

**COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: CPA 2006-13

**Mr. Ron Nino  
Vanasse & Daylor, LLP  
12730 New Brittany Boulevard  
Fort Myers, FL 33907**

2. Article Number  
(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
☒ Kim Harold ☐ Agent  
☐ Addressee

B. Received by (Printed Name) Kim C. Date of Delivery 10-28

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

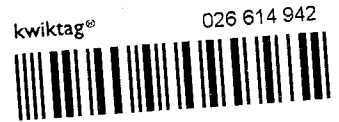
4. Restricted Delivery? (Extra Fee) ☐ Yes

7006 0810 0002 8335 7145



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SOUTHWEST FLORIDA

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Oct. 25, 2007

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Diana M. Parker  
*County Hearing Examiner*

Mr. Ron Nino  
Vanasse & Daylor, LLP  
12730 New Brittany Blvd.  
Fort Myers, FL 33907

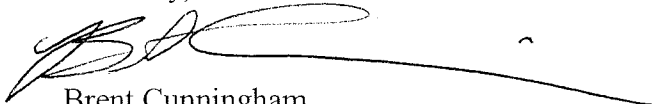
RE: CPA2006-13

Dear Mr. Nino:

On September 28, 2006 an application was submitted for the above referenced project. Our records indicate the last correspondence in regards to the application was August 31, 2007 when staff forwarded a sufficiency letter. To date there has been no response from the applicant. In addition, Planning staff has been informed that the applicant is no longer pursuing the project.

Please confirm that the applicant is no longer pursuing this application. If Planning staff does not receive a response within 30 days, this application will be deemed withdrawn.

Sincerely,



Brent Cunningham

# Interoffice Memo

Date: January 29, 2007

To: Wayne Gaither  
Lee County Community Development Planning Department

From: Gerald Campbell  
Chief of Planning  
Lee County Division of Public Safety  
Emergency Management Program

RE: CPA2006-00013 – Fitzsimmons (Map Amendment)  
STRAP 19-43-26-00-00001.0000

---

Emergency Management reviewed the documents for the above-referenced amendment. This request appears to allow a density increase from 111 dwelling units (under current) to 378 dwelling units (under proposed) on property located entirely in a Tropical Storm surge zone.

Lee County Public Safety/Emergency Management remains fundamentally opposed to increasing density in the Coastal High Hazard Area. Increased density in the Coastal High Hazard Area places more people at risk and increases demand on already strained shelters and evacuation routes.

**Specific Objectives and Policies are addressed below.**

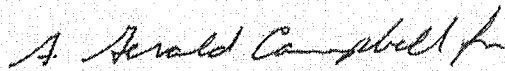
**POLICY 5.1.2:** Prohibits residential development where physical constraints or hazards exist, or requires the density and design to be adjusted accordingly.

**This request to increase density in the Coastal High Hazard Area is inconsistent with Policy 5.1.2.**

**POLICY 105.1.4:** Through the Lee Plan amendment process, land use designations of undeveloped areas within coastal high hazard areas will be considered for reduced density categories (or assignment of minimum allowable densities where density ranges are permitted) in order to limit the future population exposed to coastal flooding.

**This request to increase density in the Coastal High Hazard Area is inconsistent with Policy 105.1.4.**

These comments do not address requirements for shelter and evacuation mitigation under the Land Development Code or Emergency Preparedness Plan requirements under Administrative Code 7-7, which will apply to any development in this location.

A handwritten signature in cursive script, appearing to read "A. Gerald Campbell".

cc: J. D. Wilson, Lee county Public Safety  
D. J. Saniter, Lee County Emergency Management  
T. M. Kelley, Lee County Emergency Management

## Memo

July 27, 2007

To: Paul O' Connor, Director  
Division of Planning

From: David Loveland *DML*  
Planning Program Director  
DOT Planning

RE: CPA2006-00013 (Fitzsimmons Map Amendment)

**RECEIVED**  
JUL 30 2007  
COMMUNITY DEVELOPMENT

We have reviewed the above application which requests that the land use designation of approximately 48 acres be changed from the existing "Rural" to "Suburban". The applicant indicates that the proposed "Suburban" designation would allow approximately 144 dwelling units and 100,000 square feet commercial uses on the property. The property is within TAZ 1289 which includes only 21 single-family and 1 multi-family dwelling units, and a total of 9 employees in the Lee County MPO 2030 FSUTMS model. We added 144 dwelling units into Zdata 1, 100,000 square feet (250 employees) into Zdata 2 and reran the 2030 FSUTMS model. We determined that the roadway level of service (LOS) within a 3-mile radius of the property is the same with and without the project with the problem being LOS "F" on SR 80 from SR 31 to Tropic Ave. This analysis does not include the projected impact of the Babcock Ranch development in Charlotte County, or other on-going plan amendment requests in the area.

Please let us know if you need any additional information.

**Cunningham, Brent**

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**From:** Wegis, Howard S.  
**Sent:** Friday, August 31, 2007 12:37 PM  
**To:** Cunningham, Brent  
**Cc:** Noble, Matthew A.; Osterhout, Thom; Velez, Sergio I.  
**Subject:** RE: DCI2006-0013 Fizsimmons Plan Amendment

The applicant provided statements regarding obtaining water and wastewater service from Lee County Utilities but did not provide letters from Lee County Utilities stating LCU has capacity to serve the development as was provided by solid waste, fire department etc.

They state that the 6" force main serving the Civic Center has capacity to serve the development, however this may not be the case. A hydraulic analysis will be required to determine this.

I am not sure if this is required and it is essentially intuitive but, exhibits showing the proposed revision to Map 6 and Map 7 would seem appropriate (your call).

Howard S. Wegis  
Staff Engineer  
Lee County Utilities  
P.O. Box 398  
Fort Myers, FL 33901  
Phone#: (239) 533-8163  
Fax#: (239) 485-8385

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**From:** Cunningham, Brent  
**Sent:** Friday, August 31, 2007 8:55 AM  
**To:** Wegis, Howard S.  
**Cc:** Noble, Matthew A.  
**Subject:** DCI2006-0013 Fizsimmons Plan Amendment

Howard,

I am preparing the staff report now and it will probably go out today or Monday. Please forward any comments from utilities concerning this plan amendment.

**Brent Cunningham, Senior Planner**  
**LEE COUNTY DEPT. OF COMMUNITY DEVELOPMENT**  
**Division of Planning**  
**phone: 239-533-8567**  
**fax : 239-485-8319**  
[bcunningham@leegov.com](mailto:bcunningham@leegov.com)  
[www.lee-county.com](http://www.lee-county.com)

8/31/2007

**Gaither, Wayne**

---

**From:** Daltry, Wayne E.  
**Sent:** Monday, January 29, 2007 11:40 AM  
**To:** Gaither, Wayne  
**Subject:** RE: CPA2006-00013 / Fitzsimmons Map Amendment

Good Morning

The greater parts of my comments are about the context of the application, and the rest reflect the application itself.

1. The SR 78/31 corridor should not be defined by applicant initiated amendments, but instead by a master plan. Such plan should define the capacity of the road as is, and as can be expanded without violating its effectiveness; that identifies the collector system to ensure the development, or any development, doesn't consist of grapevines with only one major connection and that to SR 31, but instead includes access flow to surrounding properties by vehicle and nonvehicular modes; that defines the waterways and the water budget that must be maintained by land alterations, and the pollution load reduction expected of most watershed, as well as any groundwater storage targets; and, addresses similar system driven components of public infrastructure.
2. The population forecasts seem to be accommodated by the approved developments in the different planning districts. I am unaware of any analyses that indicate a shortcoming in the planning district this is within that would require additional population. Without such analysis the CIP response is likely to suffer additional delays, since this is not a small project. (This concern reinforces point 1 above). Reference material provided by the applicant on population forecasts may have been addressed by the EAR based plan amendment forwarded by the BoCC on December 13<sup>th</sup>, 2006.
3. The Plan amendment describes a subsequent rezoning that provides for multiple uses. Generally, future land use map changes cannot be based upon a future set of land development proposals. Currently the County is proposing a mixed use land use category overlay that would allow the commitment to linkages for mixed use. That category does not yet exist, so the Future Land Use Map category request is not tied to the zoning concepts discussed by the applicant.

Wayne Daltry, FAICP  
 Director, Smart Growth  
 239-335-2840  
 fx -335-2262

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**From:** Gaither, Wayne  
**Sent:** Friday, January 26, 2007 2:04 PM  
**To:** tpmfmd@yahoo.com; Bergquist, W.; Campbell, George G.; Collins, Donna Marie ; Daltry, Wayne E.; Eckenrode, Peter J.; Hansen, Hans C.; Houck, Pamela E.; Lavender, James H.; Liddblad, Ellen; Loveland, David M.; Horsting, Michael S.; Newman, William T.; Nygaard, James; Ottolini, Roland E.; Pavese, Michael P.; Roberts, Rickey G.; Sampson, Lindsey J.; Smith, Regina Y.; Trebatoski, Kim; Velez, Sergio I.; William Horner; Wilson, John; Wu, Lili ; Yarbrough, John H.; Zettel, Mary S.  
**Cc:** Noble, Matthew A.  
**Subject:** CPA2006-00013 / Fitzsimmons Map Amendment

Distribution List:

*John Wilson, Lee County Public Safety  
 Chris Hansen, Lee County Public Safety, EMS  
 Richard Cranford, Lee County Public Safety  
 Gerald Campbell, Lee County Public Safety, Emergency Management  
 W. Bergquist, Lee County Sheriff's Office  
 James Nygaard, Lee County Sheriff's Office  
 Roland E. Ottolini, Lee County Natural Resources Management*

**Gaither, Wayne**

**From:** Horsting, Michael S.  
**Sent:** Sunday, January 28, 2007 9:49 PM  
**To:** Gaither, Wayne  
**Cc:** Noble, Matthew A.  
**Subject:** RE: CPA2006-00013 / Fitzsimmons Map Amendment

Wayne,

We have no additional comments to add to what we have already addressed regarding creating a multi-modal environment.

-Mike Horsting

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**From:** Gaither, Wayne  
**Sent:** Fri 1/26/2007 2:03 PM  
**To:** tpmfmd@yahoo.com; Bergquist, W.; Campbell, George G.; Collins, Donna Marie ; Daltry, Wayne E.; Eckenrode, Peter J.; Hansen, Hans C.; Houck, Pamela E.; Lavender, James H.; Liddblad, Ellen; Loveland, David M.; Horsting, Michael S.; Newman, William T.; Nygaard, James; Ottolini, Roland E.; Pavese, Michael P.; Roberts, Rickey G.; Sampson, Lindsey J.; Smith, Regina Y.; Trebatoski, Kim; Velez, Sergio I.; William Horner; Wilson, John; Wu, Lili ; Yarbrough, John H.; Zettel, Mary S.  
**Cc:** Noble, Matthew A.  
**Subject:** CPA2006-00013 / Fitzsimmons Map Amendment

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*Gerald Campbell, Lee County Public Safety, Emergency Management*  
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*James Nygaard, Lee County Sheriff's Office*  
*Roland E. Ottolini, Lee County Natural Resources Management*  
*Kim Trebatoski, Lee County Environmental Sciences*  
*Michael Horsting, Lee Tran*  
*Dave Loveland, Lee County Division of Transportation*  
*Lili Wu, Lee County, Division of Transportation*  
*John Yarbrough, Lee County Parks & Recreation*  
*Lindsey Sampson, Lee County Solid Waste*  
*William Newman, Lee County, Solid Waste*  
*Regina Smith, Lee County Economic Development*  
*Jim Lavender, Lee County Public Works*  
*Ivan Velez, Lee County Utilities*  
*Pam Houck, Lee County Zoning*  
*Pete Eckenrode, Lee County Development Services*  
*Michael Pavese, Lee County Public Works*  
*Wayne Daltry, Lee County Smart Growth*  
*Mary Zettel, DCD/Code Enforcement*  
*Rick Roberts, DCD/Code Enforcement*  
*Donna Marie Collins, County Attorney's Office*  
*Ellen Liddblad, Lee County School Board*  
*William Horner, Airport Authority*  
*Terry Pye, North Fort Myers Fire Control and Rescue District*

January 26, 2007

Public Service/Review Agencies

RE: CPA2006-00013 – Fitzsimmons (Map Amendment)  
STRAP 19-43-26-00-00001.0000

Planning staff requests your agencies help in reviewing the above referenced Lee Plan Amendment. The proposed map amendment would change the Land Use designation from Rural to Suburban. The site is generally 43.6 acres in size. The properties site address is: 17800 SR 31, North Fort Myers, FL 33917.

The applicant is proposing to amend the Future Land Use Map (FLUM), Map 1, Map 6 (Future Water Service Areas), and Map 7 (Wastewater Service Areas).

The existing Rural Land Use designation allows a density range of one (1) dwelling unit per acre (1 du / acre). Under the existing land use designation it is estimated that 95 dwelling units could be generated on this site. The Rural Land Use designation is anticipated to remain predominately rural, with low density residential development and agricultural uses. These are areas not intended to receive urban type capital improvements.

The proposed land use designation of Suburban are areas that are predominately residential and are either on the fringe of Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential density range is from one dwelling unit per acres to six dwelling units per acres (1 – 6 du / acre). Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed (see Policy 1.1.6 of the Lee Plan).

Planning staff requests that your agency help determine the sufficiency of the proposed plan amendment application for review. If you can identify any deficiencies in the information provided, need clarification on the subject matter, or if you find the application sufficient for review, please provide these comments to us by February 12, 2007 (Approximately 2 weeks). A letter is being drafted to submit any additional data requests to the applicant and your input concerning the potential impacts to your agency is important.

A link to the application is below. If you have problems opening the attachment or if you have any questions, please contact:


Matt Noble  
479-8548  
noblema@leegov.com

<http://www.lee-county.com/dcd/PlanAmendments/PA2006-2007/CPA200613A1.pdf>

# Memo

July 27, 2007

To: Paul O' Connor, Director  
Division of Planning

From: David Loveland   
Planning Program Director  
DOT Planning

RE: CPA2006-00013 (Fitzsimmons Map Amendment)

---

We have reviewed the above application which requests that the land use designation of approximately 48 acres be changed from the existing "Rural" to "Suburban". The applicant indicates that the proposed "Suburban" designation would allow approximately 144 dwelling units and 100,000 square feet commercial uses on the property. The property is within TAZ 1289 which includes only 21 single-family and 1 multi-family dwelling units, and a total of 9 employees in the Lee County MPO 2030 FSUTMS model. We added 144 dwelling units into Zdata 1, 100,000 square feet (250 employees) into Zdata 2 and reran the 2030 FSUTMS model. We determined that the roadway level of service (LOS) within a 3-mile radius of the property is the same with and without the project with the problem being LOS "F" on SR 80 from SR 31 to Tropic Ave. This analysis does not include the projected impact of the Babcock Ranch development in Charlotte County, or other on-going plan amendment requests in the area.

Please let us know if you need any additional information.

**Gaither, Wayne**

---

**From:** Dalttry, Wayne E.  
**Sent:** Monday, January 29, 2007 1:07 PM  
**To:** Gaither, Wayne  
**Subject:** RE: CPA2006-00013 / Fitzsimmons Map Amendment

I didnt get 95 units out of the acreage there, but my calculations are always a bit faulty.

Wayne Dalttry, FAICP  
 Director, Smart Growth  
 239-335-2840  
 fx -335-2262

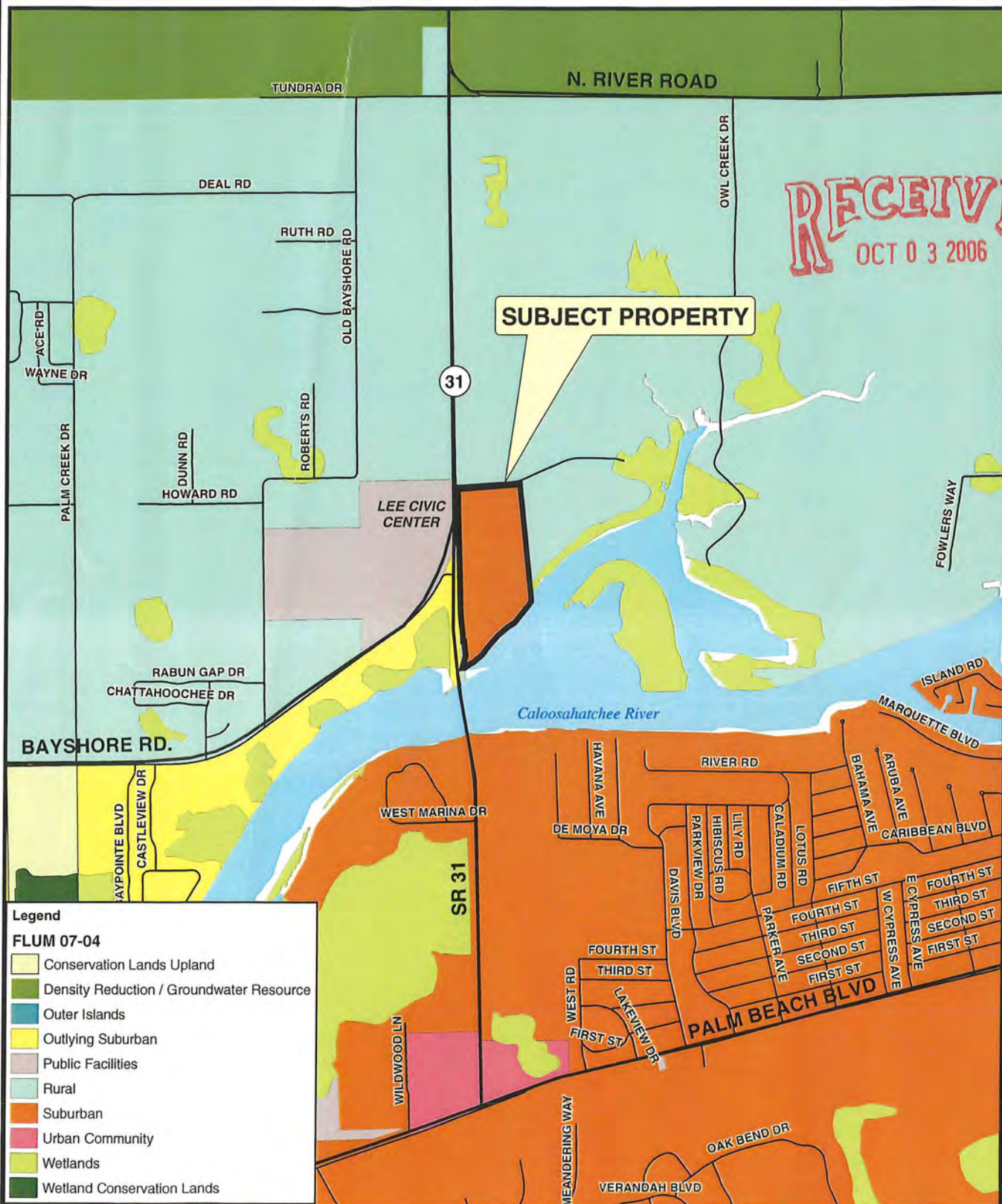
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**From:** Gaither, Wayne  
**Sent:** Friday, January 26, 2007 2:04 PM  
**To:** tpnfmfd@yahoo.com; Bergquist, W.; Campbell, George G.; Collins, Donna Marie ; Dalttry, Wayne E.; Eckenrode, Peter J.; Hansen, Hans C.; Houck, Pamela E.; Lavender, James H.; Liddblad, Ellen; Loveland, David M.; Horsting, Michael S.; Newman, William T.; Nygaard, James; Ottolini, Roland E.; Pavese, Michael P.; Roberts, Rickey G.; Sampson, Lindsey J.; Smith, Regina Y.; Trebatoski, Kim; Velez, Sergio I.; William Horner; Wilson, John; Wu, Lili ; Yarbrough, John H.; Zettel, Mary S.  
**Cc:** Noble, Matthew A.  
**Subject:** CPA2006-00013 / Fitzsimmons Map Amendment

Distribution List:

*John Wilson, Lee County Public Safety  
 Chris Hansen, Lee County Public Safety, EMS  
 Richard Cranford, Lee County Public Safety  
 Gerald Campbell, Lee County Public Safety, Emergency Management  
 W. Bergquist, Lee County Sheriff's Office  
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 Michael Horsting, Lee Tran  
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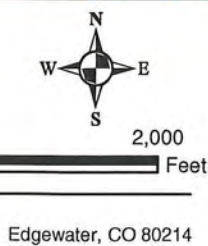
RECEIVED  
OCT 03 2006



EllaMae Investments  
Proposed Future Land  
Use Map

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue



Vanasse  
Daylor



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.

CPA 2006-00013

Project Number: 81014  
FILE: \\vanday\_nas1\gis\Projects\800\810\81014\81014PropFLUM.mxd



**LEE COUNTY**  
SOUTHWEST FLORIDA

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Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

August 31, 2007

Mr. Ron Nino  
12730 New Brittany Blvd.  
Fort Myers, FL 33907

RE: CPA2006-13 Fitzsimmons Large Scale Amendment

Dear Ron,

The Planning Division has reviewed your application for the above-referenced Lee Plan amendment and finds that additional information is needed before the application may be found sufficient for review.

**The following comments pertain to Part I of the application**

According to the application, Michael Greenwell is listed as the owner of record and Abe Fitzsimmons is listed as the applicant. An affidavit is included with the application indicating Abe Fitzsimmons as an owner or authorized representative of the subject amendment parcel. In addition, according to the property appraisal records, Michael Greenwell is the owner of record. Please provide a warranty deed or documentation indicating authorization from Michael Greenwell.

**The following comments pertain to Part III of the application**

**E.1. & E.2.**

The application does not provide Commercial Intensity for the property. Your analysis should provide information on **total build out** for both the existing and future land use designations and your proposed comprehensive plan amendments. This information is used to determine the impacts that be will generated against possible impacts of the existing land use designations. Consistency in the variables to determine the changes in potential impacts is important in our analysis. Staff's analysis of the proposed comprehensive plan amendment will focus on the maximum build-out presently allowed under the proposal. Please revise this section to include commercial intensity for both the existing and proposed land use category.

**The following comments pertain to Part IV of the application.**

Insufficiency Memo of 8/31/07  
CPA2006-00013

Page 1 of 5

**B.1.**

The Lee County Department of Transportation provided a memo dated July 27, 2007 including the following comments:

*The property is located within TAZ 1289 which includes only 21 single-family and 1 multi-family dwelling units, and a total of 9 employees in the Lee County MOP 2030 FSUTMS model. We added 144 dwelling units into Zdata 100,000 square feet (250 employees) into Zdata 2 and rerun the 2030 FSUTMS model. We determined that the roadway level of service (LOS) within a 3-mile radius of the property is the same with and without the project with the problem being LOS "F" on SR 80 from SR 31 to Tropic Ave. This analysis does not include the projected impact of the Babcock Ranch development in Charlotte County, or other on-going plan amendment requests in the area."*

Please address the concerns that were included in the Lee County Department of Transportation memo.

**B.3.a.**

Lee County Utilities provided an email dated August 31, 2007 including the following comments:

*The applicant provided statements regarding obtaining water and wastewater service from Lee County Utilities but did not provide letters from Lee County Utilities stating LCU has capacity to serve the development as was provided by solid waste, fire department etc.*

*The state that the 6" force main serving the Civic Center has capacity to serve the development, however this may not be the case. A hydraulic analysis will be required to determine this.*

*I am not sure if this is required and is essentially intuitive but exhibits showing the proposed revision to Map 6 and Map 7 would seem appropriate.*

Included in your application is a Bayshore Fire Rescue District memo dated September 21, 2006 including the following comments:

*Mr. Nino, based on the very limited information that you have provided referencing the proposed amendment, Bayshore Fire Rescue would require fire hydrants or their equivalent to be installed prior to development.*

*In addition depending on the exact nature of the development further modifications may be required. The exact requirements can be referenced through the Lee County Land Planning Code.*

Please address the comments contained in the Bayshore Fire Rescue District memo.

**B.3.b.**

The Lee County Division of Public Safety Emergency Management Program provided a memo dated January 19, 2007 including the following comments:

*Emergency Management reviews the documents for the above-referenced amendment. This request appears to allow a density increase from 11 dwelling units (under current) to 378 dwelling units (under proposed) on property located entirely in a Tropical Storm surge zone.*

*Lee County Public Safety/Emergency Management remains fundamentally opposed to increasing density in the Coastal High Hazard Area. Increased density in the Coastal High Hazard Area places more people at risk and increases demand on already strained shelters and evacuation routes.*

***Specific Objectives and Policies are addressed below.***

***POLICY 5.1.2: Prohibits residential development where physical constraints or hazards exist, or requires the density and design to be adjusted accordingly.***

***This request to increase density in the Coastal High Hazard Areas is inconsistent with Policy 5.1.2.***

***POLICY 105.1.4: Through the Lee Plan Amendment process, land use designations of undeveloped areas within coastal high hazard areas will be considered for reduced density categories (or assignment of minimum allowable densities where density ranges are permitted) in order to limit the future population exposed to flooding.***

***This request to increase density in the Coastal High Hazard Area is inconsistent with Policy 105.1.4***

Please address the comments contained in the Lee County Division of Public Safety Emergency Management Program memo.

**B.3.d.**

Included in your application is a Lee County Transit Division memo dated September 14, 2006 including the following comments:

*We currently do not provide service to this area north of the Calossahatchee River, nor have we identified the capacity with which to do so in the future. The nearest transit service is approximately 1 1/3 miles south on Palm Beach Boulevard, SR 80.*

*Transit service on SR 31 north of the river has not been identified as a need in either the Lee County Transit Development Plan or in the Lee County Long Range Transportation Plan. However, with the pace of growth projected for Lee County and the potential the SR 31 corridor has for becoming a transit corridor in the future, we recommend the design and development to include "transit ready" feature. Such*

*features should include pedestrian walkways and bike ways internal to the project that will connect with the SR 31 corridor for future access to a transit system, as well as ROW and land preservation for future transit passenger amenities. Such items will facilitate easier access to public transportation and will allow for ease of implementation of such service in the future.*

Please address comments contained in the Lee County Transit Division memo.

**E.1.**

According to the application the applicant is proposing to amend Table 1(b) Planning Community Year 2020 Allocations for the change to the Alva Community. Please provide revisions that will reflect 2030 allocations for Table 1(b) per CPA2005-00026.

**F.2.**

Lee County Smart Growth provided an email dated January 29, 2007 with the following comments:

- 1. The SR 78/31 corridor should not be defined by applicant initiated amendments, but instead by a master plan. Such plan should define the capacity of the road as is, and as can be expanded without violating its effectiveness; that identifies the collector system to ensure the development, or any development, doesn't consist of grapevines with only one major connection and that to SR 31, but instead includes access flow to surrounding properties by vehicle and nonvehicular modes; that defines the waterways and the water budget that must be maintained by land alterations, and the pollution load reduction expected of most watershed, as well as groundwater storage targets; and, addresses similar system driven components of public infrastructure.*
- 2. The population forecasts seem to be accommodated by the approved developments in different planning districts. I am unaware of any analyses that indicate a shortcoming in the planning district this is within that would require additional population. Without such an analysis the CIP response is likely to suffer additional delays, since this is not a small project. (This concern reinforces point 1 above). Reference material provided by the applicant on population forecasts may have been addressed by the EAR based plan amendment forwarded by the BoCC on December 13<sup>th</sup> 2006.*
- 3. The plan amendment describes a subsequent rezoning that provides for multiple uses. Generally, future land use map changes cannot be based upon a future set of land development proposals. Currently the County is proposing a mixed use land use category overlay that would allow the commitment to linkages for mixed use. That category does not yet exist, so the Future Land Use map category request is not tied to the zoning concepts discussed by the applicant.*

Please address the comments contained in the Lee County Smart Growth email.

If I can be of any assistance or if you have any questions, please do not hesitate to call me at 533-8567.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Cunningham', with a long horizontal line extending to the right.

Brent Cunningham, Senior Planner  
Department of Community Development, Division of Planning

Attachments: Lee County Smart Growth memo  
Lee County Department of Transportation memo  
Lee County Division Public Safety/Emergency Management Program  
Lee County Utilities email

**Gaither, Wayne**

---

**From:** Dalttry, Wayne E.  
**Sent:** Monday, January 29, 2007 11:40 AM  
**To:** Gaither, Wayne  
**Subject:** RE: CPA2006-00013 / Fitzsimmons Map Amendment

Good Morning

The greater parts of my comments are about the context of the application, and the rest reflect the application itself.

1. The SR 78/31 corridor should not be defined by applicant initiated amendments, but instead by a master plan. Such plan should define the capacity of the road as is, and as can be expanded without violating its effectiveness; that identifies the collector system to ensure the development, or any development, doesn't consist of grapevines with only one major connection and that to SR 31, but instead includes access flow to surrounding properties by vehicle and nonvehiclular modes; that defines the waterways and the water budget that must be maintained by land alterations, and the pollution load reduction expected of most watershed, as well as any groundwater storage targets; and, addresses similar system driven components of public infrastructure.
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3. The Plan amendment describes a subsequent rezoning that provides for multiple uses. Generally, future land use map changes cannot be based upon a future set of land development proposals. Currently the County is proposing a mixed use land use category overlay that would allow the commitment to linkages for mixed use. That category does not yet exist, so the Future Land Use Map category request is not tied to the zoning concepts discussed by the applicant.

Wayne Dalttry, FAICP  
 Director, Smart Growth  
 239-335-2840  
 fx -335-2262

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**From:** Gaither, Wayne  
**Sent:** Friday, January 26, 2007 2:04 PM  
**To:** tpnfmfd@yahoo.com; Bergquist, W.; Campbell, George G.; Collins, Donna Marie ; Dalttry, Wayne E.; Eckenrode, Peter J.; Hansen, Hans C.; Houck, Pamela E.; Lavender, James H.; Liddblad, Ellen; Loveland, David M.; Horsting, Michael S.; Newman, William T.; Nygaard, James; Ottolini, Roland E.; Pavese, Michael P.; Roberts, Rickey G.; Sampson, Lindsey J.; Smith, Regina Y.; Trebatoski, Kim; Velez, Sergio I.; William Horner; Wilson, John; Wu, Lili ; Yarbrough, John H.; Zettel, Mary S.  
**Cc:** Noble, Matthew A.  
**Subject:** CPA2006-00013 / Fitzsimmons Map Amendment

Distribution List:

*John Wilson, Lee County Public Safety  
 Chris Hansen, Lee County Public Safety, EMS  
 Richard Cranford, Lee County Public Safety  
 Gerald Campbell, Lee County Public Safety, Emergency Management  
 W. Bergquist, Lee County Sheriff's Office  
 James Nygaard, Lee County Sheriff's Office  
 Roland E. Ottolini, Lee County Natural Resources Management*

1/31/2007

# Memo

July 27, 2007

To: Paul O' Connor, Director  
Division of Planning

From: David Loveland *DWL*  
Planning Program Director  
DOT Planning

RE: CPA2006-00013 (Fitzsimmons Map Amendment)

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**RECEIVED**  
JUL 30 2007

COMMUNITY DEVELOPMENT

We have reviewed the above application which requests that the land use designation of approximately 48 acres be changed from the existing "Rural" to "Suburban". The applicant indicates that the proposed "Suburban" designation would allow approximately 144 dwelling units and 100,000 square feet commercial uses on the property. The property is within TAZ 1289 which includes only 21 single-family and 1 multi-family dwelling units, and a total of 9 employees in the Lee County MPO 2030 FSUTMS model. We added 144 dwelling units into Zdata 1, 100,000 square feet (250 employees) into Zdata 2 and reran the 2030 FSUTMS model. We determined that the roadway level of service (LOS) within a 3-mile radius of the property is the same with and without the project with the problem being LOS "F" on SR 80 from SR 31 to Tropic Ave. This analysis does not include the projected impact of the Babcock Ranch development in Charlotte County, or other on-going plan amendment requests in the area.

Please let us know if you need any additional information.

# Interoffice Memo

Date: January 29, 2007

To: Wayne Gaither  
Lee County Community Development Planning Department

From: Gerald Campbell  
Chief of Planning  
Lee County Division of Public Safety  
Emergency Management Program

RE: CPA2006-00013 – Fitzsimmons (Map Amendment)  
STRAP 19-43-26-00-00001.0000

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Emergency Management reviewed the documents for the above-referenced amendment. This request appears to allow a density increase from 111 dwelling units (under current) to 378 dwelling units (under proposed) on property located entirely in a Tropical Storm surge zone.

Lee County Public Safety/Emergency Management remains fundamentally opposed to increasing density in the Coastal High Hazard Area. Increased density in the Coastal High Hazard Area places more people at risk and increases demand on already strained shelters and evacuation routes.

**Specific Objectives and Policies are addressed below.**

**POLICY 5.1.2:** Prohibits residential development where physical constraints or hazards exist, or requires the density and design to be adjusted accordingly.

**This request to increase density in the Coastal High Hazard Area is inconsistent with Policy 5.1.2.**

**POLICY 105.1.4:** Through the Lee Plan amendment process, land use designations of undeveloped areas within coastal high hazard areas will be considered for reduced density categories (or assignment of minimum allowable densities where density ranges are permitted) in order to limit the future population exposed to coastal flooding.

**This request to increase density in the Coastal High Hazard Area is inconsistent with Policy 105.1.4.**

These comments do not address requirements for shelter and evacuation mitigation under the Land Development Code or Emergency Preparedness Plan requirements under Administrative Code 7-7, which will apply to any development in this location.

*A. Gerald Campbell*

cc: J. D. Wilson, Lee county Public Safety  
D. J. Saniter, Lee County Emergency Management  
T. M. Kelley, Lee County Emergency Management

## Cunningham, Brent

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**From:** Wegis, Howard S.  
**Sent:** Friday, August 31, 2007 12:37 PM  
**To:** Cunningham, Brent  
**Cc:** Noble, Matthew A.; Osterhout, Thom; Velez, Sergio I.  
**Subject:** RE: DCI2006-0013 Fizzsimmons Plan Amendment

The applicant provided statements regarding obtaining water and wastewater service from Lee County Utilities but did not provide letters from Lee County Utilities stating LCU has capacity to serve the development as was provided by solid waste, fire department etc.

They state that the 6" force main serving the Civic Center has capacity to serve the development, however this may not be the case. A hydraulic analysis will be required to determine this.

I am not sure if this is required and it is essentially intuitive but, exhibits showing the proposed revision to Map 6 and Map 7 would seem appropriate (your call).

Howard S. Wegis  
Staff Engineer  
Lee County Utilities  
P.O. Box 398  
Fort Myers, FL 33901  
Phone#: (239) 533-8163  
Fax#: (239) 485-8385

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**From:** Cunningham, Brent  
**Sent:** Friday, August 31, 2007 8:55 AM  
**To:** Wegis, Howard S.  
**Cc:** Noble, Matthew A.  
**Subject:** DCI2006-0013 Fizzsimmons Plan Amendment

Howard,

I am preparing the staff report now and it will probably go out today or Monday. Please forward any comments from utilities concerning this plan amendment.

**Brent Cunningham, Senior Planner**  
LEE COUNTY DEPT. OF COMMUNITY DEVELOPMENT  
**Division of Planning**  
**phone: 239-533-8567**  
**fax : 239-485-8319**  
[bcunningham@leegov.com](mailto:bcunningham@leegov.com)  
[www.lee-county.com](http://www.lee-county.com)



# COMPREHENSIVE PLAN AMENDMENT ELLAMAE INVESTMENTS, INC.

September 28<sup>th</sup>, 2006

*CPA 2006-00013*

SR 31 & SR 78  
Lee County, Florida

Prepared For:  
**EllaMae Investments, Inc.**  
180 N. Bridge Street  
Suite B  
LaBelle, Florida 33975

Prepared By:  
**Vanasse & Daylor, LLP**

Job # 81014.03



Lee County Board of County Commissioners  
 Department of Community Development  
 Division of Planning  
 Post Office Box 998  
 Fort Myers, FL 33902-0398  
 Telephone: (239) 479-8585  
 FAX: (239) 479-8519

## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D \_\_\_\_\_

REC'D BY: \_\_\_\_\_

APPLICATION FEE \_\_\_\_\_

TIDEMARK NO: \_\_\_\_\_

### THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: \_\_\_\_\_

### APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 15

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

9/27/06  
DATE

*[Signature]*  
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

**I. APPLICANT/AGENT/OWNER INFORMATION**

Abe Fitzsimmons

APPLICANT

5840 West 25<sup>th</sup> Ave

ADDRESS

Edgewater

Colorado (CO)

80214

CITY

STATE

ZIP

(720) 309-7729

(303) 223-9314

TELEPHONE NUMBER

FAX NUMBER

Ron Nino; Vanasse & Daylor, LLP

AGENT\*

12730 New Brittany Blvd

ADDRESS

Fort Myers

Florida (FL)

33907

CITY

STATE

ZIP

(239) 437-4601

(239) 437-4636

TELEPHONE NUMBER

FAX NUMBER

Michael L. Greenwell

OWNER(s) OF RECORD

12250 N River Rd

ADDRESS

Alva

Florida (FL)

33917

CITY

STATE

ZIP

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

\* This will be the person contacted for all business relative to the application.

**II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)**

**A. TYPE: (Check appropriate type)**

☐

Text Amendment

☒

Future Land Use Map Series Amendment

(Maps 1 thru 21)

List Number(s) of Map(s) to be amended

Map 1 of 5 (Future Land Use Map)

Table 1(b) (Planning Communities Year 2020)

Map 6 (Future Water Service Areas)

Map 7 Wastewater Service Areas

**B. SUMMARY OF REQUEST (Brief explanation):**

The applicant is requesting a Future Land Use Map amendment changing the future land use of the subject property from Rural/Wetlands to Suburban. The subject property is located on the east side of SR 31 immediately north of the Caloosahatchee River. A companion revision to Table 1(b) to reflect this change as it relates to the Alva Community is also requested. Revisions are also sought to relevant Wastewater and Potable Water service area boundaries. The described amendments will result in a subsequent rezoning application for a MPD in which the applicant proposes a residential and commercial project. The commercial project is intended to include a marina with associated uses such as a clubhouse and restaurant, wet and dry storage consistent with the Manatee Protection Plan and related Marina siting goals, and a neighborhood shopping center. A residential project of approximately 115 dwelling units reflecting a density of 3 dwelling units per acre will also be sought.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY  
(for amendments affecting development potential of property)**

**A. Property Location:**

See Exhibit III.

1. Site Address: 17800 SR 31, North Fort Myers, FL 33917
2. STRAP(s): 19-43-26-00-00001.0000

**B. Property Information**

Total Acreage of Property: 48 +/- acres

Total Acreage included in Request: 48 +/- acres

Area of each Existing Future Land Use Category: \_\_\_\_\_

Total Uplands: 90.24% or 43.6 +/- acres

Total Wetlands: 9.2% or 4.42 +/- acres

Current Zoning: AG-2

Current Future Land Use Designation: Rural

Existing Land Use: Vacant

**C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:**

*Lehigh Acres Commercial Overlay:* n/a

*Airport Noise Zone 2 or 3:* n/a

*Acquisition Area:* n/a

*Joint Planning Agreement Area (adjoining other jurisdictional lands):* n/a

*Community Redevelopment Area:* n/a

**D. Proposed change for the Subject Property:**

Future Land Use Map amendment changing land use designation from Rural to  
Suburban

**E. Potential development of the subject property:**

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	<u>1 dwelling unit/acre</u>
Commercial intensity	<u>Minimal non-residential to serve community</u>
Industrial intensity	<u>Not permitted</u>

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>6 dwelling units/acre</u>
Commercial intensity	<u>Neighborhood Center</u>
Industrial intensity	<u>Not permitted</u>

**IV. AMENDMENT SUPPORT DOCUMENTATION**

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

**A. General Information and Maps**

***NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.***

**The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).**

- 1. Provide any proposed text changes.**

This application does not propose any text changes.

- 2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.**

Please see Exhibit IV.A.2.

- 3. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.**

The subject property is 48± acres situated in the Alva Planning Community at the confluence of SR 31 and Bayshore Road. Currently the majority of surrounding property is residentially developed at a rural density. However a number of factors indicate that land use intensity and density increases are on the horizon.

The physical location of the property suggests advantages for more intense uses. Bayshore Road lies only 1.5 miles from the I-75 interchange, and the property fronts a navigable body of water with access to the Gulf of Mexico (the Caloosahatchee River).

The relative location of the property also lends itself to more intense development. The Lee County Civic Center is located opposite the subject property on the north west corner of Bayshore Road and SR 31. This facility will naturally encourage a more urban land use. Enhancements to infrastructure resulting from the new town at Babcock Ranch and the general growth pressures on Lee County will also transform the rural character of the area.

The changing nature of surrounding lands will inevitably require a renewed and holistic evaluation of the Bayshore and Alva planning communities. As such, this application has been prepared in consistency with anticipated planning measures and goals.

Please see Exhibit IV.A.3.

- 4. Map and describe existing zoning of the subject property and surrounding properties.**

Adjacent to the subject site on the north and east is agricultural (AG-2) zoning. The site borders the Caloosahatchee River on the south. A small parcel adjacent to the southwest portion of the property is also zoned AG-2, although beyond said parcel is an RM-6 designation. Directly west is the Lee Civic Center, zoned CF-3.

Please see Exhibit IV.A.4.

- 5. The legal description(s) for the property subject to the requested change.**

Please see Exhibit IV.A.5.

- 6. A copy of the deed(s) for the property subject to the requested change.**

Please see Exhibit IV.A.6.

- 7. An aerial map showing the subject property and surrounding properties.**

Please see Exhibit IV.A.7.

- 8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.**

Please see Exhibit IV.A.8.

**B. Public Facilities Impacts**

**NOTE:** *The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).*

**1. Traffic Circulation Analysis**

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

**Long Range – 20-year Horizon:**

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;

The subject property is located entirely within TAZ 1289 as identified in the enclosed Traffic Circulation Analysis (Exhibit IV.B.1).

- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);

The enclosed Traffic Circulation Analysis (Exhibit IV.B.1) contains the formatted changes to the ZDATA1 and ZDATA2 files.

- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;

Please see the Exhibit IV.B.1 for an estimate of the projected roadway conditions within the 3-mile radius.

- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;

Please see the enclosed Traffic Circulation Analysis (Exhibit IV.B.1). No modifications to the 2030 FF Network were identified.

- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;

N/A

- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

N/A

**Short Range – 5-year CIP horizon:**

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediate development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);

Please see the enclosed Traffic Circulation Analysis (Exhibit IV.B.1) for descriptions of the specific development plan and the roadways in the 3-mile radius.

- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Please see Exhibit IV.B.1.

**Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);**

Please see the enclosed Traffic Circulation Analysis (Exhibit IV.B.1) for the projected 2011 (5-year horizon) LOS analysis and results.

- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;

Please see Exhibit IV.B.1.

- c. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

Please see the enclosed Traffic Circulation Analysis (Exhibit IV.B.1). The widening of SR 80 between SR 31 and Buckingham Road was identified as being needed with the 5-year planning horizon based on historical growth rate trends on that segment.

**2. Provide an existing and future conditions analysis for:**

**a. Sanitary Sewer**

A Lee County Utilities 6" force main is located along SR 31 which serves the Lee County Civic Center. The standard level of service is 250 GPM/ERU for single family and 200 GPM/ERU for multifamily. Only 26GPM sewer demand is expected from the proposed development. Per Lee County Utilities there is available capacity in the sewage treatment plant and in the 6" force main along SR 31. The main is only used during scheduled events at the Lee Civic Center, typically occurring on weekends.



**b. Potable Water**

A 12" Lee County Water main along Bayshore Road currently serves the area about 1 mile west of the site. This main will be extended to the proposed site. The standard level of service is 250 GPM/ERU for single family and 200 GPM/ERU for multi family. The expected demand from the proposed development is 29 GPM and lines will have to be extended to the site from approximately 1 mile west on Bayshore Road. There is available capacity in the Lee County Utilities system.

**c. Surface Water/Drainage Basins**

The site is located in the Kickapoo Creek watershed. The land use is mostly outlying suburban/rural. Flood Insurance Map 125124 Panel 0225 version C dated 031594 shows the property to be in zone AE-EL8. A storm water system will be required for the project and will consist of either lakes or dry retention areas and swales. The discharge will either be to the Caloosahatchee River or the swale along SR 31. An Environmental Resource Permit will need to be obtained.

**d. Parks, Recreation, and Open Space.**

The Lee Civic Center is immediately west of subject property fronting the opposite side of SR 31. This facility provides recreational resources for entertainment and public fairs (i.e 4 H club). Additionally, development of the subject land with a marina component will provide boating recreational resources to the public and/or members of the marina yacht club and is consistent with goal 82 of the Lee Plan. Additional recreation opportunities will be afforded project residents by the recent acquisition by the State of over 70,000 acres of natural habitat at the Babcock Ranch

**Analysis should include (but is not limited to) the following:**

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

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

**a. Fire protection with adequate response times;**

Please see Exhibit IV.B.3a.

**b. Emergency medical service (EMS) provisions;**

Please see Exhibit IV.B.3b.

**c. Law enforcement;**

Please see Exhibit IV.B.3c.

**d. Solid Waste;**

Please see Exhibit IV.B.3d.

**e. Mass Transit; and**

Please see Exhibit IV.B.3e.

**f. Schools.**

Please see Exhibit IV.B.3f.

*In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.*

**C. Environmental Impacts**

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

- 1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).**

Please see Exhibit IV.C.

- 2. A map and description of the soils found on the property (identify the source of the information).**

Please see Exhibit IV.C.

- 3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).**

Please see Exhibit IV.C.3.

- 4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.**

Please see Exhibit IV.C.

- 5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).**

Please see Exhibit IV.C.

**D. Impacts on Historic Resources**

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

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.

There are no historic districts and/or sites located on the subject property or adjacent properties.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

Please see Exhibit IV.D.2.

**E. Internal Consistency with the Lee Plan**

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

Table 1(b) Planning Community Year 2020 Allocations (Exhibit E-1a) would be adjusted to the numbers presented in Exhibit E-1b if the proposed amendment were approved.

The current population allocation for the year 2020 Alva Planning Community shows zero (0) persons in the Suburban Land Use Category and one thousand four hundred nineteen (1,419) persons in the Rural Land Use Category. Although this application requests a Suburban land use designation enabling up to 6 dwelling units per acre, the application has also indicated that, upon approval of the proposed amendment, approval for a mixed use community at 3 dwelling units per acre would be pursued. Therefore adjustments to Table 1(b) have been calculated based on the development plan presented in this application (10 acres commercial and 38 acres residential at 3 du/acre). The resulting proposed population allocation subtracts 111 people from the Rural designation and adds 189 people to the Suburban designation, for a net increase of seventy eight (78) people. The total population for Lee County would be similarly adjusted to account for a net population increase of 78 persons by the year 2020.

Existing Site Population Allocation					
Designation	Use	Acreage	DU/Acre	PPH*	Population
Rural	Residential	48	1	2.32	111
Suburban	Residential	0	6	1.66	0
Suburban	Commercial	0	0	0	0
<b>Total Population</b>					<b>111</b>

Proposed Site Population Allocation					
Designation	Use	Acreage	DU/Acre	PPH*	Population
Rural	Residential	0	1	2.32	0
Suburban	Residential	38	3	1.66	189
Suburban	Commercial	10	0	0	0
<b>Total Population</b>					<b>189</b>

Potential Site Population Allocation					
Designation	Use	Acreage	DU/Acre	PPH*	Population
Rural	Residential	0	1	2.32	0
Suburban	Residential	38	6	1.66	378
Suburban	Commercial	10	0	0	0
<b>Total Population</b>					<b>378</b>

\*See Exhibit IV.E.1c.

It is readily apparent that population projections for Lee County far exceed the forecasts reflected in the various planning communities that are urban impacted (see Exhibit IV.E.1d). Recent approvals to establish a new city at the Babcock Ranch, as well as the subsequent Lee County infrastructure improvements, will create population pressures that did not exist when the current population projections were made for the Alva and Bayshore Planning Communities. Natural growth pressures will require a re-evaluation of the way land in the Alva community should be used. There will be a demand for commercial space; a Suburban designation allowing the aforementioned MPD & 10 acres of commercial use would anticipate this demand.

2. **List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.**

#### **Future Land Use**

**Objective 1.1 Future Urban Areas, Policy 1.1.5.** Upon adoption of the proposed amendment, a Suburban density of one (1) to six (6) dwelling units per acre will be allowable. Under said circumstances, the proposed density of three (3) dwelling units per acre will be consistent with Policy 1.1.5. Given a) Suburban areas are intended to be predominantly residential areas on the fringe of Central Urban/Urban Community OR protecting existing/emerging residential neighborhoods and b) the new town on Babcock Ranch will undeniably result in infrastructure improvements and a more urban nature, it is reasonable to believe the Suburban designation meets the intent of the Lee Plan.

**Policy 1.7.6** Upon approval of the proposed amendment the Planning Communities Map and Acreage Allocation Table (Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) shall be made consistent with the new designation.

**Goal 2: Growth Management and Objective 2.1 Development Location** The new town (Babcock Ranch) to be established 3 miles north of the subject property along SR 31 will significantly impact the planning framework for the Alva and Bayshore communities. The introduction of an urban infrastructure fabric to support the new town makes it impractical to retain the rural retention of these planning communities, particularly along the SR 31 highway corridor. The essence of this proposal is that, in light of arriving development and circumstances, it will realign the subject property with the objectives and policies of Goal 2.

**Goal 3 Privately Funded Infrastructure.** A proportionate share of required off-site infrastructure improvements, together with funding of applicable impact fees, will be made by the project developer. Development of the subject property will be fiscally neutral and therefore consistent with policies related to Goal 3.

**Goal 4. Development Design-General** Subsequent to any Future Land Use amendment, development will be subject to a PD rezoning action to embrace a mixed-use project. All design elements to be employed in the development phase will be made to ensure consistency with Goal 4 and its relevant policies.

**Goal 5. Residential Land Uses** All design elements to be employed in the development phase will be made to ensure consistency with this goal and its relevant policies.

**Goal 6. Commercial Land Uses.** All design elements to be employed in the development phase will be made to ensure consistency with this goal and its relevant policies.

**Goal 11. Water, Sewer, Traffic, and Environmental Review Standards** As a function of subsequent rezoning and development order applications, the proposed development will be connected to the Lee County water and sewer and utilities, and is expected to be required to submit a traffic impact survey and environmental assessment.

**Goal 39. Development Regulations, Policy 39.1.** All design elements to be employed in the development phase will incorporate design and development features that ensure that the project is consistent with the applicable parts of this goal and policy.

#### **Community Facilities and Services**

**Policy 53.1.9** Development of the subject property will be required to pay its fair share of providing standard potable water supplies at the time of a final development order approval.

**Policy 54.1.6 and 57.1.5** Development of the subject property as may be approved under the revised future land use designation will be connected to re-use water system if it is available with adequate supply. Connection to the county's waste water system is also expected to take place as a function of the approval of a final development order.

#### **Coordinated Surface Water Management and Land Use Planning on a Watershed Basis.**

Development of the subject property will be done in a manner consistent with **Policy 60.3.1D**. **Policy 61.3.6** requires development to have and maintain an adequate surface water management system, provision for acceptable programs for operation and maintenance, and post-development runoff conditions which reflect the natural surface water flow in terms of rate, direction, quality, hydroperiod and drainage basin. The design of the project will be consistent with this policy.

#### **Parks, Recreation and Open Space**

**Goal 77. Development Design Requirements.** Goal 77 and associated objectives and policies will serve as guiding principles governing the design of any development of the subject property. The Lee County LDC establishes open space and indigenous preservation requirements that must be met. These guiding principles will ensure that adequate recreational opportunities are afforded project residents and patrons to any associated commercial development. A marina is for all practical purposes a recreation resource and will provide boating opportunities not only to project residents but the public at large.

#### **Conservation and Coastal Management**

**Objective 128.5 Marina Siting Criteria** It is understood that any development of the subject property in part for a marina will be evaluated on the basis of Objective 128.5 and associated policies.

**Objective 128.6 Marina Design Criteria** It is understood that any development of the property in part for a marina will be evaluated on the basis of Objective 128.6 and associated policies.

### **3. Describe how the proposal affects adjacent local governments and their comprehensive plans.**

The proposed amendment would not affect any adjacent local government or their comprehensive plan. The proposed change is four miles removed from the City of Fort Myers

boundary and lies 2.5 miles south of the dividing line between Lee and Charlotte Counties. A recent amendment to the Charlotte County Comprehensive Plan, which sets the framework for a new town of 45,000 people immediately contiguous to the Lee County border along SR 31 and directly north of the subject property (2 miles), is the catalyst justifying the revision sought by this application. It is acknowledged that the new town at the Babcock Ranch will significantly alter the original premises of the Lee Plan regarding the Alva and Bayshore Planning communities and the SR 31 road corridor.

**4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.**

A review of State Policy Plan and Regional Policy Plan goals and policies for relevance to this plan amendment does not advise that said goals and policies in any way preclude this amendment from being approved by Lee County. It should be appreciated that said State and Regional Policy Plans contain goals and policies that are very broad in their scope and for the most part are not relevant to a FLUM change.

State and Regional Policy Plans intend to discourage leapfrog development and encourage maximizing public infrastructure. In consideration of the commitment to the new town on Babcock Ranch, public infrastructure will be in place to support development on the subject property. Therefore, in terms of committed (though not yet built) infrastructure, the proposed amendment acknowledges development of the subject property as urban infill rather than leapfrog development.

**F. Additional Requirements for Specific Future Land Use Amendments**

**1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)**

**a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,**

The subject site fronts on SR 31, an arterial highway that is expected to be widened to six lanes in the near future. Similar improvements to Bayshore Road will provide a direct link to the I-75 interchange approximately 1.5 miles from the subject site.

**b. Provide data and analysis required by Policy 2.4.4,**

In the event of approval of the proposed amendment, a mixed-use development would be pursued. The development would most likely include a marina and associated facilities, a neighborhood shopping center and a surrounding residential development. It is the belief of the applicant that the current Rural designation cannot be justified when the physical and relative location of the site are taken into account. The decision to establish a new town only three (3) miles north of the site further weakens any argument for a rural designation. Additionally, the growth factors applied to forecast growth in 2020 for the Alva and Bayshore Communities did not adequately account for the explosive growth that has occurred in S.W. Florida and most particularly Lee County.

**c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.**

N/A.

**2. Requests moving lands from a Non-Urban Area to a Future Urban Area**

a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

The result of recent commitments to establish a new town north of the subject property essentially creates a 3 mile section of north Lee County between the I-75 and SR 31 road corridor that will be fully serviced with public infrastructure, including significant transportation improvements. Without approval of the proposed amendment, this area will resemble a hole in the donut of an otherwise urban area. Therefore the project becomes appealing as urban infill rather than leapfrog development.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

N/A.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

N/A.

- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

The responses presented in "Part E: Internal Consistency with the Lee Plan" provide justification in support of the proposed amendment.

**Item 1: Fee Schedule**

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

AFFIDAVIT

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

[Signature]  
Signature of owner or owner-authorized agent

9/28/06  
Date

Abraham Fitzsimmons  
Typed or printed name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this 28<sup>th</sup> day of September, 2006, by Abraham Fitzsimmons who is personally known to me or who has produced a Colorado Drivers License as identification.

(SEAL)

[Signature]  
Signature of notary public

Darlene F. Watts  
Printed name of notary public

My Commission Expires  
08/31/2009

## **LIST OF EXHIBITS**

### **Section III**

Exhibit III      Location Map

### **Section IV**

#### **Part A: General Information and Maps**

Exhibit IV.A.2	Future Land Use Map
Exhibit IV.A.3	Existing Land Use Map
Exhibit IV.A.4	Existing Zoning Map
Exhibit IV.A.5	Legal Description
Exhibit IV.A.6	Warranty Deed
Exhibit IV.A.7	Aerial Map
Exhibit IV.A.8	Owner Authorization Letter

#### **Part B: Public Facilities Impacts**

Exhibit IV.B.1	Traffic Circulation Analysis
Exhibit IV.B.3a	Letter from Bayshore Fire Department
Exhibit IV.B.3b	Letter to Public Safety
Exhibit IV.B.3c	Letter from Lee County Sheriff's Department
Exhibit IV.B.3d	Letter from Lee County Solid Waste Division
Exhibit IV.B.3e	Letter from Lee County Transit Division
Exhibit IV.B.3f	Letter from School District of Lee County

