -
Critical Hdwy Stg 2	6.54	- -	6.54	- -
Follow-up Hdwy	3.52	- 3.32	3.52	- 3.32
Pot Cap-1 Maneuver	174	0 774	~ 172	0 766
Stage 1	487	0 -	364	0 -
Stage 2	503	0 -	665	0 -
Platoon blocked, %				
Mov Cap-1 Maneuver	137	- 774	~ 110	- 766
Mov Cap-2 Maneuver	137	- -	~ 110	- -
Stage 1	418	- -	~ 312	- -
Stage 2	397	- -	471	- -

Approach	EB	WB	NB	SB
HCM Control Delay, s	61.2	\$ 883.9	1.5	0.7
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1019	-	-	319	110	766	861	-	-
HCM Lane V/C Ratio	0.142	-	-	0.879	3.123	0.079	0.053	-	-
HCM Control Delay (s)	9.1	-	-	61.2	1038.8	10.1	9.4	-	-
HCM Lane LOS	A	-	-	F	F	B	A	-	-
HCM 95th %tile Q(veh)	0.5	-	-	8.1	33.1	0.3	0.2	-	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon