

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Na	me: Gator	Recreation					
Request:	Rezone from:	CPD	To: MPD				
Type: Aajor PD Amendment DRI w/Rezoning F Major PD Amendment Minor PD Amendment							
	Bonus Density included? NO XYES ¹ for: Bonus Units ¹ If YES , submit additional fee required by LDC 2-147(A)(3)						
Summary of Project: Rezone 7.1 acres from CPD (commercial planned development) to (MPD)Mixed-Use Planned Development To allow up to 60,000 sf of commercial, office and retail, 58,000 sf commercial-recreational, 160 hotel rooms,							
		its. The project is located on the north					
		nsive Development land use categor	•				
		<u>_</u>	<u>, </u>	j			
		PART 1 APPLICANT/AGENT INFO	RMATION				
A. Name	of Applicant:	Quattrone & Associates, Inc					
	ddress:	4301 Veronica Shoemaker Blvd					
City, State, Zip Phone Number		Fort Myers, FL 33916					
		239-936-5222					
E	-mail Address:	permits@qainc.net					
 B. Relationship of Applicant to owner (check one) and provide <u>Affidavit of Authorization</u> form: Applicant is the sole owner of the property. [34-201(a)(1)a.1.] Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)] 							
A	pplication is Co	unty initiated. Attach BOCC authorization	ation.				
C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County- initiated correspondence regarding this application. [34-202(a)(4)] 1. Company Name: Contact Person: Address: City, State, Zip: Phone Number: Email:							
	Additional Agernia Agernia Application.	nt(s): Provide the names of other ag [34-202(a)(4)]	gents that the County may	/ contact concerning			

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

PART 2 PROPERTY OWNERSHIP

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

Name: Gator Recre	eation Complex RLLP		
Address:	7050 Crystal Lane		
City, State, Zip:	Fort Myers, FL 33907		
Phone Number:	239-344-6147	Email:	gatorlanes@comcast.net

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

Attach <u>Disclosure of Interest</u> Form.

C. Multiple parcels:

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

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

- 1. Title certification document, no greater than 90 days old.
- 2. Date property was acquired by present owner(s): June 16, 2004

PART 3 PROPERTY INFORMATION

- A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)] 30-45-25-00-00002.0000
- B. Street Address of Property: Access Undetermined

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

- Legal description (metes and bounds) $(8\frac{1}{2}x11")$ and sealed sketch of the legal description. OR
- Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
 AND

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

- A Boundary survey, tied to the state plane coordinate system.
 - OR
- Not required if the property is located within a subdivision platted per F.S. Chapter 177.
- **D. Surrounding property owners** (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):
 - 1. X List of surrounding property owners. [34-202(a)(9)]
 - 2. Map of surrounding property owners. [34-202(a)(9)]
 - 3. One set of mailing labels. [34-202(a)(9)]

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

E. Current Zoning of Property: <u>CPD</u>

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

F. Use(s) of Property:

- 1. Current uses of property are: Vacant
- 2. Intended uses of property are: Mixed Use Development

G. Future Land Use Classification (Lee Plan):

Intensive Development	<u>7.10</u>	Acres	<u>100</u>	% of Total
	-	Acres		% of Total
		Acres		% of Total
	_			

H. Property Dimensions:

1. Width (average if irregular parcel): <u>±749.06</u> Feet

- **2.** Depth (average if irregular parcel): ± 306.71 Feet
- 3. Total area:
 7.1
 Acres or square feet

 4. Frontage on road or street:
 ±748.82
 Feet on
 Plantation Road
 Street

 2nd Frontage on road or street:
 ±306.71
 Feet on
 Six Mile Cypress Parkway
 Street
- I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.
 - Not Applicable
 - Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
 - North (Upper) Captiva Community Plan area. [33-1711]
 - Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
 - Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
 - Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
 - Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
 - Buckingham Planning Community. [Lee Plan Policy 17.7.2]
 - Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
 - Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
 - North Fort Myers Planning Community. [33-1532(a)&(b)]
 - North Olga Community Plan area. [33-1663(a)&(b)]
- J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4 TYPES OF LAND AREA ON PROPERTY

Α.	Gro	ss Ac	cres (total area within described parcel)		7.1	Acres
	1.	Sub	merged land subject to tidal influence		Acres	-
	2.	a.	Preserved freshwater wetlands A	cres		
		b.	Impacted wetlands A	cres		
		c.	Preserved saltwater wetlands A	cres		
		d.	Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		Acres	
	3.	R-O	-W providing access to non-residential uses		Acres	
	 Non-residential use areas ^{(1) (2)} 				Acres	
В.	B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).				0	Acres
C.	C. Gross residential acres. (A minus B) ⁽³⁾				7.1	Acres
D.	Gro	ss re	sidential acres (by Land Use Category)			
	1.	a.	Intensive Development – upland	7.1	Acres	
		b.	Intensive Development – preserved freshwater wetlands		Acres	
		C.	Intensive Development – impacted wetlands		Acres	
	2.	a.	Central Urban – upland		Acres	
		b.	Central Urban – preserved freshwater wetlands		Acres	
		C.	Central Urban – impacted wetlands		Acres	
	3.	a.	Urban Community or Suburban – upland		Acres	
		b.	Urban Community or Suburban – preserved freshwater wet	lands	Acres	
		C.		Acres		

4.	a.	Suburban – upland		Acres
	b.	Suburban – preserved freshwater wetlands		Acres
	C.	Suburban – impacted wetlands		Acres
5.	a.	Outlying Suburban – upland		Acres
	b.	Outlying Suburban – preserved freshwater wetlands		Acres
	C.	Outlying Suburban – impacted wetlands		Acres
6.	a.	Sub-Outlying Suburban – upland		Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Sub-Outlying Suburban – impacted wetlands		Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland		Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands		Acres
8.	a.	Open Lands – upland		Acres
	b.	Open Lands – wetlands		Acres
9.	a.	Resource – upland		Acres
	b.	Resource – wetlands		Acres
10.	a.	Wetlands		Acres
11.	a.	New Community – upland		Acres
	b.	New Community – wetlands		Acres
12.	a.	University Community – upland		Acres
	b.	University Community – wetlands		Acres
13.	a.	Coastal Rural – upland		Acres
	b.	Coastal Rural – wetlands		Acres
		TOTAL (should equal "C" above)	7.1	Acres
toe.				

Notes:

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

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

A. Future Land Use Category: Intensive Development

1.	Sta a.	ndard Units Total upland acres (from Part 4, D.)	Plan Table 1(a) standard density x 14 equals	Units 100
	b.	Total preserved freshwater wetlands acres (from Part	 	
		4, D.)	 x equals	
	c.	Total impacted wetlands acres (from Part 4, D.)	x equals	
	d.	Total Allowed Standard Units ⁽¹⁾		100
2.	Bor	nus Units [2-143]		
	a.	Site-built Affordable Housing		
	b.	Transferrable Dwelling Units		113
	c.	Sub-total		
3.	Tota	al Permitted Units ⁽¹⁾		213

Note:

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

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

Α.	Commercial 1. Medical	Height	Total Floor Area (Square Feet)
	 General Office Retail Other: Convention, Bowling Alley 		60,000 57,200
	5. TOTAL FLOOR AREA		117,200
В.	Industrial 1. Under Roof 2. Not Under Roof	Height	Total Floor Area (Square Feet)
	3. TOTAL FLOOR AREA		0
C.	Mining 1. Area to be excavated	Depth	Total Acres
D.	 Assisted Living Facilities Dependent Living Units Independent Living Units 	Height	Total Beds/Units
	3. TOTAL BEDS/UNITS		0
E.	Hotels/Motels (Room Size) 1. < 425 sq. ft. 2. 426-725 sq. ft.	Height	Total Rental Units
	 426-725 sq. ft. 725 < sq. ft. 	135'	160
	4. TOTAL UNITS		160

PART 7 ACTION REQUESTED

- A. Request Statement: Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. [34-373(a)(5)]
- B. Traffic Impact Statement. A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. [34-373(a)(7)]

C. Master Concept Plan:

- Master Concept Plan, Non-PRFPD: A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. [34-373(a)(6)]
- Schedule of Uses: A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. [34-373(a)(8)]

- 3. Schedule of Deviations and Written Justification: A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. [34-373(a)(9)]
- D. Bonus Density: [34-202(a)(11)]
 - Not Applicable
 - Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8 ENVIRONMENTAL REQUIREMENTS

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

PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

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

- **3.** Expected life of the facility:
- 4. Who will operate and maintain the internal collection and treatment facilities:
- 5. Receiving bodies or other means of effluent disposal:
- C. Spray Irrigation: If spray irrigation will be used, specify: N/A
 - **1.** The location and approximate area of the spray fields:
 - **2.** Current water table conditions:
 - **3.** Proposed rate of application:
 - **4.** Back-up system capacity:

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

- 1. Surface Water Management Plan. A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). [34-373(b)(1)]
- Phasing Program. If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]
- 3. Protected Species Survey. A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. [34-373(b)(2)]
- **B.** Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. [34-373(c)]
- C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) [34-373(d)(9)]

D. Private Recreational Facility Planned Developments (PRFPDs):

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

- 5. Environmental Assessment. An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
- 6. Demonstration of Compatibility. Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
 - YES (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
 - **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]
- F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." [34-202(a)(12)]

G. Flood Hazard:

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

H. Excavations/Blasting:

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

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

- Not Applicable
- Provide a Hazardous materials emergency plan.

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

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

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

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

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

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

AFFIDAVIT OF AUTHORIZATION

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

I, <u>Kevin Walsh</u> (name), as <u>Partner</u> (owner/title) of <u>Gator Recreation Complex, RLLP</u> (company/property), swear or affirm under oath, that

I am the owner or the authorized representative of the owner(s) of the property and that:

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

*Notes:

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

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

Signature

STATE OF <u>Florida</u> COUNTY OF <u>Lee</u>	
presence or 🗌 online notarization, this 4	ed) and subscribed before me by means of 🕅 physical day of, 20, 20, by name of person providing oath or affirmation), who is
personally known to me or who has produced	(type of identification)
as identification.	0. And the second secon
STAMP/SEAL Commission # HH 165448 STAMP/SEAL Commission # HH 165448 States September 4, 2025	Signature of Notary Public
Web/AffidavitofAuthorization (01/2020)	Page 1

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared <u>Kevin Walsh</u>, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at <u>Access Undetermined (30-45-25-00-00002.0000</u>) and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared <u>Kevin Walsh</u>, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at <u>Access Undetermined (30-45-25-00-00002.0000</u>) and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

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

Gator Recreation Complex, RLLP- Kevin Walsh Print Name

STATE OF FLORIDA COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on the physical physical physical presence or online notarization, on the physical physical

Signature of Notary Public



STAMP/SEAL

LEONA J. MARTIN Commission # HH 165448 Expires September 4, 2025 Indet Thru Bulget Netry Services



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

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

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

Public	Hearing - Genera	al Requirements	(34-202)	
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Public Hearing	- Minina	Excavation	Planned	Development	(12 - 110)	1
 i abilo i loainig		Exocitation	i lainea	Development	(14-110)	ŕ.

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

PLEASE PRINT OR TYPE:

STRAP Number:	30-45-25-00-00002.0000				
Name of Project:	Gator Recreational, MPD				
Name of Agent:	Al Quattrone, P.E.				
Street Address:	4301 Veronica Shoemaker Blvd				
City, State, Zip:	Fort Myers, FL 33916				
Phone Number:	239-936-5222	Email Address:	permits@qainc.net		
Name of Applicant*:	Gator Recreation Complex, RLLP Kevin Welsh				
Street Address:	7050 Crystal Lane				
City, State, Zip:	Fort Myers, FL 33907				
Phone Number:	239-344-6147	Email Address:	gatorlanes@comcast.net		
*If applicant is not the owner, a letter of authorization from the owner must be submitted.					

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

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

	Section Number	Requirement
#1	34-373(b)(2)	Environmental Report, & Protected Species Survey
#2	34-373(a)(4)(b)(i)	Soils Map
#3	34-373(a)(4)(b & c)	FLUCCS Map
#4	34-373(a)(4)(b)(iii)	Rare & Unique Habitat Map
#5	34-373(a)(4)(b)(v)	Existing Flow ways Map
#6		
#7		
#8		
#9		

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

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

The proposed is a rezoning from CPD to MPD. The site has been cleared, VEG2018-10077 per DOS2005-00183

Under penalties of perjury, I declare the in it are true. Signature of Applic	4/	on and that the facts stated
	FOR STAFF USE ONLY	
DIRECTOR'S DECISION:	Request Denied Request Approved Request Approved Per Attache	d Comments

Electronically signed on 4/15/2022 by Anthony R. Rodriguez, AICP, Zoning Manager Lee County Department of Community Development

Director Signature

Date



SCHEDULE OF USES AND DEVELOPMENT PARAMETERS

Gator Recreational MPD REZONING ±7.01 ACRES STRAPS#: 30-45-25-00-00002.0000 FORT MYERS, FL 33912

PROJECT SUMMARY

Future Land Use	Intensive Development	
Existing Zoning/Requested Zoning	CPD to MPD	
Development Program	Mixed Use Planned Development (MPD)	
Maximum Building Floor Area	90,000 SF Retail 70,000 SF Commercial	
Maximum Number Hotel Rooms	250	
Maximum Residential Units	210	
Fire District	South Trail Fire District	
Water & Sanitary Sewer Utilities	Lee County Utilities	



PROPERTY DEVELOPMENT REGULATIONS

Minimum Area Dimensions:		
Min. Lot Size	10,000 square feet	
Min. Lot Depth	100 feet	
Min. Lot Width	100 feet	
Maximum Height	135 feet	
Building Separation	20 feet	
Maximum Lot Coverage	50%	
Minimum Open Space	Must provide a minimum of 10% open space per LDC Section 34-425(a).	
Minimum Setbacks:		
Street, public	25 feet	
Street, private	15 feet	
Side	10 feet	
Rear	15 feet	
Water body	20 feet (top of bank)	
Accessory Structures (side & rear)	5 feet	
Minimum Development Perimeter Setback	15 feet	
Buffers	5.0-foot Buffer – Plantation Road 5.0-foot Buffer -Six Mile Cypress Parkway (Five-foot wide buffer along rights-of-way planted with five trees per 100 feet linear feet. The required building perimeter planting may be used in lieu of buffer if adjacent to the right-of-way.)	



SCHEDULE OF USES - TRACT "A"

Accessory Uses and Structure Accessory apartment and accessory unit Administrative Offices ATM (Automatic Teller Machine) Auto Parts Store (No Installation) Automobile Service Station - Limited to One per MPD Banks and Financial Establishments: All Groups Bar or Cocktail Lounge Broadcast Studio, Commercial Radio and Television **Business Services: All Groups Cleaning and Maintenance Services** Clothing Stores, General Clubs: Commercial, Private Clubs: Fraternal, Membership Organization Computer and Data Processing Services Consumption on Premises in conjunction with restaurant, bowling alley, bar and cocktail lounge or hotel/motel Contractors and Builders: All Groups Convenience food and beverage store **Cultural Facilities Department Store** Drive through Facility for Any Permitted Use Drugstore, Pharmacy Dwelling Unit: Live-work, Multi-family building **Entrance Gates and Gatehouse** EMS. Fire or Sheriff's Station Essential Services Essential Service Facilities: Group I Excavation: Water Retention **Excess Spoil Removal** Fences, Walls Food and Beverage Service, Limited Food Stores: All Groups Gasoline Dispensing System, Special Gift and Souvenir Shop Hardware Store Hobby, Toy and Game Shops Hotel/Motel - 160 Rooms Maximum



Household and Office Furnishings, Groups I, II & III **Insurance Companies** Laundromat Laundry or Dry Cleaning: Group I and II Medical Office Motion Picture Production Studio **Niahtclubs** Nonstore Retailers: All Groups Package Store Paint, Glass and Wallpaper Parking Lot: All Groups Personal Services: Groups I, II, III, and IV (Excluding Steam or Turkish Baths, Escort Services, Palm Readers, Fortunetellers or Card Readers) Pet Services Pet Shop Pharmacy Place of Worship Post Office Real Estate Sales Office **Recreation Facilities Commercial: Groups All** Rental or Leasing Establishment: Group I, II, III, and IV Repair Shops: Groups I, II, III, IV and V Residential accessory uses Restaurant, Fast Food Restaurants: All Groups Retail and Wholesale Sales, Ancillary to an Approved Use Self-service Fuel Pumps – Maximum 32 Pumps. Signs (in accordance with chapter 30) Social Services: Group I, II and IV Specialty Retail Shops: All Groups Storage: Open & Indoor Studios **Temporary Uses** Theater, Indoor Transportation Services: Groups II, III and IV Used Merchandise Stores: Groups I, II, III and IV Variety Store

Warehouse:



Mini Warehouse Private Public Wholesale Establishments: Groups I, III and IV

AGRICULTURAL CONDITION

We request this agricultural condition be included in the zoning resolution. Similar language was used in Z-06-095.

AGRICULTURAL USES: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

- A. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit "D" attached hereto, may continue until approval of a local development order for the area of the project containing those uses.
- B. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
- C. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
 - (1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
 - a) the date the agricultural uses ceased;
 - b) the legal description of the property subject to the development order approval;
 - c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on property not zoned to permit such uses and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is zoned to permit such uses; and,
 - d) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.



The covenant must be properly recorded in the public records of the county at the owner's expense.

(2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.



REQUEST STATEMENT

Gator Recreational, MPD Rezone from CPD to MPD ±7.1 ACRES Strap # 30-45-25-00-00002.0000 Fort Myers, FL 33912

The applicant, Gator Recreation Complex. RLLP, is requesting approval to rezone a ± 7.1 acres of from CPD (Commercial Planned Development) to MPD (Mixed Use Planned Development), to support a future mixed-use development.

The applicant is requesting a rezoning from CPD (Commercial Planned Development) to MPD (mixeduse Planned Development to allow up to 90,000sf of commercial, office and retail, 70,000sf commercial-recreational, 250 hotel rooms and 210 residential units.

The parcel is a vacant parcel is ± 7.1 acres with frontage on Six Mile Cypress Blvd and Plantation Rd. generally located in the northeast corner of the two roads, within the South Fort Myers Planning Community. The Lee Plan has designated the subject property as Intensive Development Future Land Use and within the Mixed-Use overlay according to Map I-C.



The adjacent neighboring properties future land use designation is Intensive Development. To the site's north is a CPD zoning, known as Lee County Sports Complex, developed as Century Link Sports Complex. Property to the East and South, across Six Mile Cypress Parkway is undeveloped and zoned EC (Environmentally Critical). To the west, across Plantation Rd. is a MPD (Mixed Use Planned



Development) known as Center of Hope. The MPD is partially developed with "The Preserve" as an assisted living facility.



The Property was rezoned in 2005 via resolution number Z-05-046 from AG to CPD to allow 60,400 square foot indoor recreation facility, with 40 bowling lanes, restaurant/bar, video arcade, pool hall and convention center and a 21,000 square foot building used for office and/or retail space.

LEE PLAN COMPLIANCE

The requested MPD (Mixed Planned Development) is consistent with the Lee Plan and will comply with the Land Development Code in the following manner:

POLICY 1.1.2: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94- 30, 09-06, 10-10, 16-07, 21-09)

The subject property is located at the northeast corner of Plantation Rd. and Six Mile Cypress. The property presently is vacant. The request rezone to MPD (Mixed Use Planned Development) will allow a multi-use building to include retail, recreation, convention center, hotel and residential units. Proposed parking garages are also included to accommodate parking requirements.

Along the site's north side is a CPD zoning and developed Century Link Sports Complex. Property to the East and South, across Six Mile Cypress Parkway, is undeveloped and zoned EC (Environmentally Critical). To the west, across Plantation Rd., is a MPD (Mixed Use Planned Development) known as Center of Hope. The MPD is partially developed



with "The Preserve" an assisted living facility. Accordingly, the project is consistent with 1.1.2.

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. This policy will be implemented as follows:

The property is located within District 15, South Fort Myers. The district has allocated to it 2012 acres of Commercial lands, from that number 1,654 are developed and 358 acres are remaining. Year 2045 Allocations also indicate that 5982 acres are allowed for residential uses in the South Fort Myers Planning Community. From that number, 5,544 acres are developed, and 438 acres are still available. (See Ordinance 21-09/CPA2021-00001: Lee Plan 2045 Update, Table 1(b) 2045 Allocation). The proposed ±7.1-acre MPD (Mixed Planned Development) rezoning is consistent with Policy 1.6.5.

GOAL 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

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, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ord. No. 94-30, 00-22)

Rezoning the subject parcel to MPD (Mixed Planned Development) will promote contiguous and compact growth in the South Fort Myers Planning Community. Off of Six Mile Cypress and Plantation Road, which is the area of the county designated as the "downtown" of South Lee. The proposed development is in the heart of contiguous intense development and therefore consistent with this objective.

The parcel has one access point on Six Mile Cypress, a controlled access roadway and approved when the Controlled Access Resolution 93-09-5, amended by Resolution 00-04-09 was adopted. Along with the Plantation Road access point, provides adequate access points and infrastructure to support the activities.

The project is designed to develop a mixed-use development that will enhance the surrounding neighborhood. The proposed bowling alley, convention center and hotel compliment the nearby baseball stadium. The proposed residential units will provide more efficient use of land that do not by-pass tracts of land to support development. The project remains consistent with Objective 2.1

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 §163.3164, Fla. Stat.) will be granted only



when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC. (Ord. No. 94-30, 00-22, 17-19)

POLICY 2.2.1: Rezoning's 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. (Ordinance No. 94-30, 00-22)

Fire protection and emergency response will be provided by South Trail Fire Station, located at 5531 Halifax Ave. The Police protection will be provided by Lee County Sheriff Department station located at 14750 Six Mile Cypress Parkway. The property is located within the LCU service area which has water and sewer available to the site. The site has two frontage County Maintained, arterial road networks, Six Mile Cypress, has of 2020 LOS B based on 1481 tripe at a 4-lane divided capacity of 2, 000 and Plantation Rd, has a 2020 LOS E based on 285 trips at a 2-lane road capacity of 860. The project is consistent with Policy 2.2. and 2.2.1

GOAL 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources. (Ord. No. 94-30, 07-15, 17-13)

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order. (Ord. No. 17-13)

The subject property is within the Lee County Utilities water franchise area for Potable water and Sewer. The developer will undertake any improvements that may be required to connect the project to these existing services. The project is consistent with Objective 4.1, Standard 4.1.1, and Standard 4.1.2.

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. (Ord. No. 94-30, 07-12, 21-09)

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned developments except if located within the Mixed Use Overlay. (Ord. No. 00-22, 21-09)

The property is located in the Mixed-Use Overlay allowing higher density within the Intensive Development category. The requested rezoning is consistent with Goal 5 and Policy 5.1.1 as the request is being processed as an MPD

POLICY 5.1.6: Maintain development regulations that require high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design. (Ord. No. 94-30)



Located in Intensive Development land use category and within the mixed-use overlay, the Gator Recreational MPD incorporates mixed use design concepts such a centralized parking areas and parking garages, residential over commercial, internal walkways for safe and desirable pedestrian circulation routes, access to external pedestrian sidewalks that connect to regional systems, access to transit and bus stops, and recreational uses available to the residents internal to the site, all of which capturing trips internally and reduce travel miles by vehicle allowing for required open space and buffering while maintaining higher density that is desirable in Intensive Development and the MUO. The proposed development as depicted on the MCP will provide the required open space, buffering and landscaping in accordance with the Mixed-Use overlay.

GOAL 6: COMMERCIAL LAND USES.

COMMERCIAL DEVELOPMENT REVIEW POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

a. Traffic and access impacts (rezoning and development orders)

The project does not generate unanticipated and unacceptable traffic. All roads will continue to have adequate level of service according to the TIS produced by TR Transportation submitted with this application

c. Screening and buffering (planned development rezoning and development orders); The proposed rezoning to MPD will not be requesting deviations from the buffer requirements in the Land Development Code as set forth in LDC 10-425(f)

d. Availability and adequacy of services and facilities (rezoning and development orders); The proposed rezoning has availability from Lee County Utilities according to the letter received March 17,2022.

e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

The surrounding land use is intense developments uses like large scale office complexes, multifamily units, Lee County sports Complex, large retail shopping center and assistant living facilities. The proposed amendment is compatible with adjacent land. The rezoning will not create any negative impacts on surrounding uses.

f. Proximity to other similar centers (rezoning); and **The proposed rezoning is compatible with adjacent uses**.

g. Environmental considerations (rezoning and development orders).

The proposed rezoning does not request any changes to the environmental conditions contained within Land Development Code

POLICY 6.1.3: Commercial developments requiring rezoning and meeting DCI thresholds must be developed as planned developments except if located within the Mixed-Use Overlay. The planned development must be designed to arrange uses in an integrated and cohesive unit in order to: provide visual harmony and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources;



and, provide necessary services and facilities where they are inadequate to serve the proposed use. (Ord. No. 94-30, 00-22, 21-09)

RESPONSE: The requested MPD rezoning is compatible with other mixed use and commercial zoned properties found to adjacent properties. See the discussion of urban services in Policy 2.2 and Objective 4.1. The project is consistent with 6.1.4.

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.

RESPONSE: The subject parcel is in an area where capacity exists on the adjacent roadway network according to the TIS produces by TR Transportation that shows a LOS of "C" before and After. The project is consistent with 6.1.5.

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so that to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

RESPONSE: The project will not have any impact on landscaping, open space or buffering on the subject site. In either case, the proposed development will provide adequate open space and buffering as required by the Land Development Code (LDC). The project is consistent with 6.1.6

GOAL II: MIXED USE.

POLICY 11.1.1: Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use). (Ord. No. 17-13)

RESPONSE: The subject parcel is located in the Intensive Development future land use category and in the Mixed-Use overlay. The requested MPD (Mixed Use Planned Development) zoning is proposing residential and commercial uses. The project is consistent with 11.1 and 11.1.1 that means the minimum requirements for the mixed use planned development according to LDC 34-940

OBJECTIVE 11.2: MIXED USE OVERLAY. The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed-Use Overlay. (Ord. No. 07-15, 17-13)

POLICY 11.2.4: Use of conventional zoning districts will be encouraged within the Mixed-Use Overlay in order to promote continued redevelopment. (Ord. No. 17-13)

The proposed development is centrally located, as identified in the Lee plan in the mixeduse overlay. The proposed rezoning contains commercial retail and residential uses. The



residential dwelling units are within the commercial retail and office uses which essentially is a true mixed-use building.

Also, the residential component with the close proximately to shopping centers, at Daniels and US 41 (Home Depot, Wal-mart, Publix, etc) public transit, bike paths, reginal parks (Lakes Park), schools, employment centers such as the warehouse across Plantation, Gulf Coast hospital etc.

Rezoning to MPD offers a mixed-use that includes residential and commercial. The project is consistent with 11.2 and 11.2.4

POLICY 158.1.9: Lee County, in response to current and projected needs of Lee County residents, will encourage a diverse mix of housing types, sizes, prices, and rents by maintaining mixed use land use categories in the Future Land Use Element. (Ord. No. 00-22)

The proposed MPD integrates residential development and retail and commercial, which are true mixed-use buildings.

Division 2-Bonus Density Program

Sec 2-145(b) Minimum Requirements

(1) The additional traffic will not be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road; and

The proposed site has direct access to Six Mile Cypress (County Maintained Controlled Access Facility) and Plantation Road (County Maintained Minor Arterial).

(2) Existing and committed public facilities are not so overwhelmed that a density increase would be contrary to the overall public interest; and

TIS shows there is capacity for trips, utilities has capacity, fire service is 1.7 miles, police 1.6 miles (Six Mile station), bus stop 11786 on route 80, located across the street at Plantation Rd @ Six Mile Cypress Pkwy. The proposed does not overwhelm the existing public facilities.

(3) Storm shelters or other appropriate mitigation is provided if the development is located within the coastal high hazard area as defined in <u>section 2-483</u>.

The proposed site is not within the coastal high hazard area.

(4) The resulting development will be compatible with existing and planned surrounding land uses The surrounding land uses include intensive commercial development, public recreational facilities, dense multi-family, health care and other compatible with the requested schedule of uses and intensity and density.

Land Development Code Analysis



The proposed rezoning complies with the general standards in the Land Development Code Section 34-411 as follows:

(A)All planned developments must be consistent with the provisions of the Lee Plan. The proposed rezoning to a MPD is consistent with the Comprehensive Plan as demonstrated above.

The proposed development will comply with applicable Lee County regulations and does not include any deviation requests.

(c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water.

The proposed rezoning to MPD is compatible with surrounding land uses. The 7.1-acre site can adequately accommodate the proposed structure, open space, pedestrian ways, buffers, parking, access, utilities and storm water management without deviations from LDC

(d) All planned developments must have access to existing or proposed roads. Access must comply with the requirements of <u>chapter 10</u> and be located so that site-related industrial traffic does not travel through predominantly residential areas.

The proposed MPD has access to Six Mile Cypress (County Maintained Controlled Access Facility) and Plantation Road (collector road).

(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.

The property is within the Lee Tran public transit service area, route 80. Lee Tran stops #11786 is within $\frac{1}{4}$ mile and adjacent to the property

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.



The proposed development will not create any hazards to persons or property and will comply with all applicable regulations.

(g) Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.

The site has previously been cleared and did not show any environmentally critical or sensitive areas. The proposed MPD will not create any new adverse effects.

(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

The proposed MPD will meet the open space requirements of the Land Development Code (LDC) according to the mixed-use overlay LDC 10-425(a). The site does not have any environmentally sensitive lands and is not within the archaeological sensitivity zone.

(i)Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

The proposed development will be designed to minimize any potential negative impacts to surrounding land uses by meeting the requirements of the LDC without deviations.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The proposed Mixed-Use Planned Development (MPD) is consistent and is compatible with existing development patterns. The proposed development with the already approved commercial planned development designated zoning with equivalent uses

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

The proposed project design is compatible and consistent with the existing development patterns. The surrounding land use patterns are equivalent in intensity, type of uses (commercial, multifamily, large-scale public recreational facilities, retail, etc.) and of similar approved and proposed densities.



(I) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

The requested rezoning is considered a minor mixed-use planned development that does not require subunits, neighborhoods or internal communities. However, internal sidewalks to encourage pedestrian activity and to expand transportation options are being proposed.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

The proposed development includes a variety of general commercial, office, recreational, hotel/motel and high-density residential uses. The MPD promotes a compact development footprint in an area of the county that is classified as intensive development. Common open space, parking and walkways with supportive infrastructure will be integrated within the development. The proposed development will not have conflicting uses within the planned development.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

Care has been given to selecting land uses that are consistent with adjacent development. The proposed location of the Hotel/Motel, recreational and retail are abutting the northern boundary of the site, which abuts a lake. The proposed location of the multifamily is located on the southern half abutting Six Mile Cypress and Plantation.

(o) Minimum parking and loading requirements are set forth in article VII, divisions 25 and 26 of this chapter. Where land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces, subject to the condition that the parking area is constructed and maintained so as to prevent erosion of soil. In all cases, sufficient parking must be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

Sufficient parking with these uses will be provided to prevent from spillover to adjacent properties and will be consistent with LDC requirements.

(p) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

The proposed minor mixed-use planned development will be developed with internal consistent with signage, architectural and landscaping.

LEE PLAN AND LDC CONSISTENCY SUMMARY LDC 34-145(d)(4)(a.1) REZONING CONSIDERATIONS

The Gator Recreation project complies with the rules and considerations appropriate to support the requested rezoning. For rezoning, the applicant must prove entitlement based on:



a) Complies with the Lee Plan.

The application is consistent with the uses and densities set forth in the Intensive Development Future Land Use designation. The rezoning will allow for a mix of office, retail, commercial and residential uses. The residential will be integrated within the buildings consisting of retail, office and commercial. The request is consistent with the goals, objectives, policies, and the intent of the Lee Plan.

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

The requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the uses set forth in Chapter 34 of the LDC.

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

The request is compatible with existing or planned uses in the surrounding area as indicated by the adjacent Community Facility, MPD, CPD and IPD developments with similar uses in the vicinity of the project. The surrounding area contains a mixture of shopping centers, office, retail residential and commercial uses. The proposed represents a continuation of the development patterns within the surrounding area.

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

To the east of the property is Plantation Road (The request is consistent with the densities, intensities and general uses set forth in the Lee Plan

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

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

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

The request will not adversely affect environmentally critical areas and natural resources.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category. Sufficient evidence has been provided within this application that this rezoning is in compliance with the Lee Plan, the Land Development Code and all other applicable rules and regulations.

The property is within LCU service area. The property will have fire safety services provided by South Trail Fire Department, at 5531 Halifax Ave.

26-4-5-5 26-2-5-5



This instrument prepared by and return to:

W.L. Randol, Esq. Hoover and Phillips 151 S.W. 27th Avenue Miami, Florida 33135

INSTR # 6330405 OR BK 04344 Pg 2929; (1pg) RECORDED 06/23/2004 04:34:05 PM CHARLIE GREEN, CLERK OF COURT LEE COUNTY, FLORIDA DEED DOC 9,564.10 DEPUTY CLERK S Jensen

[Space Above This Line For Recording Data] Warranty Deed (Statutory Form - FS 689.02)

This Indenture, Made the 16 day of June, 2004 between Carole Brock and Louis Janos, as Co-Trustees of the Six Mile Cypress Trust Agreement dated December 7, 1978, of the County of LEE, State of Florida, Party of the First Part to Gator Recreation Complex, RLLP, a Florida registered Limited Liability Partnership Party of the Second Part and whose postoffice address is

Complex, RLLP, a Florida registered Limited Liability Partnership Party of the Second Part and whose postoffice address is *as amended on Dec 4, 1984* (Whenever used herein, the terms "First Part" and "Second Part" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.) *Dec 11, 1986; Aug 29, 1987; Feb 21, 1990 and as further restated March 11, 1991 Witnesseth: That said Party of the First Part, for and in consideration of the sum of \$10.00 and other good valuable consideration receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Party of the Second Part, all that certain land situated in LEE County, Florida, to wit:

All that part of the Northwest 1/4 of the Southcast 1/4 of Section 30, Township 45 South, Range 25 East, lying Northwesterly of the Six Mile Parkway in Lee County, Florida.

The above described property is not the homestead property of the sellers

(For Information Only: Property Appraiser's Parcel Identification Number is 30-45-25-00-00002.0000

Subject to: Conditions, restrictions, reservations, limitations and easements of records, if any (provided, however, that this reference shall not operate to reimpose the same), applicable zoning regulations and taxes for the current and subsequent years.

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

And the First Part hereby covenants with said Second Part that the First Part is lawfully seized of said land in fee simple; that the First Part has good right and lawful authority to sell and convey said land; that the First Part hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whercof, the said First Part has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of: Jo Worden lin itness ALERIE JO WORDEN

BETH BETH A. Print Witness Name

STATE OF FLORIDA) SS

COUNTY OF EM iAmi 340c

anor ous Louis Janos, as Co-Trustee of the Six Mile Cypress Trust Agreement dated December 7, 1978

Address

Carole Brock as Co-Trustees of the Six Mile Cypress Trust Agreement dated December 7, 1978

The foregoing instrument was acknowledged before me this *1*/6 day of June, 2004 by Carole Brock and Louis Janos, as Co-Trustees of the Six Mile Cypress Trust Agreement dated December 7, 1978 who are personally known to me and/or produced as identification and who did/did not take an oath.

Valering Worsen Notage Public

PUSL OFFICIAL NOTARY SEAL VALERIE JO WORDEN COMMISSION NUMBER DD121620 MY COMMISSION EXPIRES DF FLOR JUNE 19,2006

DCI2022-00024 Lee County ePlan Original Application Dated 05-02-2022 National Flood Hazard Layer FIRMette



Legend





BOARD OF COUNTY COMMISSIONERS

John E. Manning District One

Cecil L Pendergrass District Two

Raymond Sandelli District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desiarlais County Manager

Richard Wm Wesch County Attorney

Donna Marie Collins County Chief Hearing Examiner

March 17, 2022

Via E-Mail

Sharon Hrabak Ouattrone & Associates, Inc. 4301 Veronica Shoemaker Blvd Fort Myers, FL 33916

RE: **Potable Water and Wastewater Availability Gator Recreation** STRAP # 30-45-25-00-00002.0000

Dear Ms. Hrabak:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation vicinity to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 210 multi-family residential units, 60,000 sf retail, 58,000 sf commercial, and a 160 room hotel with an estimated flow demand of approximately 69,800 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

There are no reuse mains in the vicinity of 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


DCI2022-00024 Lee County ePlan

Gator Recreation - Letter.Docx March 17, 2022 Page 2

approval of all State and local regulatory agencies.

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

Sincerely,

LEE COUNTY UTILITIES

Mary M Comi

Mary McCormic Technician Senior 239-533-8532 UTILITIES ENGINEERING



1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

TITLE CERTIFICATION GATOR RECREATION COMPLEX, RLLP

Pavese Law Firm (as Agent/Title Company)

Plat Number: Development Order Number:

Effective Date of Title Certification: April 6, 2022 at 5:00 PM

Certified To: Lee County Board of County Commissioners

I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit "A." Based on the foregoing, we hereby certify Record Title to the above described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

Title to the property is vested in:

Gator Recreation Complex, RLLP, a Florida limited liability partnership by virtue of that certain Warranty Deed recorded in Official Records Book 4344, Page 2929, all of the Public Records of Lee County, Florida.

The following persons or entities holding a mortgage secured by the property:

- Mortgage Security Agreement and Assignment of Rents recorded in Official Records Instrument No. 2008000156134; Assignment of Leases, Rents and Profits recorded in Official Records Instrument No. 2008000156135; Modification of Mortgage recorded in Official Records Instrument No. 2011000178567; Modification of Mortgage recorded in Official Records Instrument No. 2011000257866, all as further modified by Modification of Mortgage in favor of Preferred Community Bank recorded in Official Records Instrument No. 2014000214178, all of the Public Records of Lee County, Florida.
- 2. Mortgage in favor of Kenwood Lanes LTD recorded in Official Records Book 4344, Page 2946, as subordinated in Official Records Instrument No. 2008000156130, all of the Public Records of Lee County, Florida.
- All Property taxes due and owing have not been paid as of the date of this certification.

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

1. None

By:

All Recording references are to the public records of Lee County, Florida.

Note, this is not a certification of ownership of any oil, gas, and mineral rights or interests.

This certification is provided pursuant to the requirements of § 177.041, Florida Statute, for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. Pursuant to s. <u>627.7843</u>, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Charles Mann Managing Partner

EXHIBIT "A"

All that part of the Northwest ¹/₄ of the Southeast ¹/₄ of Section 30, Township 45 South, Range 25 East, lying Northwesterly of the Six Mile Cypress Parkway in Lee County, Florida.



SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

ALL OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LYING NORTHWESTERLY OF SIX MILE PARKWAY IN LEE COUNTY. FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST. LEE COUNTY, FLORIDA; THENCE NORTH 88°55'40" EAST, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE EASTERLY ALONG SAID LINE, FOR A DISTANCE OF 749.06 FEET; THENCE SOUTH 38º15'54" WEST. FOR A DISTANCE OF 306.71 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE RUN SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,738.98 FEET (DELTA 15°48'54") (CHORD BEARING SOUTH 46 10'30" WEST) (CHORD 753.63 FEET) FOR A DISTANCE OF 756.03 FEET; THENCE NORTH 01º10'06" WEST, FOR A DISTANCE OF 748.82 FEET TO THE POINT OF BEGINNING. CONTAINING 309,453 SQUARE FEET OR 7.10 ACRES, MORE OR LESS.



AFFORDABLE SURVEY, OWNED AND OPERATED BY KNOW IT NOW INC. LB 6912. 3366 Stringfellow Road Saint James City, FL 33956 56*-481-2366 239-283-1518 2011 Heidelberg Avenue Dunedin, FL 34698 727-415-8305									
DATE 02/11/2022	PROJECT NO.	DRAWN BY CLD	SCALE 1 =120'	SHEET 1 OF 2	FILE NO.				

LOCATION = 3366 STRIN	HTTP://WWW.KNOWITNOW.PR	MAILING	Authorization Number LE	Florida Business Certificc
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(1)UNLESS STATED OTHERWISE THIS SURVEY IS AN AS-BUILT IMPROVEMENTS IN RELATION TO SURVEY MARKERS FOUND BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE FLORIDA ADMINISTRATIVE CODE STATES IF LOCATION OF EASEMENTS OR RIGHTS OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR – IF FENCES ARE SHOWN, DISTANCES INDICATE APPROXIMATE DISTANCE ON OR OFF PROPERTY – OVERHANGS AND UNDERGROUND FOUNDATIONS OR UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY. LEGEND: (C) CALCULATED, CB CABLE BOX, LP LIGHT POLE, C/S CONCRETE SLAB, CLF CHAIN LINK FENCE, CONC CONCRETE, CSW CONCRETE WALK, (D) DEED, DE DRAINAGE EASEMENT, EB ELECTRIC BOX, EOW EDGE OF WATER, EP EDGE OF PAVEMENT, FOR FR CAPPED, FXC FOUND X CUT, FCM FOUND CONCRETE MONUMENT, FIP FOUND IRON PIPE, FIR FOUND IRON ROD, FN FOUND NALL, FND-FOUND (M) MEASURED, MH MANHOLE, NOF NO MARKER FOUND, OHW OVERHEAD WIRE O/A OVERALL, (P) PLAT, PE POOL EQUIPMENT, PP POWER POLE, POB POINT OF BEGINNING, POC POINT OF COMMENCEMENT, RW RIGHT OF WAY, SIR SET ¹/₃ IRON ROD WITH CAP #LB 6912, SND SET NAIL AND DISK LB 6912, TOB TOP OF BANK TP PHONE PEDESTAL UE UTILITY EASEMENT, MM WATER, METER, NDF WOOD FENCE, MHW- MEAN HIGH WATER, MLW- MEAN LOW WATER, CL.F. - CHAIN LINK FENCE, SG - STREET SIGN, CHTB - CATCH BASIN RCP - RE-INFORCED CONCRETE PIPE SURVEY SHOWING VISIBLE

2019 E SCREEN ENTRANCE E SCREEN AREA P SCREEN ENCLOSED WITH POOL

(C)

FEMA MAP 12071C0438G / FLOOD ZONE AH DATE: 12-07-18 BASE ELEV. 13.5' & 14' AND 0436G

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. THENCE NORTH 88°55'40" EAST, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING RUN, THENCE CONTINUE EASTERLY ALONG SAID LINE, FOR A DISTANCE OF 749.06 FEET, THENCE SOUTH 38°15'54" WEST, FOR A DISTANCE OF 306.71 FEET: TO THE POINT OF INTERSECTION WITH A NON'TANGENT CURVE. THENCE RUN SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,738.98 FEET DELTA 15°48'54" (CHORD BEARING SOUTH 48°10'30" WEST) (CHORD 753.63 FEET) FOR A DISTANCE OF 756.03 FEET, THENCE NORTH 01°10'06" WEST, FOR A DISTANCE OF 748.82 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

ALL OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30. TOWNSHIP 45 SOUTH, RANGE 25 EAST, LYING NORTHWESTERLY OF SIX MILE PARKWAY IN LEE COUNTY, FLORIDA.

PLANTATIOON RD. FORT MYERS, FL 33912

ADDRESS

 $\sum Z \gg$

TOPOGRAPHIC

SURVEY



Original Application Dated 05-02-2022



National Cooperative Soil Survey

Conservation Service

MAP	LEGEND	MAP INFORMATION
Area of Interest (AOI) Area of Interest (AOI)	Spoil AreaStony Spot	The soil surveys that comprise your AOI were mapped at 1:20,000.
Solis	M Very Stony Spot	Warning: Soli Map may not be valid at this scale.
Soli Map Unit Polygons	Wet Spot	Enlargement of maps beyond the scale of mapping can cause
Soll Map Unit Lines	△ Other	misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of
Special Point Features	Special Line Features	contrasting soils that could have been shown at a more detailed scale.
(o) Blowout	Water Features	
Borrow Pit	Streams and Canals	Please rely on the bar scale on each map sheet for map measurements.
💥 Clay Spot	Transportation	Source of Map: Natural Resources Conservation Service
Closed Depression		Web Soll Survey URL: Coordinate System: Web Mercator (EPSG:3857)
💥 Gravel Pit	JS Routes	Maps from the Web Soll Survey are based on the Web Mercato
Gravely Spot	🥪 Major Roads	projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as th
🔕 Landfill	Local Roads	Albers equal-area conic projection, should be used if more
A Lava Flow	Beckground	accurate calculations of distance or area are required.
Marsh or swamp	Aerial Photography	This product is generated from the USDA-NRCS certified data of the version date(s) listed below.
Aline or Quarty		Soil Survey Area: Lee County, Florida
Miscellaneous Water		Survey Area Data: Version 19, Aug 25, 2021
O Perennial Water		Soli map units are labeled (as space allows) for map scales 1:50.000 or larger.
Rock Outcrop		
+ Sailne Spot		Date(s) aerial images were photographed: Feb 1, 2020—Mar 20, 2020
Sandy Spot		The orthophoto or other base map on which the soil lines were
🕳 Severely Eroded Spot		compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor
Sinkhole		shifting of map unit boundaries may be evident.
Slide or Slip		
🧭 Sodic Spot		

Map Unit Legend

Ma p Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	6.1	71.0%
102	Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes	2.5	29.0%
Totals for Area of Interest		8.6	100.0%



TRAFFIC ENGINEERING TRANSPORTATION PLANNING SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

GATOR RECRATIONAL MPD

(PROJECT NO. F1510.02)

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

April 28, 2022



CONTENTS

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



I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The development site is located on the northeast corner of the intersection of Six Mile Cypress Parkway and Plantation Road in Lee County, Florida. The site location is illustrated on **Figure 1**.

The approximate 7.1 acre subject site is governed by Zoning Resolution No. Z-05-046. The existing zoning permits the site to be developed with a main parcel with a 60,400 square feet building for a bowling center and related uses and a 21,000 square feet office/retail building. The applicant is proposing to rezone the site to allow for a 250 room hotel, 210 residential dwelling units and up to 160,000 square feet of retail/commercial uses.

No modifications to the locations of access drive connections approved as part of Zoning Resolution No. Z-05-047 are being requested with the proposed rezoning application. Access to the subject site will continue to be provided via an approved directional left-in/right-in/right-out connection to Six Mile Cypress per Lee County Resolution 93-09-51 as amended within Resolution 00-04-09 and a full access to Plantation Road.

DCI2022-00024 Lee County ePlan

TRANSPORTATION CONSULTANTS, INC

Original Application Dated 05-02-2022



PROJECT LOCATION MAP GATOR RECREATIONAL MPD

Figure 1



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

II. EXISTING CONDITIONS

The subject parcel is currently vacant land. The site is bordered to the south and east by Six Mile Cypress Parkway. To the north, the site is bordered by a vacant parcel for the Centurylink Sports Complex . The site is bordered to the west by Plantation Road.

Six Mile Cypress Parkway (Ben C. Pratt Parkway) (S.R. 865) is a four-lane controlled access arterial roadway that borders the southeast side of the subject site. In the vicinity of the subject site, Six Mile Cypress Parkway has two travel lanes in each direction with a raised median and a posted speed limit of 50 mph. Six Mile Cypress Parkway is a controlled access arterial per Lee County Resolution 93-09-51 as amended within Resolution 00-04-09. A directional left-in/right-in/right-out is approved in the southeastern portion of the subject site per this Resolution. The Six Mile Cypress Parkway intersection with Plantation Road currently operates under unsignalized conditions. Six Mile Cypress Parkway is under the jurisdiction of the Lee County Department of Transportation.

Plantation Road is a two-lane arterial roadway that borders the site to the west. Plantation Road has a posted speed limit of 45 mph, and it is under the jurisdiction of the Lee County Department of Transportation. Access to the subject site is being proposed to Plantation Road via a full access driveway.



III. **PROPOSED DEVELOPMENT**

The applicant is proposing to rezone the site to allow for an increase in development intensity above what is currently permitted. The request is to permit a development of a 250 room hotel, 210 residential dwelling units and up to 160,000 square feet of commercial/retail uses. The existing zoning (Zoning Resolution No. Z-05-047) on the site permits the site to be developed with a 60,400 square feet building for a bowling center and related uses and a 21,000 square feet office/retail building. Table 1 summarizes the uses/intensities that would be permitted under the currently approved zoning and the uses/intensities that are requested as part of proposed rezoning request.

Table 1									
Land Uses									
Gator Recreational MPD									
Land Use	Approved Under Z-05-047	Proposed							
Bowling Center	60,400 Sq. Ft	*							
Retail	21,000 Sq. Ft.	160,000 Sq. Ft.							
Residential	-	210 dwelling units							
Hotel	-	250 Hotel Rooms							

Tabla 1

*Proposed bowling center included in proposed retail square footage.

No modifications to the locations of access drive connections approved as part of Zoning Resolution No. Z-05-047 are being requested with the proposed rezoning application. Access to the subject site will continue to be provided via approved connections to Six Mile Cypress and Plantation Road.

IV. **TRIP GENERATION**

The trip generation for the approved and proposed rezoning was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled Trip Generation Manual, 11th Edition. Land Use Code 437 (Bowling Alley) was utilized for the trip generation purposes of the bowling center, Land Use Code 820 and 822 (Shopping



Center/Strip Center) was utilized for the trip generation purposes of the retail/commercial uses, Land Use Code 221 (Multifamily Housing - Mid-Rise) was utilized for the trip generation purposes of the residential uses, and Land Use Code 310 (Hotel) was utilized for the trip generation purposes of the hotel use based on the number of rooms. The trip generation equations utilized from these land uses are attached to the Appendix for reference.

Table 2 outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the MPD as currently approved. Table 3 outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the MPD as currently proposed.

Gator Recreational MPD												
T 1 T	Weekd	lay A.M. Pe	ak Hour	Weekd	Weekday P.M. Peak Hour							
Land Use	In	Out	Total	In	Out	Total	(2-way)					
Bowling Alley (60,400 Sq. Ft.)	56	3	59	44	23	67	N/A					
Strip Center (21,000 Sq. Ft.)	28	19	47	66	66	132	1,116					
Total Trips	84	22	106	110	89	199	1,116					

Table 2

Table 3
Trip Generation – Proposed
Gator Recreational MPD

Land Use	A.M. Peak Hour			P.M	Daily			
	In	Out	Total	In	Out	Total	(2-way)	
Multifamily (210 units)	19	62	81	50	32	82	955	
Retail (160,000 sq. ft.)	141	87	228	380	412	792	10,041	
Hotel (250 rooms)	66	52	118	80	77	157	2,286	
Total Trips	226	201	427	510	521	1,031	13,282	

However, the total trips generated by the project will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a



certain amount of interaction between uses that will reduce the overall trip generation of the approved MPD and the proposed MPD Amendment. This interaction is called "internal capture". In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding roadways. To be conservative, no internal capture reduction was utilized in this analysis.

Pass-by traffic was taken into account based upon the retail uses. The current version of the ITE Pass-By Data and Rate Tables/2021 Pass-By Tables indicates that the weekday PM peak hour pass-by rate for Land Use Code 820 is twenty-nine percent (29%). **Table 4** indicates the total external trips of the subject site based on the approved zoning. **Table 5** indicates the total external trips of the subject site based on the proposed MPD Amendment.

Land Use	Weekda	ekday A.M. Peak Hour			Weekday P.M. Peak Hour			
	In	Out	Total	In	Out	Total	(2-way)	
Total Trips	84	22	106	110	89	199	1,116	
Less LUC 820 Pass- By Trips	-7	-7	-14	-19	-19	-38	-324	
Net New Trips	77	15	92	91	70	161	792	

Table 4Trip Generation – Net New Trips of Approved UsesGator Recreational MPD



Gator Recreational MPD												
Land Use	Weekda	y A.M. Pe	ak Hour	Weekda	y P.M. Pea	ık Hour	Daily					
	In	Out	Total	In	Out	Total	(2-way)					
Total Trips	226	201	427	510	521	1,031	13,282					
Less LUC 820 Pass- By Trips	-33	-33	-66	-115	-115	-230	-2,912					
Net New Trips												

Table 5 Thin Convertion Not New Thing of Phonesed Uses

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

I able 6											
Trip Generation Comparison – Approved Zoning vs Proposed Zoning											
Table 4 vs Table 5											
I and Has	Weekda	ay A.M. Pe	ak Hour	Weekd	ay P.M. Pe	ak Hour	Daily				
Land Use	In	Out	Total	In	Out	Total	(2-way)				
Proposed Zoning	193	168	361	395	406	801	10,370				
Approved Zoning	-77	-15	-92	-91	-70	-161	-792				
Resultant Trip Change	+116	+153	+269	+304	+336	+640	+9,575				

T 11 (

As can be seen from Table 6, the requested zoning will increase the traffic impacts of the development by approximately 2.9 times in the AM peak hour, 4 times in the PM peak hour and approximately 12 times over the entire weekday from what is currently approved.

It is important to note that since the trip generation for the weekday PM peak hour is projected to be significantly higher than the weekday AM peak hour, the remainder of the analysis will focus on the PM peak hour only.



V. TRIP DISTRIBUTION

The total trips as a result of the proposed MPD Amendment shown in Table 5 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. **Figure 3** illustrates the site traffic assignment to the proposed site access drives and surrounding intersections.

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

DCI2022-00024 Lee County ePlan





Figure 2

DCI2022-00024 Lee County ePlan





VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2028 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were obtained through comparisons of annual traffic data obtained from 2021 *Lee County Traffic Count Report*. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2028 without the development and year 2028 with the development.

Table 2A in the Appendix of the report indicates the methodology utilized to obtain theyear 2028 build-out traffic volumes as well as the growth rate utilized for each roadwaysegment. The base year traffic volumes were obtained from the 2021 Lee County PublicFacilities Level of Service and Concurrency Report.

Figure 4 indicates the year 2028 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 4 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2028 traffic volumes to the Service Volume Tables, all roadway segments are projected to operate at an acceptable Level of Service in 2028 with the proposed MPD Amendment request.

DCI2022-00024 Lee County ePlan





However, it is important to note that the analysis at this time was completed in a conservative manner as it assumed the worst case scenario in terms of development potential on the subject site. The actual vertical development on the subject site is likely to be less than the assumed development as part of this zoning request. All analyzed roadways are projected to operate at or above the minimum adopted Level of Service in 2028 both with and without the proposed MPD Amendment. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request.

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

XIII. CONCLUSION

The proposed rezoning request is for a property referred to as Gator Recreational MPD that is generally located on the northeast corner of the intersection of Six Mile Cypress Parkway and Plantation Road in Lee County, Florida. . The Level of Service analysis conducted as part of this report indicate Plantation Road and Six Mile Cypress Parkway will operate at an acceptable Level of Service in 2028 with the proposed MPD Amendment request. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed MPD Amendment.

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

APPENDIX

TABLE 1A & 2A

TABLE 1A PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES GATOR RECREATIONAL MPD

TOTAL AM PEAK	HOUR PROJECT TRAFFIC = 36	1 VPH	IN=	193	OUT=	168				
TOTAL PM PEAK	HOUR PROJECT TRAFFIC = 80	1 VPH	IN=	395	OUT=	406				
								PERCENT		
		ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E	PROJECT	PROJECT	PROJ/
ROADWAY	<u>SEGMENT</u>	CLASS	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	TRAFFIC	TRAFFIC	LOS C
Plantation Road	N. of Site	2LN	0	140	800	860	860	30%	122	15.2%
Six Mile Pkwy	E. of Plantation Rd	4LD	0	250	1,840	1,960	1,960	40%	162	8.8%
	W. of Plantation Rd	4LD	0	250	1,840	1,960	1,960	30%	122	6.6%

* Lee County Link Generailize Peak Hour Directional Service Volumes were utilized for all roadway segments analyzed.

TABLE 2A LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS GATOR RECREATIONAL MPD

TOTAL PROJECT TRAFFIC AM =	361	VPH IN =	193	OUT=	168	
TOTAL PROJECT TRAFFIC PM =	801	VPH IN=	395	OUT=	406	

							2020	2028					2028		
							PK HR	PK HR PK S	EASON		PERCENT		BCKGR	ND	
		SITE/	BASE YR	LATEST	YRS OF	ANNUAL	PK SEASON	PEAK DIRE	CTION	V/C	PROJECT	PM PROJ	+ PM PR	iO1	V/C
ROADWAY	SEGMENT	STATION	<u>ADT</u>	ADT	GROWTH. ¹	1 RATE	PEAK DIR. ²	VOLUME	LOS	<u>Ratio</u>	TRAFFIC	TRAFFIC	VOLUME	LOS	<u>Ratio</u>
Plantation Road	N. of Daniels Pkwy	370	12,400	12,200	6	2.00%	285	334	С	0.39	30%	122	456	С	0.53
Six Mile Pkwy	E. of Plantation Rd	387	26,900	29,600	7	2.00%	1,481	1,735	С	0.89	40%	162	1,898	D	0.97
	W. of Plantation Rd	387	26,900	29,600	7	2.00%	1,481	1,735	С	0.89	30%	122	1,857	D	0.95

1 Annual Growth Rate was calculated utilizing AADT data obtained from the Lee County Traffic Count Report.

2 2020 peak hour peak season peak direction traffic volumes were obtained from the 2021 Public Facilities Level of Service and Concurrency Report.

LEE COUNTY GENERALIZED **SERVICE VOLUMES TABLE**

		Ur	banized Are	eas		
April 2016					c:\input5	
		Uninterr	upted Flow	Highway		
			Level of Ser	vice		
Lane	Divided	А	В	С	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Class I (40	mph or high	ier posted s	Arterials peed limit) Level of Ser	vice		
Lane	Divided	А	В	С	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Lane 1 2 3	Divided Undivided Divided Divided	A * *	Level of Ser B * * *	C 330 710 1,150	D 710 1,590 2,450	E 780 1,660 2,500
<u> </u>	Divided	*	*	1,150	2,450	2,500
			ed Access	vice		-
Lane	Divided	A *	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided		430	3,050	3,180	3,180
			Collectors Level of Ser			
Lane	Divided	А	В	С	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600
	ervice volum ode should b					

Lee County Generalized Peak Hour Directional Service Volumes

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

Original Application Dated 05-02-2022

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

	9/23/2021	LEE CC	OUNTY Road Link V	/olume ROAD	PERFO	PERFORMANCE STANDARD		2020 100TH HIGHEST HOUR		adways RECAST TURE)
JNK NO.	NAME	FROM	то	TYPE	LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	NOTES
-	PINE ISLAND RD	STRINGFELLOW RD CITY LIMITS E OF	BURNT STORE RD	2LN	E	950	E	594	Е	644	Constrained
21400	PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	D	2,100	С	1,621	D	2,037	
-	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,580	С	1,855	
	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	489	С	535	*
,	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	293	D	552	Heritage Isle*
_	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD DANIELS PKWY	2LN	E	860	C	293	C	308	Internet Deels
21900 22000	PLANTATION RD PLANTATION RD	SIX MILE PKWY DANIELS PKWY	IDLEWILD ST	2LN 2LN	E	860 860	D	285 740	D	414 778	Intermed Park FDOT Metro Pkwy 6-laning
	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	510	C	536	PDOT Mettor kwy 0-lannig
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	В	774	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	Е	1,890	В	1,101	В	1,176	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	В	1,094	В	1,150	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	Е	860	C	73	С	541	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	С	93	С	98	
	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	С	62	old count projection(2009)
,	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	77	С	89	
	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	77	С	81	
	SAN CARLOS BLVD (SR 865)	1	MAIN ST SUMMERI IN RD	2LD	D	970	F C	1,022	F	1,151	Constrained PD&F Study
-	SAN CARLOS BLVD (SR 865) SAN CARLOS BLVD (SR 865)		SUMMERLIN RD KELLY RD	4LD 2LD	D D	2,100 970	C C	1,022 689	C C	1,151 767	PD&E Study
-	SAN CARLOS BLVD (SR 865) SAN CARLOS BLVD (SR 865)		GLADIOLUS DR	4LD	D	2,100	c	689	<u>с</u>	767	
	SAN CARLOS BLVD (SK 805)	US 41	THREE OAKS PKWY	2LN	E	860	c	448	С	471	*
	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	D	591	D	621	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	Е	1,140	Е	937	Е	985	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	294	С	309	*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	С	1,512	С	1,764	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	В	1,481	В	1,556	
07	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	В	1,069	В	1,272	
-	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	В	1,038	В	1,091	
	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,038	A	1,091	*
	SLATER RD SOUTH POINTE BLVD	SR 78 CYPRESS LAKE DR	NALLE GRADE RD COLLEGE PKWY	2LN 2LD	E E	1,010 910	C D	<u>399</u>	C D	419 670	*
	SR 31 (ARCADIA RD)	SR 80	SR 78	2LD 2LN	D	970	C	640 652	C	673 831	PD&E/SEIR Study
	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	С	820	В	460	В	669	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	Е	860	С	211	С	237	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	В	315	D	672	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	В	315	С	448	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	Е	1,060	D	712	Е	813	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	712	E	809	
- 12	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E		Α	1,243	A	1,306	
-	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD		_	1,980					
25100 25200	SUMMERLIN RD SUMMERLIN RD	SAN CARLOS BLVD		4LD	E	1,980	A	1,243	A	1,306	
			PINE RIDGE RD	6LD	E	1,980 3,000	A	1,896	А	2,126	
		PINE RIDGE RD	BASS RD	6LD 6LD	E E	1,980 3,000 3,000	A A	1,896 1,896	A A	2,126 1,993	
25300	SUMMERLIN RD	PINE RIDGE RD BASS RD	BASS RD GLADIOLUS DR	6LD 6LD 6LD	E E E	1,980 3,000 3,000 3,000	A A A	1,896 1,896 1,896	A A A	2,126 1,993 1,993	
25300 25400		PINE RIDGE RD	BASS RD	6LD 6LD	E E	1,980 3,000 3,000	A A	1,896 1,896 1,896 1,517	A A	2,126 1,993 1,993 1,618	
25300 25400 25500	SUMMERLIN RD SUMMERLIN RD	PINE RIDGE RD BASS RD GLADIOLUS DR	BASS RD GLADIOLUS DR CYPRESS LAKE DR	6LD 6LD 6LD 4LD	E E E E	1,980 3,000 3,000 3,000 1,900	A A A C	1,896 1,896 1,896	A A A C	2,126 1,993 1,993	
25300 25400 25500	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY	6LD 6LD 6LD 4LD 6LD	E E E E E	1,980 3,000 3,000 3,000 1,900 2,880	A A A C B	1,896 1,896 1,896 1,517 1,489	A A A C B	2,126 1,993 1,993 1,618 1,565	
25300 25400 25500 25600 25700	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR	6LD 6LD 6LD 4LD 6LD 6LD	E E E E E E	1,980 3,000 3,000 3,000 1,900 2,880 2,880	A A C B B B	1,896 1,896 1,896 1,517 1,489 1,526	A A C B B	2,126 1,993 1,993 1,618 1,565 1,604	
25300 25400 25500 25600 25700 25800	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD	6LD 6LD 6LD 6LD 6LD 6LD 6LD	E E E E E E E	1,980 3,000 3,000 3,000 1,900 2,880 2,880 2,880	A A C B B B B	1,896 1,896 1,896 1,517 1,489 1,526 1,526	A A C B B B B	2,126 1,993 1,993 1,618 1,565 1,604 1,604	
25300 25400 25500 25600 25700 25800 25900	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR	6LD 6LD 6LD 6LD 6LD 6LD 6LD 6LD	E E E E E E E E	1,980 3,000 3,000 3,000 1,900 2,880 2,880 2,880 1,820	A A C B B B B D	1,896 1,896 1,896 1,517 1,489 1,526 1,526 1,189	A A C B B B B B D	2,126 1,993 1,993 1,618 1,565 1,604 1,604 1,250	Old Count
25300 25400 25500 25600 25700 25800 25900 26000	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMRELIN RD SUNRISE BLVD	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW	6LD 6LD 6LD 4LD 6LD 6LD 4LD 6LD 4LD 4LD 4LD 4LD 4LD 4LD 4LD 4LD	E E E E E E E E E E E	1,980 3,000 3,000 1,900 2,880 2,880 2,880 1,820 1,820	A A C B B B B D D C C C	1,896 1,896 1,517 1,489 1,526 1,526 1,189 1,189	A A C B B B B D D C C C	2,126 1,993 1,993 1,618 1,565 1,604 1,604 1,250 1,250	*
25300 25400 25500 25700 25700 25700 25900 25900 26100 26150	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNRISE BLVD SUNSHINE BLVD	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD	6LD 6LD 6LD 4LD 6LD 6LD 4LD 4LD 4LD 4LD 4LD 4LD 4LD 4LD 4LD 2LN 2LN 2LN	E E E E E E E E E E E E E	1,980 3,000 3,000 3,000 3,000 2,880 2,880 2,880 1,820 1,820 1,910	A A C B B B B D D C C C C	1,896 1,896 1,896 1,517 1,489 1,526 1,526 1,526 1,189 42 443 443	A A C B B B B D D C C C C	2,126 1,993 1,993 1,618 1,565 1,604 1,604 1,250 1,250 53 53 466 466	*
25300 25400 25500 25700 25700 25900 26000 26150 26150	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNRISE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW LEE BLVD	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST	6LD 6LD 6LD 6LD 6LD 6LD 6LD 4LD 2LN 2LN 2LN 2LN 2LN	E E E E E E E E E E E E E E E E E E E	1,980 3,000 3,000 1,900 2,880 2,880 2,880 1,820 1,820 1,820 860 1,010 1,010	A A C B B B B D D C C C C C C E	1,896 1,896 1,517 1,489 1,526 1,526 1,189 1,189 42 443 443 730	A A C B B B B D D C C C C C C E	2,126 1,993 1,993 1,618 1,565 1,604 1,604 1,250 1,250 53 466 466 767	*
25300 25400 25500 25700 25700 25900 26000 26100 26150 26200 26300	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNRISE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW LEE BLVD W 12TH ST	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST W 75TH ST	6LD 6LD <td>E E E E E E E E E E E E E E E E E E E</td> <td>1,980 3,000 3,000 1,900 2,880 2,880 2,880 1,820 1,820 1,820 860 1,010 1,010 1,010 860</td> <td>A A C B B B D C C C C C C C C E D</td> <td>1,896 1,896 1,517 1,489 1,526 1,526 1,189 1,189 42 443 443 730 600</td> <td>A A C B B B D D C C C C C C C E D</td> <td>2,126 1,993 1,993 1,618 1,565 1,604 1,604 1,250 1,250 53 466 466 767 630</td> <td>* * *</td>	E E E E E E E E E E E E E E E E E E E	1,980 3,000 3,000 1,900 2,880 2,880 2,880 1,820 1,820 1,820 860 1,010 1,010 1,010 860	A A C B B B D C C C C C C C C E D	1,896 1,896 1,517 1,489 1,526 1,526 1,189 1,189 42 443 443 730 600	A A C B B B D D C C C C C C C E D	2,126 1,993 1,993 1,618 1,565 1,604 1,604 1,250 1,250 53 466 466 767 630	* * *
25300 25400 25500 25700 25700 25800 25900 26100 26100 26200 26300 26300 26300 26400	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNRISE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW LEE BLVD W 12TH ST GUNNERY RD	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST W 75TH ST SUNSHINE BLVD	6LD 6LN 6LN	E E E E E E E E E E E E E E E E E E E	1,980 3,000 3,000 3,000 3,000 2,880 2,880 2,880 1,820 1,820 1,820 1,010 1,010 860 1,010 860 860 860	A A C B B B B D D C C C C C C C E D D E	1,896 1,896 1,517 1,489 1,526 1,526 1,189 1,189 42 443 443 730 600 855	A A C B B B D D C C C C C C C E D F	2,126 1,993 1,993 1,618 1,565 1,604 1,604 1,250 1,250 53 466 466 767 630 1,012	*
25300 25400 25500 25700 25800 25900 26000 26100 26100 26400 26400 26400 26500	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNSISE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW LEE BLVD W 12TH ST GUNNERY RD COCONUT RD	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST W 75TH ST SUNSHINE BLVD ESTERO PKWY	6LD	E E E E E E E E E E E E E E E E E E E	1,980 3,000 3,000 3,000 3,000 2,880 2,880 2,880 2,880 1,820 1,820 1,820 1,010 1,010 1,010 1,010 1,940	A A C B B B D D C C C C C C E B B	1,896 1,896 1,517 1,489 1,526 1,526 1,159 1,189 42 443 443 730 600 855 1,502	A A C B B B D D C C C C C C C E D F B	2,126 1,993 1,618 1,565 1,604 1,604 1,250 1,250 53 466 466 767 630 1,012 1,685	* * *
25300 25400 25500 25700 25800 25900 25000 26000 26100 26100 26300 26300 26400 26500 26500 26500 26500 26500 26500 26500 26500	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNSISE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SW 23RD ST THREE OAKS PKWY	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW LEE BLVD W 12TH ST GUNNERY RD	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST W 75TH ST SUNSHINE BLVD	6LD	E E E E E E E E E E E E E E E E E E E	1,980 3,000 3,000 3,000 3,000 3,000 2,880 2,880 2,880 2,880 1,820 1,820 1,820 1,010 1,010 1,010 1,010 1,940	A A C B B B B D D C C C C C C C E D D E	1,896 1,896 1,517 1,489 1,526 1,526 1,159 1,189 42 443 443 730 600 855 1,502 855	A A C B B B D D C C C C C C C E D F	2,126 1,993 1,618 1,565 1,604 1,604 1,250 1,250 53 466 466 767 630 1,012 1,685 964	* * *
25300 2 25400 2 25500 2 25700 2 25900 2 25000 2 26000 2 26100 2 26200 2 26400 2 26400 2 26500 2 26500 2 26600 2 26600 2 26700 2	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNSISE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW LEE BLVD W 12TH ST GUNNERY RD COCONUT RD ESTERO PKWY	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST W 75TH ST SUNSHINE BLVD ESTERO PKWY SAN CARLOS BLVD	6LD	E E E E E E E E E E E E E E E E E E E	1,980 3,000 3,000 3,000 3,000 2,880 2,880 2,880 2,880 1,820 1,820 1,820 1,010 1,010 1,010 1,010 1,940	A A C B B B D D C C C C C C E B B B B	1,896 1,896 1,517 1,489 1,526 1,526 1,159 1,189 42 443 443 730 600 855 1,502 855 855 855	A A C B B B D D C C C C C C C E D D F B B B	2,126 1,993 1,618 1,565 1,604 1,604 1,250 1,250 53 466 466 767 630 1,012 1,685	* * *
25300 2 25400 2 25500 2 25700 2 25900 2 25000 2 26000 2 26100 2 26200 2 26400 2 26400 2 26500 2 26500 2 26600 2 26600 2 26600 2 26800 2	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNSISE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SW 23RD ST THREE OAKS PKWY	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW LEE BLVD W 12TH ST GUNNERY RD COCONUT RD ESTERO PKWY SAN CARLOS BLVD	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST W 75TH ST SUNSHINE BLVD ESTERO PKWY SAN CARLOS BLVD ALICO RD	6LD 4LD 2LN 2LN 2LN 2LN 2LN 2LN 2LN 2LN 4LD 4LD 4LD 4LD	E E E E E E E E E E E E E E E E E E E	1,980 3,000 3,000 3,000 3,000 2,880 2,880 2,880 2,880 1,820 1,820 1,820 1,010 1,010 1,010 1,940 1,940	A A C B B B D D C C C C C C E B B B B B B B	1,896 1,896 1,517 1,489 1,526 1,526 1,159 1,189 42 443 443 730 600 855 1,502 855	A A A C B B B B B D C C C C C C C C C C C C F B B B B B B B	2,126 1,993 1,993 1,618 1,565 1,604 1,250 1,250 1,250 1,250 3,3 466 466 767 630 1,012 1,685 964 1,198	* * *
25300 2 25400 2 25500 2 25700 2 25800 2 25900 2 26000 2 26100 2 26300 2 26400 2 26400 2 26500 2 26600 2 26600 2 26600 2 26800 2 26800 2 26800 2 26900 2	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNSISE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SHINE BLVD SUNSHINE BLVD	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW LEE BLVD W 12TH ST GUNNERY RD COCONUT RD ESTERO PKWY SAN CARLOS BLVD SR 80	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST W 75TH ST SUNSHINE BLVD ESTERO PKWY SAN CARLOS BLVD ALICO RD ORTIZ AVE	6LD 4LD 2LN 2LN 2LN 2LN 2LN 4LD 4LD 4LD 4LD 4LD 4LD 2LN	E E E E E E E E E E E E E E E E E E E	1,980 3,000 3,000 3,000 3,000 3,000 3,000 2,880 2,880 2,880 2,880 1,820 1,820 1,820 1,010 1,010 1,010 860 1,940 1,940 860	A A C B B B D D C C C C C C C E B B B B B C	1,896 1,896 1,897 1,489 1,526 1,526 1,526 1,189 42 443 443 730 600 855 1,502 855 855 199	A A C B B B B B D D D C C C C C C C C C C C	2,126 1,993 1,993 1,618 1,565 1,604 1,250 1,250 1,250 5,3 4,66 4,66 4,66 7,67 6,30 1,012 1,685 9,64 1,198 2,09	* * Copperhead
25300 2 25400 2 25500 2 25700 2 25900 2 25000 2 26000 2	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNSISE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD ST THREE OAKS PKWY THREE OAKS PKWY THREE OAKS PKWY THREE OAKS PKWY	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW LEE BLVD W 12TH ST GUNNERY RD COCONUT RD ESTERO PKWY SAN CARLOS BLVD SR 80 ORTIZ AVE	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST W 75TH ST SUNSHINE BLVD ESTERO PKWY SAN CARLOS BLVD ALICO RD ORTIZ AVE STALEY RD	6LD 4LD 2LN 2LN 4LD 4LD 4LD 4LD 4LD 4LD 2LN 2LN	E E E E E E E E E E E E E E E E E E E	1,980 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 2,880 2,880 2,880 2,880 1,820 1,820 1,820 1,010 1,010 860 1,940 1,940 860 860	A A A C B B B D D C C C C C C E B B B B B C C C	1,896 1,896 1,897 1,489 1,526 1,526 1,526 1,189 42 443 443 730 600 855 1,502 855 1,502 855 199 188	A A C B B B B B D D D C C C C C C C C C C C	2,126 1,993 1,993 1,618 1,565 1,604 1,250 1,004 1,004 1,250 1,250 1,004 1,004 1,004 1,004 1,250 1,012 1,005 1,012 1,005 1,012 1,005 1,012 1,005 1,012 1,005 1,012 1,005 1,012 1,005 1,012 1,005 1,012 1,005 1,012 1,005 1,012 1,005 1,012 1,005 1,012 1,005 1,	* * Copperhead Copperhead Elementry U.
25300 2 25400 2 25500 2 25700 2 25900 2 25000 2 26000 2	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNSISE BLVD SUNSHINE SUNSHIP SUNSHI	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW LEE BLVD W 12TH ST GUNNERY RD COCONUT RD ESTERO PKWY SAN CARLOS BLVD SR 80 ORTIZ AVE TERMIMAL ACCESS RD	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST W 75TH ST SUNSHINE BLVD ESTERO PKWY SAN CARLOS BLVD ALICO RD ORTIZ AVE STALEY RD DANIELS PKWY	6LD 2LN 4LD 2LN 2LN 2LN 2LN 2LN 2LN 2LN 2LN	Е Е Е Е Е Е Е Е Е Е Е Е Е Е Е Е Е	1,980 3,000 3,000 1,900 2,880 2,880 2,880 1,820 1,820 1,820 1,820 1,010 1,010 1,010 1,010 1,010 860 860 860 1,940 1,940 1,940 860 860	A A A C B B B D D C C C C C E B B B B B C C C C A	1,896 1,896 1,897 1,489 1,526 1,526 1,526 1,189 42 443 443 730 600 855 1,502 855 1,502 855 199 188 1,050	A A C B B B B D D D C C C C C C C C E B B B B B C D D C C C C C C C C C C C C	2,126 1,993 1,993 1,618 1,565 1,604 1,250 1,012 1,002 1,012 1,068 1,002 1,012 1,068 1,002 1,012 1,068 1,012 1,058 1,012 1,058 1,012 1,028 1,012 1,028 1,012 1,028 1,012 1,028 1,012 1,028 1,012 1,028 1,012 1,028 1,012 1,028 1,012 1,028 1,012 1,028 1,	* * Copperhead Elementry U.
25300 2 25400 2 25500 2 25700 2 25000 2 25000 2 26000 2 26100 2 26200 2 26400 2 26400 2 26500 2 26500 2 26600 2 26600 2 26600 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 27000 2 27030 2 27070 2	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNSISE BLVD SUNSHINE SUNS SUNSHINE SUNS SUNS SUNS SUNS SUNS SUNS SUNS SUNS	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW LEE BLVD W 12TH ST GUNNERY RD COCONUT RD ESTERO PKWY SAN CARLOS BLVD SR 80 ORTIZ AVE TERMIMAL ACCESS RD DANIELS PKWY AMBERWOOD RD	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST W 75TH ST SUNSHINE BLVD ESTERO PKWY SAN CARLOS BLVD ALICO RD ORTIZ AVE STALEY RD DANIELS PKWY AMBERWOOD RD	6LD 2LN 4LD 4LD	E E E E E E E E E E E E E E E E E E E	1,980 3,000 3,000 3,000 3,000 3,000 1,900 2,880 2,880 2,880 2,880 1,820 1,820 1,820 1,010 3,010 1,010 860 1,940 1,940 1,940 860 1,980 1,980	A A A B B B D D C C C C C E B B B B B B B C C C C A A A C	1,896 1,896 1,517 1,489 1,526 1,526 1,526 1,526 1,526 4,43 443 443 443 730 600 855 1,502 855 1,502 855 1,502 855 1,50 1,50 1,50 1,89 1,89 1,526 1,89 1,526	A A A C B B D C C C C C C C C C C D F B C D C D C D A A	2,126 1,993 1,993 1,618 1,565 1,604 1,250 1,250 1,250 3,3 4,66 4,66 4,66 4,66 1,012 1,685 9,64 1,198 2,09 7,01 1,288 8,40	* * Copperhead Copperhead Elementry U.
25300 2 25400 2 25500 2 25700 2 25000 2 25000 2 26000 2 26100 2 26300 2 26400 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 26500 2 27000 2 27030 2 27070 2	SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUNSISE BLVD SUNSHINE BL	PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR BELL BLVD SR 82 23RD ST SW LEE BLVD W 12TH ST GUNNERY RD COCONUT RD ESTERO PKWY SAN CARLOS BLVD SR 80 ORTIZ AVE TERMIMAL ACCESS RD DANIELS PKWY AMBERWOOD RD	BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD 23RD ST SW LEE BLVD W 12TH ST W 75TH ST SUNSHINE BLVD ESTERO PKWY SAN CARLOS BLVD ALICO RD ORTIZ AVE STALEY RD DANIELS PKWY AMBERWOOD RD COLONIAL BLVD	6LD 4LD 2LN 4LD 4LD 4LD 4LD	E E E E E E E E E E E E E E E E E E E	1,980 3,000 3,000 1,900 2,880 2,880 2,880 1,820 1,820 1,820 1,820 1,010 1,010 1,010 3,660 8,60 1,940 1,940 1,940 1,940 1,940 1,940 1,940 1,940 1,940	A A A B B B D D C C C C E B B B B B B C C C C A A A	1,896 1,896 1,517 1,489 1,526 1,526 1,526 1,526 1,526 4,43 443 443 443 443 600 855 1,502 855 1,502 855 1,502 855 1,502 855 1,502 855 1,502 855 1,502 855 1,502 855 1,502 1,505 1,502 1,502 1,502 1,505 1,502 1,5	A A A C B B B B D D C C C C C C C C C C C C C	2,126 1,993 1,913 1,618 1,565 1,604 1,250 1,250 1,250 1,250 3,31 4,66 4,66 4,66 4,66 1,012 1,685 9,64 1,198 2,09 1,198 2,09 1,198 2,09 1,288 8,40 8,33 1,215 1,250 1,004 1,250 1,004	* * Copperhead Copperhead Elementry U.

TRAFFIC DATA FROM THE LEE COUNTY TRAFFIC COUNT REPORT

Updated 3/31/22	Daily Traffic Volume (AADT)												
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
PALM BEACH BLVD (SR 80)	W OF SR 31	<u>5</u>	26300	26400	27600	30100	32900	33700	35200	36700	34000	39200	
PALM BEACH BLVD (SR 80)	W OF BUCKINGHAM RD	<u>118</u>									26500	34700	
PALOMINO RD	N OF DANIELS	501			6700		8200		8900		8600		
PAUL J DOHERTY PKWY	S OF DANIELS PKWY	51	2300	1600	1800								
PINE ISLAND RD	@ MATLACHA PASS	<u>3</u>	10200	10600	10800	11400	11500	11500	11600	11800	11300		
PINE ISLAND RD (SR 78)	E OF PONDELLA RD	<u>49</u>	22800	23100	25000	26800	28000	29100	29900	29700	27400	30000	
PINE ISLAND RD (SR 78)	EAST OF MERCHANTS CROSSING	108				26100	28500	30400	30100	29300	28300	29600	
PINE ISLAND RD (SR 78)	E OF SW 19TH AVE	<u>57</u>				13300	13700	14400	14200	13400		18600	
PINE ISLAND RD (SR 78)	W OF NICHOLAS BLVD	<u>113</u>									30300	36900	
PINE RIDGE RD	N OF SUMMERLIN RD	368		5000		5600		5600					
PINE RIDGE RD	S OF McGREGOR BLVD	367	5700	5600	4600	5500	5600	5200	5300	5800	5500		
PLANTATION RD	S OF COLONIAL BLVD	328		11500		11000	14300	13100	12700	14900	8400	12100	
PLANTATION RD	N OF DANIELS PKWY	370			12400		14200		11900		12200		
PLANTATION RD	N OF SIX MILE CYPRESS	521			5500		6400		5100		4700		
PONDELLA RD	E OF PINE ISLAND RD	373				12000		14900				18200	
PONDELLA RD	E OF BETMAR BLVD	<u>34</u>	17700	18000	19000	20000	21000	21300	21600	22000	20800	23600	
PONDELLA RD	W OF BUSINESS 41	374		17100	17100		19800					24500	
RAY AVE	N OF MEADOW RD	533								4900			
RIVER RANCH RD	S OF CORKSCREW RD	466										2200	
SAN CARLOS BLVD	S OF PRESCOTT ST	<u>8</u>	22200	22500	22800	22400	22400	22800	22000	22100	22700	24000	

Updated 3/31/22		Daily Traffic Volume (AADT)											
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
SAN CARLOS BLVD	S OF PINE RIDGE	<u>127</u>									23200	28000	
		107											
SANIBEL BLVD	E OF US 41	467			7300		8900		9400				
SANTA BARBARA BV	S OF SW 22 TERR	<u>54</u>	22200	21800	22800	24900	25000	24400	23900	24200	29700		
SANTA BARBARA BV	S OF SW 28 ST	<u>55</u>	22200	22600	23400	24800	25200	25700	26100	26300	24700	26500	
SIX MILE CYPRESS PKWY	E OF US 41	386		29300									
SIX MILE CYPRESS PKWY	E OF METRO PKWY	387		26900	26700		30600		32700		29600		
SIX MILE CYPRESS PKWY	N OF DANIELS PKWY	388		15400	17000	18200	20200	20500	21900	23300	19400		
SIX MILE CYPRESS PKWY	N OF WINKLER AVE	<u>18</u>	11500	14000	15200	18000	17800	18300	19300	19900	17600	20200	
SLATER RD	N OF BAYSHORE RD (SR 78)	389		6600		7600		7600					
						1000		1000					
STALEY RD	S OF ORANGE RIVER BLVD	398		3400		2600		3900		4300			
STRINGFELLOW BLVD	N OF CASTILE RD	27	4000	4000	4200	4400	4500	4600	4600	4600	4500	4400	
STRINGFELLOW BLVD	N OF AVENUE C	399	7700	8000	8100	8700	8400	9300	9400	8600	10900		
SUMMERLIN RD	E OF JOHN MORRIS RD	<u>36</u>	18300	18900	19700	20800	21200	21600	21800				
SUMMERLIN RD	E OF PINE RIDGE RD	<u>19</u>	26300	32100	33500	32000	31800	35700	35000	34200	33800	38100	
SUMMERLIN RD	S OF LAKEWOOD BLVD	<u>47</u>	22000	22200	23300	24300	22800	24700	25700	26500	22000	25000	
SUMMERLIN RD	S OF UNINVERSITY DR	<u>66</u>	22000	24500	28000	30500		32500	33300	32700	27300	31400	
SUMMERLIN RD	N OF PARK MEADOWS	<u>35</u>	26400	28100	29800	29000	31500	32700	33400	32900	26200	30700	
SUMMERLIN RD	N OF MATTHEWS RD	<u>74</u>		18100	19100	19700	19000	19300	18800	20000	17100	18800	
SUMMERLIN RD	S OF COLONIAL BLVD	411			20000								
SUNNILAND BLVD	N OF LEE BLVD						2500						
				0.055	10		0.055						
SUNSHINE BLVD	N OF IMMOKALEE RD	413		3900	4000		3900		3300				
RESOLUTION NO. Z-05-046

RESOLUTION NUMBER Z-05-046

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

WHEREAS, Quattrone & Associates, Inc., filed an application on behalf of the property owner, Gator Recreational Complex, LLC to rezone a 7.1± acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD) in reference to Gator Recreation Complex; and

WHEREAS, a public hearing was advertised and held on May 26, 2005 and July 21, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00087; and

WHEREAS, a second public hearing was advertised and held on October 3, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 7.1± acre parcel from AG-2 to CPD, to allow for the development of the 60,400 square-foot Gator Recreation Complex, which includes uses such as a 40-lane bowling alley, video arcade, restaurant, bar, convention center, and a 1.56-acre out parcel with 21,000 square feet of office and/or retail uses. The property is located in the Intensive Development Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one page Master Concept Plan (MCP) entitled "Gator Recreation Complex," stamped received November 7, 2005, last revised January 31, 2005, except as modified by the conditions below:

The MCP specifies a maximum of 81,400 square feet of building space divided into two lots: the "Main Parcel" is limited to a 60,400-square-foot building; "Out Parcel" is limited to a 21,000-square-foot building.

2. The following limits apply to the project and uses (any Note referenced below is taken from LDC §34-934):



Z-05-046 Page 1 of 8

a. <u>Schedule of Uses</u>

Main Parcel: Gator Recreation Complex

Accessory Uses and Structures: Note (1), §34-1171 et seq., §34-2441 et seq., §§ 34-1863, 34-2141 et seq., §34-3106

Administrative Offices: Note (1)

Agricultural Use, in accord with Condition 11

ATM (automatic teller machine ancillary to buildings principle use)

Bar or Cocktail Lounge limited to one per bowling alley and one per restaurant Groups III and IV (§34-1261 *et seq.*) as ancillary use

Business Services (§34-622(c))(5)): Groups I and II Clubs: Commercial

Private (§34-2111 et seq.)

Cultural Facilities (§34-622(c))(10))

Consumption on Premises (§34-1261 *et seq*.): limited to bowling alley and restaurant Drive-Through Facility for any permitted use

Emergency Operations Center

Essential Services (Note 1, §§ 34-1611, 34-1741)

Essential Service Facilities (§34-622(c))(13)): Group I (Note 1, §§ 34-1611, 34-1741, 34-2141)

Fences, Walls

Food and Beverage Service, Limited (Note 1)

Gift and Souvenir Shop (ancillary to bowling alley)

Health Care Facilities (§34-622(c))(20)): Groups I (Note 28) and II (Note 28)

Hobby, Toy and Game Shops (§34-622(c))(21))

Parking lot: Accessory

Temporary (§34-2022)

Recreation Facilities:

Commercial (§34-622(c))(38)): Groups I, III and IV

Restaurants (§34-622(c))(43)): Groups I, II, III, and IV (limited to one per parcel) Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises (limited to Main Parcel - Recreational

Facilities, Commercial [(§34-622(c))(38)): Groups I, III and IV] uses)

Signs (in accordance with Chapter 30, Note 1)

Specialty Retail Shops (§34-622(c))(47)): Groups I, II, and III (ancillary to bowling alley)

Storage: Indoor only (Note 1, §34-3001 et seq.)

Theater, Indoor (Note 32, §34-2471 et seq.)

Used Merchandise Stores (§34-622(c))(54)): Group I

Warehouse: Mini-warehouse

Private

Public

Wholesale Establishments (§34-622(c))(56)): Group III

Out Parcel

Accessory Uses and Structures: Note (1), §34-1171 *et seq.*, §34-2441 *et seq.*, §§ 34-1863, 34-2141 *et seq.*, §34-3106 Administrative Offices: Note (1)

Agricultural Use, in accord with Condition 11 ATM (automatic teller machine) Auto Parts Store (no installation) Banks and Financial Establishments (§34-622(c))(3)): Groups I and II Bar or Cocktail Lounge limited to one per bowling alley and one per Restaurant Groups III and IV (§34-1261 et seq.) as ancillary use Boat Parts Store (no installation) Broadcast Studio, Commercial Radio and Television (§34-1141 et seq.) Business Services (§34-622(c))(5)): Groups I and II Cleaning and Maintenance Services (§34-622(c))(7)) Clothing Stores, General (§34-622(c))(8)) Clubs: Commercial Fraternal, Membership Organization (§34 2111 et seq.) Private (§34-2111 *et seq.*) Cultural Facilities (§34-622(c))(10)) Consumption on Premises (§34-1261 et seq.): limited to Bowling Alley and Restaurant Day Care Center, Child, Adult (Note 28) Drive-Through Facility for any permitted use Drugstore, Pharmacy **Emergency Operations Center** Essential Services (Note 1, §§ 34-1611, 34-1741) Essential Service Facilities (§34-622(c))(13)): Group I (Note 1, §§ 34-1611, 34-1741, 34-2141) Fences, Walls Food and Beverage Service, Limited (Note 1) Food Stores (§34-622(c))(16)): Group I Gift and Souvenir Shop Hardware Store Hobby, Toy and Game Shops (§34-622(c))(21)) Household and Office Furnishings Insurance Companies (§34-622(c))(23)) Laundry or Dry Cleaning (§34-622(c))(24)): Group I Medical Office Nonstore Retailers (§34-622(c))(30)), Groups I and II Paint, Glass and Wallpaper Parking Lot: Accessory Temporary (§34-2022) Personal Services (§34-622(c))(33)): Groups I (§34-3021), II and III (excluding Turkish baths and massage parlors) Pet Services Pet Shop Place of Worship (Note 28, §34-2051) Rental or Leasing Establishment (§34-622(c))(39)): Group I (§§ 34-1352, 34-3001 et seq.), II (§34-1201 et seq., §§ 34-1352, 34-3001 et seq.), III (§§ 34-1352, 34-3001 et seq.), Group IV (§34-1201 et seq., §§ 34-1352, 34-3001 et seq.) Repair Shops (§34-622(c))(40)): Groups I and II Restaurant, Fast Food (out parcel only)

CASE NO: DCI2004-00087

Z-05-046 Page 3 of 8

Restaurants (§34-622(c))(43)): Groups I, II, III, and IV (limited to one per parcel and by Condition 4) Signs (in accordance with Chapter 30, Note 1) Social Services (§34-622(c))(46)): Groups I, II, III (Note 28), IV (Note 28) Specialty Retail Shops (§34-622(c))(47)): Groups I, II, III, IV Studios (§34-622(c))(49)) Used Merchandise Stores (§34-622(c))(54)): Group I Variety Store

b. Site Development Regulations

Minimum Lot Area and Dimensions: Mair	n Parcel
Area	5.5 acres
Width	200 feet
Depth	300 feet
Minimum Lot Area and Dimensions: Out	Parcel
Area	1.5 acres
Width	100 feet
Depth	100 feet

Minimum Building Setbacks:

Street	25 feet
Side	25 feet
Rear	25 feet
Water	25 feet

Accessory Structures*	5 feet
Accessory Structures* (Water)	20 feet

Maximum Height:

Main Parcel, Gator Rec. Complex	45 feet/3 stories
Out Parcel	35 feet/2 stories

Maximum Lot Coverage 25 percent Minimum Open Space 2.13 acres

*Accessory Use and Structure setbacks must comply with LDC §34-1171 et seq.

3. Ingress to project from Six Mile Cypress Parkway is limited to south-bound right-in and north-bound left-in, while egress is limited to right-out only (Controlled Access Resolution

CASE NO: DCI2004-00087

Z-05-046 Page 4 of 8 93-09-5, as amended by Resolution 00-04-09, and identified as Designated Access Point #452+50).

- 4. The out parcel is limited to 21,000 square feet of office/retail uses with a minimum of 70 parking spaces. If the applicant wishes to use the out parcel for a restaurant, the maximum building size is limited to 6,500 square feet with a minimum of 91 parking spaces and will require an Administrative Amendment to the MCP.
- 5. The Type "D" vegetation buffer along Six Mile Cypress Parkway is to be enhanced, doubling the required trees to 10 per 100 lineal feet. All trees must be 100 percent native species. Non-native trees can be used in excess to these requirements. This enhancement follows similar landscaping improvements required of projects along Six Mile Cypress Parkway: Daniels Crossing CPD (north of the project at the Daniels Road and Six Mile Cypress Parkway intersection) requiring a 20-foot-wide buffer with double Type "D" vegetation (10 trees per 100 lineal feet and hedge planted in double staggered rows); International Center (parcels along Six Mile Cypress south of Daniels Crossing) requiring 10-foot-wide landscape strip containing native species of eight trees and 24 shrubs per 100 linear feet; and similar enhancements to the Lee County Sports Complex.
- 6. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).
- 7. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
- 8. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
- 9. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.
- 10. Blasting activities are not permitted a part of this action.
- 11. AGRICULTURAL USES: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:
 - a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit D attached hereto, may continue until approval of a local development order for the area of the project containing those uses.

- b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
- c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
 - i. Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
 - (1) the date the agricultural uses ceased;
 - (2) the legal description of the property subject to the development order approval;
 - (3) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is rezoned to permit such uses; and,
 - (4) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the county at the owner's expense.

- ii. Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.
- 12. Prior to issuance of a local development order allowing vertical construction of either phase identified on the attached MCP, the developer must submit proof acceptable to Development Services, that the surrounding road system has sufficient capacity to accommodate the proposed development. This documentation must demonstrate the project's compliance with the transportation concurrency and level-of-service standards as set forth in the Lee Plan and the LDC.

SECTION C. DEVIATIONS:

Deviation (1) seeks relief from the LDC §10-285(a) requirement to provide a 330 feet connection separation between the project's two entrances onto Plantation Road, to allow a 238-foot

separation between the two ingress/egress points for the Gator Recreation Complex CPD. This deviation is APPROVED, as depicted on the MCP.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: The Master Concept Plan
- Exhibit D: Ag Use Affidavit

The applicant has indicated that the STRAP number for the subject property is: 30-45-25-00-00002.0000.

SECTION E. FINDINGS AND CONCLUSIONS:

- 1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
- 2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
- 3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
- 4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Albion, seconded by Commissioner Janes and, upon being put to a vote, the result was as follows:

> Robert P. Janes Douglas R. St. Cerny Ray Judah Tammy Hall John E. Albion

Aye Absent Nay Aye Aye

DULY PASSED AND ADOPTED this 3rd day of October 2005.

ATTES CHARLIE GREEN. CLERK Deputy Clerk

BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

Choir

BY:

Chairman

Approved as to form by:

Z-05-046 Page 8 of 8

Dawn E. Perry-Lehnert County Attorney's Office



Since 1946

January 21, 2005

DESCRIPTION PARCEL "A" LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

A parcel of land lying in Section 30, Township 46 South, Range 25 East, Lee County, Florida, described as follows in Official Records Book 4344, page 2929, Lee County Records, Lee County, Florida:

All that part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 45 South, Range 25 East, lying Northwesterly of the Six Mile Parkway in Lee County, Florida.

Being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (NE ¼) of Section 30, run North 88°55'40" East along the South Line of land Described in Official Records Book 3262, Page 2761, Lee County Records, Lee County, Florida for a distance of 50.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue easterly along said line, for a distance of 749.06 feet; To a point of intersection with the Westerly Right Of Way Line of Ben C. Pratt Six Mile Cypress Parkway, a 250 feet wide Public Right of Way; thence departing said South line run South 38°15'54" West along said Westerly Right Of Way, for a distance of 306.49 feet to a point of curvature; thence run southwesterly along an arc of a curve to the right of radius 2,739.79 feet (delta 15°48'54") (chord bearing South 46°10'21" West) (chord 753.85 feet) for a distance of 756.25 feet to a point o1 °10'06" West along said Easterly Right Of Way line for a distance of 748.82 feet to the POINT OF BEGINNING.

Containing 309,452 square feet or 7.104 acres, more or less.

Bearings shown hereon are based on the West line of the Southeast Quarter Section 30 to bear North 01°10'06" West.

Applicant's Legal Checked 2005

FEB 1 0 2005

PERMIT COUNTER

OCI2004-00087

MICHAEL A. WARD (FOR THEFIRM LB-642) PROFESSIONAL SURVEYOR AND MAPPER FLORIDA GENTIFICATE NO. 5301 DATE SIGNED:

EXHIBIT A Page 1 of 2

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Sheet 1 Of 2

2158 Johnson Street = Post Office Box 1550 = Fort Myers, Florida 33902-1550 (239) 334-0046 = Fax (239) 334-3661



Original Application Dated 05-02-2022 ZONING INTAKE MAP

4/27/2005





DCI2022-00024 Lee County ePlan

EXHIBIT

Agricultural Uses at time of Zoning Application

I, Kevin J. Walsh certify that I am the Managing Member of Gator Recreation Complex, LLC.; that Gator Complex, LLC is the owner of the property described on the attached exhibit, and that the property is currently being used for agricultural purposes. More specifically, the 7.1 acre parcel is currently being used for cattle grazing. All agricultural uses will cease upon site development construction.

Signature of Owner or Owner-authorized Agent

Mayl > 2005

Date

Kevin J. Walsh, Managing Member of Gator Complex LLC.

Typed or printed name and title

STATE OF FLORIDA) COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this $\frac{1}{100}$ day of May 2005. By Kevin J. Walsh, as Managing Member of Gator Complex, LLC, on behalf of the limited liability company who is personally known to me or who has produced as identification.

(SEAL)



Iniavette Ramirez Commission #DD370027 Expires: Nov 08, 2008 Bonded Thru Atlantic Bonding Co., Inc.

Signature of notary pu

Iniavette Ramirez

Printed name of notary public

DCI 2004-00087



JOHNSON Engineering

Since 1946

DCI 2004 00087

PERMIT COUNTER.

January 21, 2005

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Containing 309,452 square feet or 7.104 acres, more or less.

Bearings shown hereon are based on the West line of the Southeast Quarter Section 30 to bear North 01°10'06" West.

MICHAEL A. WARD (FOR THE FIRM LB-642) PROFESSIONAL SURVEYOR AND MAPPER FLORIDA GERTIFICATE NO. 5301 DATE SIGNED: 2440 NOT VALID WITHOUT THE SIGNATURE AND TH FLORIDA LICENSED SURVEYOR AND MAPPER EAJOS THE ORIGINAL BAISED SEAL OF A

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Sheet 1 Of 2

EXHIBIT D Page 2 of 3



TRIP GENERATION EQUATIONS

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)	
Vehicle Trip Ends vs: On a:	Dwelling Units Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	30
Avg. Num. of Dwelling Units:	173
Directional Distribution:	23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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





Trip Gen Manual, 11th Edition

	using (Mid-Rise) Rail Transit (221)
Vehicle Trip Ends vs: On a:	Dwelling Units Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	31
Avg. Num. of Dwelling Units:	169
Directional Distribution:	61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Trip Gen Manual, 11th Edition

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

Vehicle Trip Ends vs: Dwelling Units On a: Weekday

on a. Weekday

Number of Studies:	11
Avg. Num. of Dwelling Units:	201
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Trip Gen Manual, 11th Edition

Hotel (310)	
Vehicle Trip Ends vs: On a:	Weekday,
	Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	28
Avg. Num. of Rooms:	182
	56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



Trip Gen Manual, 11th Edition

Hotel (310)	
Vehicle Trip Ends vs:	Rooms
On a:	Weekday,
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	31
Avg. Num. of Rooms:	186
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Trip Gen Manual, 11th Edition

Hotel (310)	
Vehicle Trip Ends vs: On a:	Rooms Weekday
Setting/Location:	General Urban/Suburban
Number of Studies:	7
Avg. Num. of Rooms:	148
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Trip Gen Manual, 11th Edition

Bowling Alley (437)	
Vehicle Trip Ends vs:	-
On a:	Weekday,
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	1
Avg. Num. of Bowling Lanes:	40
Directional Distribution:	95% entering, 5% exiting

Vehicle Trip Generation per Bowling Lane

Average Rate	Range of Rates	Standard Deviation
1.48	1.48 - 1.48	*

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition

Bowling Alley (437)	
Vehicle Trip Ends vs:	•
On a:	Weekday,
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	5
Avg. Num. of Bowling Lanes:	30
Directional Distribution:	65% entering, 35% exiting

Vehicle Trip Generation per Bowling Lane

Average Rate	Range of Rates	Standard Deviation
1.30	0.42 - 1.95	0.60

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition

Shopping Center (>150k) (820)	
Vehicle Trip Ends vs: On a:	1000 Sq. Ft. GLA Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	44
Avg. 1000 Sq. Ft. GLA:	546
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Trip Gen Manual, 11th Edition

Shopping Center (>150k) (820)	
Vehicle Trip Ends vs: On a:	1000 Sq. Ft. GLA Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	126
Avg. 1000 Sq. Ft. GLA:	581
Directional Distribution:	48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Trip Gen Manual, 11th Edition

Shopping Center (>150k) (820)

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

Number of Studies:	108
Avg. 1000 Sq. Ft. GLA:	538
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Trip Gen Manual, 11th Edition

Strip Retail Plaza (<40k) (822)		
Vehicle Trip Ends vs: On a:	1000 Sq. Ft. GLA Weekday,	
	Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	
Setting/Location:	General Urban/Suburban	
Number of Studies:	5	
Avg. 1000 Sq. Ft. GLA:		
Directional Distribution:	60% entering, 40% exiting	

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition

Strip Retail Plaza (<40k) (822)		
Vehicle Trip Ends vs: On a:	1000 Sq. Ft. GLA Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	
Setting/Location:	General Urban/Suburban	
Number of Studies:	25	
Avg. 1000 Sq. Ft. GLA:	21	
	50% entering, 50% exiting	

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Trip Gen Manual, 11th Edition

Strip Retail Plaza (<40k) (822)

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

Setting/Location:	General Urban/Suburban
-------------------	------------------------

Number of Studies: 4 Avg. 1000 Sq. Ft. GLA: 19 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition

Original Application Dated 05-02-2022 Variance Map and Info



Date of Report: Buffer Distance: Parcels Affected: Subject Parcel: March 22, 2022 750 feet Rerun 15

30-45-25-00-00002.0000

<u>Click here to download the map image, mailing labels (Avery 5161) and CSV formatted information.</u>

To change, add or remove subject parcels please change the parcel selection in GeoView

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
EARTHWORK MYERS LLC 1370 CREEKSIDE BLVD NAPLES FL 34108	30-45-25-00-00002.1030 ACCESS UNDETERMINED FORT MYERS FL	N 1/2 OF SE 1/4 OF NW 1/4 LES RD R/W LESS CONDO	1
RES MYERS HOLDINGS LLC 1370 CREEKSIDE PKWY WEST NAPLES FL 34108	30-45-25-00-00002.103A 14550 PLANTATION RD FORT MYERS FL 33912	S 1/2 OF SE 1/4 OF NW 1/4 LES RD R/W	2
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	30-45-25-00-00002.2020 14301 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS FL 33912	PT OF NE 1/4 LYING E + SELY OF 6 MI CYPRESS + N 1/2 OF SE 1/4 LYING ELY OF 6 MI CYPRESS + OR 1886/2739 + OR 1745/37	3
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	30-45-25-00-00004.0000 14250 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS FL 33912	NE 1/4 LESS R/W SR 82 B + SIX MILE PRKWY OR1119/835 +4.001 +4.002 +4.003	4
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	30-45-25-00-00004.0010 BEN C PRATT SIX MILE	NE 1/4 LESS PARL 4.0000 + ROAD R/W LES R/W OR	5

DCI2022-00024 Lee County ePlan 3/22/22, 9:14 AM

Original Application Dated 05-02-2022 Variance Map and Info

	CYPRESS PKWY FORT MYERS FL 33912	3034/1609 SPORTS ARENA	
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	30-45-25-00-00008.0040 RIGHT OF WAY FORT MYERS FL	PAR S OF SIX MILE PKWY E OF S METRO S/D DESC OR 2730/768 R/W	6
RED CANYON LLC 9100 S DADELAND BLVD STE 912 MIAMI FL 33156	30-45-25-L4-29000.0100 6191 EXCHANGE LN FORT MYERS FL 33912	LAKE AT METRO AS DESC IN INST# 2016000225108 LOT 10	7
RED CANYON LLC 9100 S DADELAND BLVD STE 912 MIAMI FL 33156	30-45-25-L4-29000.0110 6150 EXCHANGE LN FORT MYERS FL 33912	LAKE AT METRO AS DESC IN INST# 2016000225108 LOT 11	8
BW 6 MILE METRO LLC 3708 W SWANN AVE STE 200 TAMPA FL 33609	30-45-25-L4-33000.0040 14721 HOPE CENTER LOOP FORT MYERS FL 33912	HOPE PRESERVE REPLAT AS DESC IN INSTRUMENT 2021000115035 LOT 4	9
HOPE HOSPICE AND COMMUNITY SER 9470 HEALTHPARK CIR FORT MYERS FL 33908	30-45-25-L4-33000.0050 14761 HOPE CENTER LOOP FORT MYERS FL 33912	HOPE PRESERVE REPLAT AS DESC IN INSTRUMENT 2021000115035 LOT 5	10
VOA LEE COUNTY HEALTH CARE FAC 7530 MARKET PLACE DR EDEN PRAIRIE MN 55344	30-45-25-L4-33000.00A0 14750/800 HOPE CENTER LOOP FORT MYERS FL 33912	HOPE PRESERVE REPLAT AS DESC IN INSTRUMENT 2021000115035 PARCEL A	11
HOPE PRESERVE PORPERTY OWNERS 9470 HEALTHPARK CIR FORT MYERS FL 33908	30-45-25-L4-33001.00CE RIGHT OF WAY FORT MYERS FL 33912	HOPE PRESERVE REPLAT AS DESC IN INSTRUMENT 2021000115035 TRACT 1	12
HOPE PRESERVE PORPERTY OWNERS 9470 HEALTHPARK CIR FORT MYERS FL 33908	30-45-25-L4-33003.00CE HOPE PRESERVE REPLAT C/E FORT MYERS FL 33912	HOPE PRESERVE REPLAT AS DESC IN INSTRUMENT 2021000115035 TRACT 3	13
HOPE PRESERVE PORPERTY OWNERS 9470 HEALTHPARK CIR FORT MYERS FL 33908	30-45-25-L4-33005.00CE ACCESS UNDETERMINED FORT MYERS FL 33912	HOPE PRESERVE REPLAT AS DESC IN INSTRUMENT 2021000115035 TRACT 5	14
HOPE PRESERVE PORPERTY OWNERS 9470 HEALTHPARK CIR FORT MYERS FL 33908	30-45-25-L4-33006.00CE ACCESS UNDETERMINED FORT MYERS FL 33912	HOPE PRESERVE REPLAT AS DESC IN INSTRUMENT 2021000115035 TRACT 6	15

EARTHWORK MYERS LLC 1370 CREEKSIDE BLVD NAPLES FL 34108

LEE COUNTY PO BOX 398 FORT MYERS FL 33902

LEE COUNTY PO BOX 398 FORT MYERS FL 33902

RED CANYON LLC 9100 S DADELAND BLVD STE 912 MIAMI FL 33156

BW 6 MILE METRO LLC 3708 W SWANN AVE STE 200 TAMPA FL 33609

VOA LEE COUNTY HEALTH CARE FAC 7530 MARKET PLACE DR EDEN PRAIRIE MN 55344

HOPE PRESERVE PORPERTY OWNERS 9470 HEALTHPARK CIR FORT MYERS FL 33908

HOPE PRESERVE PORPERTY OWNERS 9470 HEALTHPARK CIR FORT MYERS FL 33908 RES MYERS HOLDINGS LLC 1370 CREEKSIDE PKWY WEST NAPLES FL 34108

LEE COUNTY PO BOX 398 FORT MYERS FL 33902

LEE COUNTY PO BOX 398 FORT MYERS FL 33902

RED CANYON LLC 9100 S DADELAND BLVD STE 912 MIAMI FL 33156

HOPE HOSPICE AND COMMUNITY SER 9470 HEALTHPARK CIR FORT MYERS FL 33908

HOPE PRESERVE PORPERTY OWNERS 9470 HEALTHPARK CIR FORT MYERS FL 33908

HOPE PRESERVE PORPERTY OWNERS 9470 HEALTHPARK CIR FORT MYERS FL 33908

Spatial District Query Report

STRAP Number: 30-45-25-00-00002.0000

District Name	District Value		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone			NOT FOUND	
Airspace Notification			NOT FOUND	
Census Tract	Tract ID	12.02		
Coastal Building Zone			NOT FOUND	
Coastal High Hazard Area			NOT FOUND	
Fire District	Fire District Taxing Authority	South Trail 085		
Evacuation Zone	Zone	С		
Active Evacuation Status			NOT FOUND	
Flood Insurance Zone	Flood Zone Assigned Number	AH-EL14 (NAVD88) 314	82.91%	<u>1</u>
	Flood Zone Assigned Number	AH-EL14.5 (NAVD88) 314	8.45%	<u>1</u>
	Flood Zone Assigned Number	AH-EL13.5 (NAVD88) 314	4.6%	<u>21</u>
	Flood Zone Assigned Number	AE-EL14 (NAVD88) 414	2.93%	<u>21</u>
Flood Insurance Zone - pre 2008	Flood Zone	В		
FIRM Floodway	Floodway	OUTSIDE FLOODWAY		
FIRM Floodway - pre 2008			NOT FOUND	
Flood Insurance Panel	Community Panel Map Number Effective Date Revised Date	125124 0436 12071C0436G 12/7/2018 12:00:00 AM	56.04%	
	Community Panel Map Number Effective Date Revised Date	125124 0438 12071C0438G 12/7/2018 12:00:00 AM	43.96%	
Flood Insurance Panel - pre 2008	Community Panel Version Date	125124 0350 B 09/19/1984		
Flowway - 2005			NOT FOUND	
(DNR Flood Zones) Zone A BFE			NOT FOUND	
Zone A - Estimated BFE			NOT FOUND	
DNR Flood Zones - pre 2008			NOT FOUND	

Original Application Dated 05-02-2022 Spatial District Query Report

Sp	and District Query Report		
		NOT FOUND	
Authority Name	Green Corridor PACE		
	District #047		
•	Lee County Library Fund		
· · · · · · · · · · · · · · · · · · ·	Control		
Authority Name	Lee County Unincorporated MSTU		
Authority Name	South Trail Fire District		
Authority Name	Solid Waste Area 3		
Authority Name	Lee County All Hazards Unic		
Authority Name	School District By Local Board		
Authority Name	School District By State Law		
Authority Name	SFL Water Mgmt District Levy		
Authority Name	West Coast Inland Waterway		
Authority Name	SFL Water Mgmt Everglades Const		
Authority Name	SFL Water MGMT Okeechobee Levy		
Authority Name	Lee County General Revenue		
Authority Name	Lee County Hyacinth Control		
ID Plan Community	15 South Fort Myers		
		NOT FOUND	
Designation	Intensive Development		
		NOT FOUND	
District School Board Member	2 Melisa W. Giovannelli		
Choice Zones	South Zone 2		
Choice Zones	South Zone		
District Area	Area 3		
Category	C		
		NOT FOUND	
TAZ	666		
Sensitivity Level	2		
Shed ID	Ten Mile Canal	NOT FOUND	
	Authority Name Authority Name District Name Choice Zones Choice Zones District Area Choice Zones	Authority NameDistrict #047Authority NameLee County Library FundAuthority NameLee County Mosquito ControlAuthority NameLee County Unincorporated MSTUAuthority NameSouth Trail Fire DistrictAuthority NameSouth Trail Fire DistrictAuthority NameSouth Trail Fire DistrictAuthority NameSolid Waste Area 3Authority NameLee County All Hazards UnicAuthority NameSchool District By Local BoardAuthority NameSchool District By State LewyAuthority NameSFL Water Mgmt District LevyAuthority NameSFL Water Mgmt District LevyAuthority NameSFL Water Mgmt Everglades ConstAuthority NameLee County General RevenueAuthority NameLee County Hyacinth ControlID15 Plan CommunityDesignationIntensive DevelopmentDistrict2 School Board MemberDistrict Area2 South Zone 2 Choice ZonesChoice ZonesSouth Zone 2 Choice ZonesDistrict AreaArea 3 CategoryCategoryC	NOT FOUND NOT FOUND NOT FOUND NOT FOUND Authority Name Green Corridor PACE Authority Name District #047 Authority Name Lee County Library Fund Authority Name Lee County Unincorporated Authority Name Lee County Unincorporated Authority Name Solid Waste Area 3 Authority Name Solid Waste Area 3 Authority Name Solid Waste Area 3 Authority Name School District By Local Board Authority Name School District By State Law Authority Name SFL Water Mgmt District Levy Authority Name Lee County Hazards Authority Name SFL Water Mgmt District Levy Authority Name Lee County Hazards Authority Name Lee County Hazards Authority Name Lee County Hazards District State Lee County Hazards Control

https://leegis.leegov.com/LeeSpInS/DistrictQueryDotNet/DistrictQuery.aspx?strap=3045250000020000

DCI2022-00024 Lee County ePlan 10/7/21, 3:44 PM

Original Application Dated 05-02-2022

· · · · ·	Spat	ial District Query Report		
FLUCCS2004	Land Cover Land Use	2110 2110	94.55%	
	Land Cover Land Use	8140 8140	5.45%	<u>2</u>
Vegetation Permit Required			NOT FOUND	
Soil	Map Symbol Soil Name	28 IMMOKALEE SAND	71.88%	
	Map Symbol Soil Name	13 BOCA FINE SAND	28.12%	
Panther Habitat			NOT FOUND	
Eagle Nesting Site Buffer			NOT FOUND	
Commissioner District	Commissioner District	Cecil L Pendergrass 2		
Unincorporated Lee County Zoning	Zoning Designation Zoning Polygon	CPD 4442557		Zoning Notes
Minimum Use Determination			NOT FOUND	
Development Orders	Wet Season Water Table Status Development Order	Issued DOS2005-00183	100%	
Road Impact Fee Districts	Name Tidemark ID District	SOUTHWEST 54 4		
Water Franchise	Franchise Name	Lee County Utilities		
Water Treatment Plant Service Area	Treatment Plant	CSW		
Wastewater Franchise	Franchise Name	Lee County Utilities		
Wastewater Treatment Plant Service Area	Treatment Plant	FMS		
Res. Garbage Collection Day	Hauling Day	Th		
Res. Recycling Collection Day	Hauling Day	W		
Res. Horticulture Collection Day	Hauling Day	W		
Wind Speed Building Risk Category I per Florida Building Code	Design Wind Speed	150		
Wind Speed Building Risk Category II per Florida Building Code	Design Wind Speed	160		
Wind Speed Building Risk Category III per Florida Building Code	Design Wind Speed	170		
Wind Speed Building Risk Category IV per Florida Building Code	Design Wind Speed	180		
Microwave Radio Relay Path			NOT FOUND	
Wellfield Protection Zones			NOT FOUND	
	Incorporated Government	Unincorporated Lee County		

Flood Insurance Rate Map zones assigned by FEMA:

X: Outside the Special Flood Hazard Area (SFHA); flood insurance is not mandatory in this zone, however, lenders, on their own initiative, may require the purchase of flood insurance even if a building is located outside the SFHA. Up to 25% of all NFIP flood losses arise from outside SFHA's (B, C and X zones). A, AE, VE: In the SFHA; mortgage lenders will likely require flood insurance on property in these zones.

The flood insurance zone "EL" represents the base flood elevation (BFE) measured in feet using the North

Original Application Dated 05-02-2022 Spatial District Query Report

American Vertical Datum of 1988.

For "A" zones that don't reference a BFE, refer to the "Zone A – Estimated BFE" section which will display the community determined Base Flood Elevation.

If you need a Special Flood Hazard Area (SFHA) determination letter (FIRM letter) from Lee County for a parcel located in <u>unincorporated</u> Lee County, please call Community Development at (239)533-8585 and ask for the Certified Floodplain Manager or email <u>FIRMInfo@leegov.com</u> to request a letter.

Residents of the following incorporated jurisdictions may obtain flood information from that municipality as they independently participate in the NFIP; Bonita Springs (239-949-6262), Cape Coral (239-574-0553), Fort Myers (239-321-7925), Sanibel (239-472-3700), Village of Estero (239-319-2811) and Town of Fort Myers Beach (239-765-0202).

Your municipality will be displayed in the "Local Jurisdiction" report row. For example, if your property is located in unincorporated Lee County, the Districts Query report will display "Unincorporated Lee County" as the Incorporated Government in the Local Jurisdiction row of the report.

[Modify Report Settings]

Note	e Details
1	The Flood Zone with the highest corresponding assigned number is the recognized flood zone designation for this property. Residents of unincorporated Lee County may call Community Development at (239)533-8585 and ask for the Certified Floodplain Manager or email FIRMInfo@leegov.com with additional questions. Residents of incorporated areas should call the city in which they reside to verify flood zone status.
2	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.



DCI2022-00024 Lee County ePlan 10/6/21, 3:38 PM

Original Application Dated 05-02-2022 Lee County Property Appraiser - Online Parcel Inquiry

Tax Year 2021 ~



+	Exemptions Generated on 10/6/2021 3:38 PM	
+	<u>Values (2021 TRIM)</u>	

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Taxing Authorities

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Building/Construction Permit Data

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Location Information

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Solid Waste (Garbage) Roll Data

Original Application Dated 05-02-2022 Lee County Property Appraiser - Online Parcel Inquiry

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Flood and Storm Information

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Address History

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Appraisal Details (2021 TRIM)

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Appraisal Details (Current Working Values)

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Previous Parcel Number

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Original Application Dated 05-02-2022

MASTER CONCEPT PLAN