#### **Part C: Environmental Impacts**

Exhibit IV.C	Environmental Assessment
Exhibit IV.C.3	Topographic Map

# Lee County Comp Plan Amendment Application

## **Part D: Impacts on Historic Resources**

Exhibit IV.D.2          Archeological Sensitivity Map

## **Part E: Internal Consistency with the Lee Plan**

Exhibit IV.E.1a          Table 1(b) Alva Planning Community – Current Figures

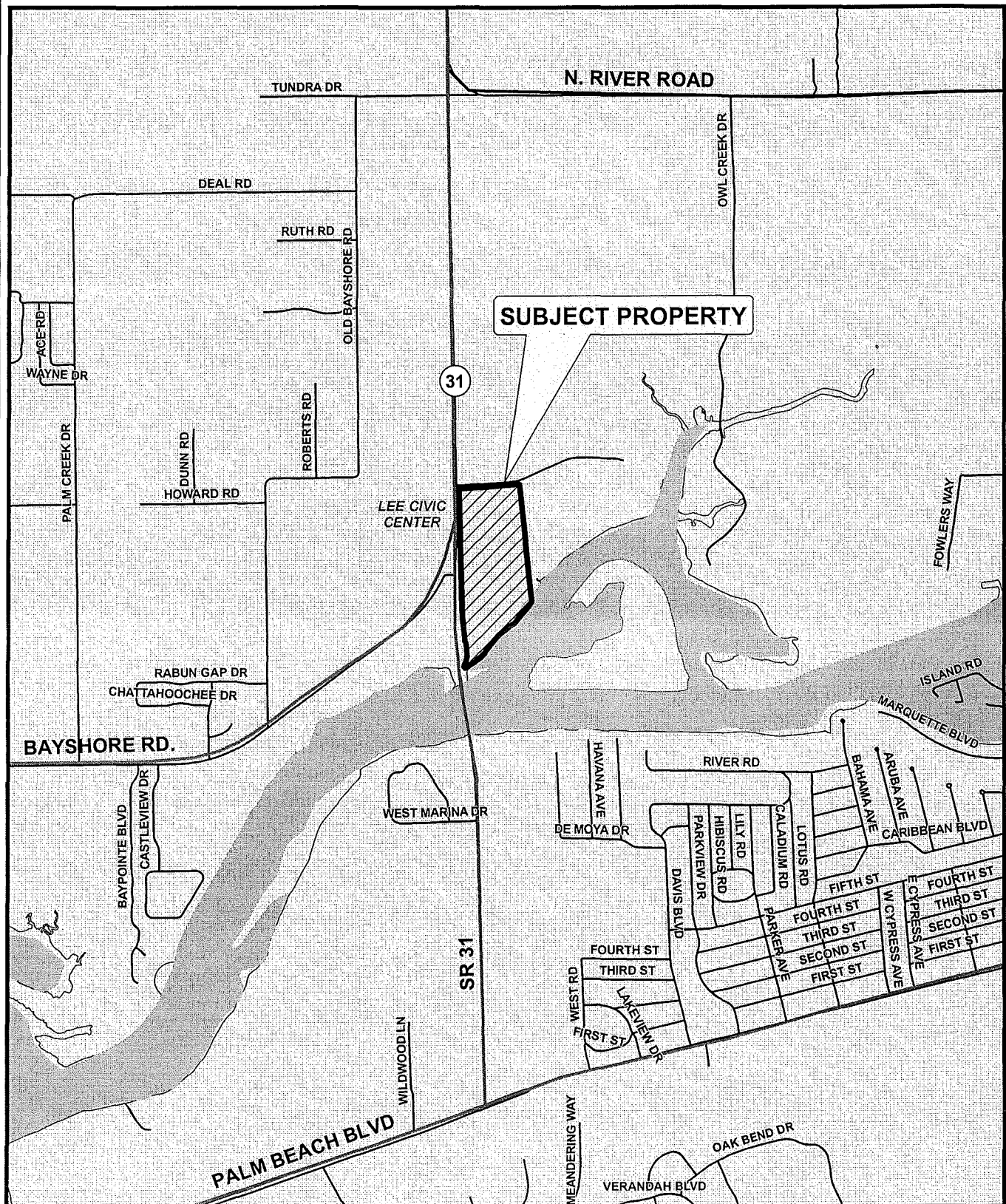
Exhibit IV.E.1b          Table 1(b) Alva Planning Community – Proposed Figures

Exhibit IV.E.1c          Housing Tables & PPH Calculations

Exhibit IV.E.1d          News Article, “Projections Show Larger than Expected Growth in Lee”

## **Also Included**

Boundary Survey



**EllaMae Investments**

Location Map  
Exhibit III

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue



2,000 0 2,000 Feet

Edgewater, CO 80214

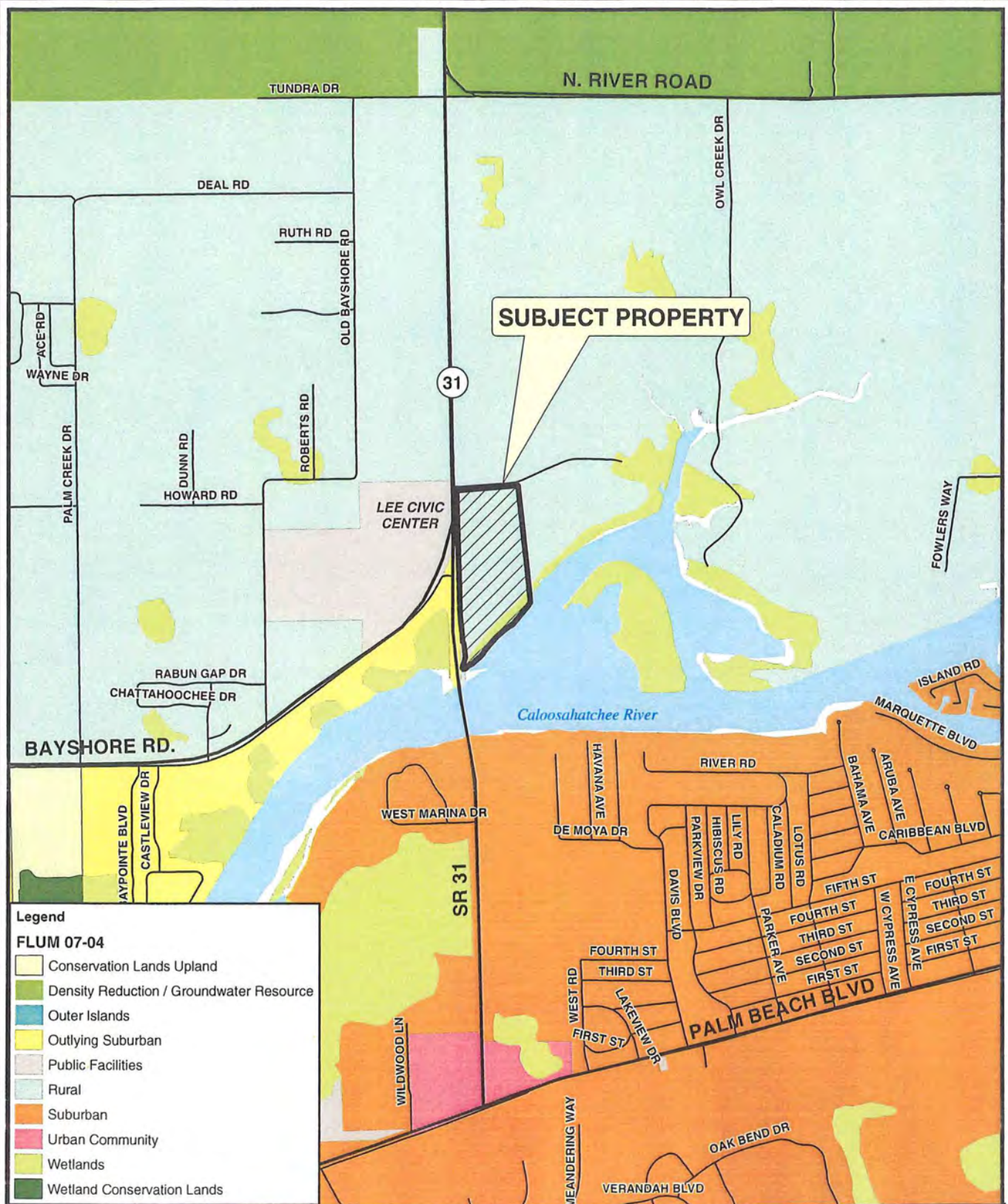
**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.



# EllaMae Investments Future Land Use Map Exhibit IV.A.2

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue



2,000 0 2,000 Feet

Edgewater, CO 80214

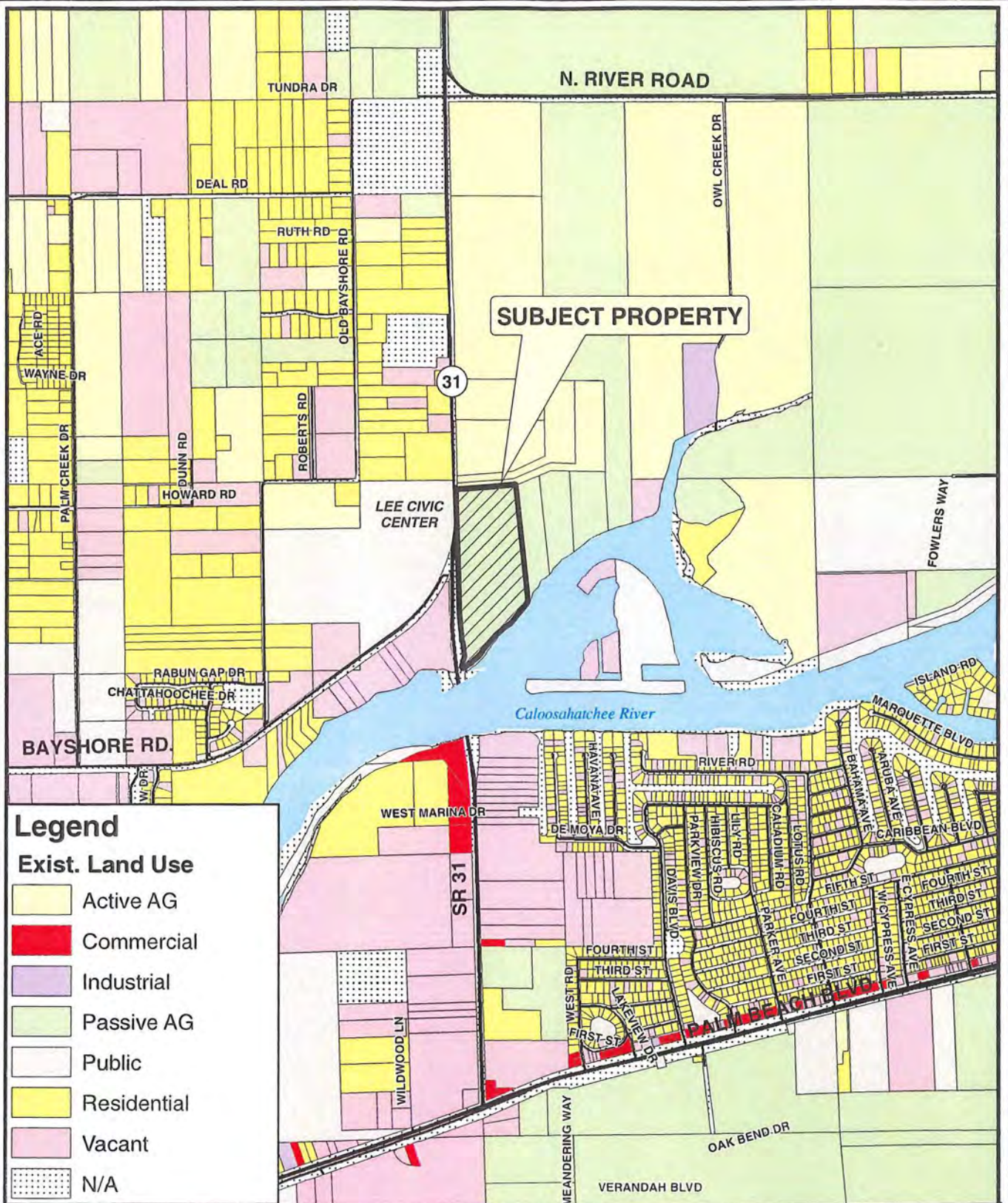
**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.



## Legend

### Exist. Land Use

- Active AG
- Commercial
- Industrial
- Passive AG
- Public
- Residential
- Vacant
- N/A

## EllaMae Investments

### Existing Land Use Map

#### Exhibit IV.A.3

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue

2,000 0 2,000 Feet



Edgewater, CO 80214

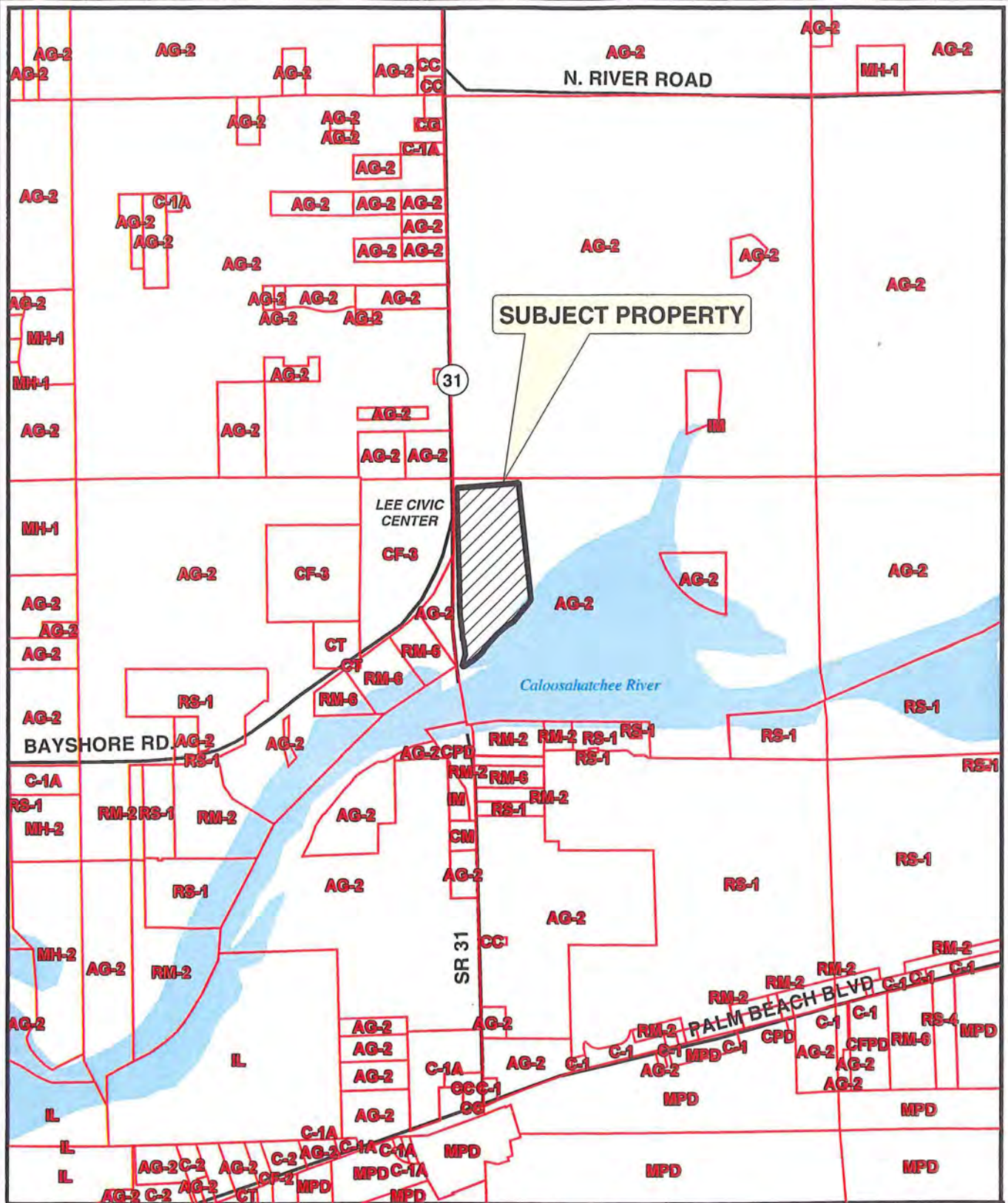
**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.



**EllaMae Investments**  
Zoning  
Exhibit IV.A.4

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue



2,000 0 2,000 Feet

Edgewater, CO 80214

**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.

## LEGAL DESCRIPTION

### PARCEL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE S 88°46'28"E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 31, THENCE S 00°E ALONG SAID RIGHT OF WAY FOR 155.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE N86°34'14" E FOR 784.00 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE FOR 72.34 FEET TO A NON-TANGENT POINT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, AN INTERNAL (DELTA) ANGLE OF 11°50'30", AND A CHORD OF 72.21 FEET THAT BEARS N80°38'59"E, THENCE S05°11'18"E ALONG A PARCEL OF LAND, FOR 1425.40 FEET TO THE APPROXIMATE TOP BANK OF THE CALOOSAHATCHEE RIVER, THENCE S33°43'58"W ALONG SAID TOP BANK FOR 557.34 FEET, THENCE CONTINUE ALONG SAID TOP BANK S45°50'57"W FOR 903.47 FEET, THENCE S81°50'48"W FOR 19.77 FEET TO EASTERLY RIGHT OF WAY OF STATE ROAD 31, THENCE N08°09'13"W ALONG SAID RIGHT OF WAY FOR 22.61 FEET TO A POINT OF CURVATURE TO THE RIGHT, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY FOR 307.44 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 5356.41 FEET, AN INTERNAL (DELTA) ANGLE OF 03°17'19" AND CHORD OF 307.40 FEET THAT BEARS N06°30'33"W, THENCE S 85°08'08" W RADIALLY ALONG SAID RIGHT OF WAY FOR 10.00 FEET TO A POINT ON A CURVE TO THE RIGHT, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY FOR 779.21 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 5366.41 FEET, AN INTERNAL (DELTA) ANGLE OF 08°19'10" AND A CHORD OF 778.53 FEET WHICH BEARS N 00°42'18"W, THENCE CONTINUE ALONG SAID RIGHT OF WAY N 03°27'16"E FOR 855.44 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY FOR 133.97 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1959.86 FEET, AN INTERNAL (DELTA) ANGLE OF 03°55'00" AND A CHORD OF 133.95 FEET WHICH BEARS N01°29'46"E, THENCE N 00°27'52"W FOR 364.35 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT OF WAYS OF RECORD.  
PARCEL CONTAINS 44.8 ACRES MORE OR LESS.

### TOGETHER WITH THE FOLLOWING DESCRIBED INGRESS/EGRESS EASEMENT:

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT OF WAY OF STATE ROAD 31 (100 FEET WIDE) RUN S88°46'28" E FOR 100.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 31 (100 FEET WIDE), THENCE RUN S 00°27'52" E ALONG SAID RIGHT OF WAY OF SAID STATE ROAD 31 FOR 54.91 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN N86°34'14" E FOR 778.82 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 250.00, A CENTRAL ANGLE OF 18°38'54" AND A CHORD OF 81.01 FEET THAT BEARS N77°14'47" E, THENCE RUN EASTERLY ALONG SAID CURVE FOR 81.37 FEET TO A POINT OF TANGENCY, THENCE RUN N 67°55'20" E FOR 525.39 FEET, THENCE RUN S 87°13'07" E FOR 800.66 FEET, THENCE RUN S 00°16'25" W FOR 100.10 FEET, THENCE RUN N 87°13'07" W FOR 783.00 FEET, THENCE RUN S 67°55'20" W FOR 503.35 FEET TO A POINT OF CURVE TO THE RIGHT WITH A RADIUS OF 350.00, A CENTRAL ANGLE OF 18°38'54" AND A CHORD OF 113.41 FEET THAT BEARS S 77°14'47"W, THENCE RUN WESTERLY ALONG SAID CURVE FOR 113.92 FEET, THENCE RUN S86°34'14"W FOR 784.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID STATE ROAD 31, THENCE RUN N 00°27'52" W ALONG SAID RIGHT OF WAY FOR 100.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.02 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING S88°52'38"E.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT OF WAYS OF RECORD.

## WARRANTY DEED

Made this 1<sup>st</sup> day of June, 2006.

BETWEEN **Thomas DiLoreto, a married man**, party of the first part, Grantor, whose post office address is 6343 Scott Lane, Fort Myers, FL 33905, and **Michael L. Greenwell, a married man**, party of the second part, GRANTEE, whose post office address is 12250 N. River Road, Alva, FL 33920.

**WITNESSETH:** That the said party of the first part for and in consideration of the sum of TEN DOLLARS AND NO/100, plus other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land situate, lying and being in the County of Lee and State of Florida, to-wit:

### SEE EXHIBIT "A"

Subject to ad valorem real property taxes for the year of closing and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record; if any and restrictions, reservations and easements common to the subdivision.

Property Appraisers Parcel Identification Number is 19-43-26-00-00001.0000

Grantor warrants this is not homestead property nor is property contiguous homestead of Grantor, Grantor's spouse or dependents.

And the said party of the first part does hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever except for ad valorem real property taxes for 2006 and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record; if any and restrictions, reservations and easements common to the subdivision.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year above written.

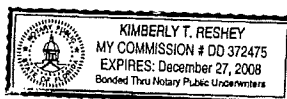
Signed, sealed and delivered in the presence of:

[Signature]  
Witness # 1 Signature  
[Signature]  
Printed Witness # 1 Name  
[Signature]  
Witness # 2 Signature  
[Signature]  
Printed Witness # 2 Name

[Signature]  
Thomas DiLoreto

STATE OF FLORIDA  
COUNTY OF LEE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **Thomas DiLoreto**, to me known to be the person described in and who executed the foregoing instrument or who has produced Driver's license as identification and acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 1<sup>st</sup> day of June, 2006.



Prepared Without Opinion By:  
William G. Morris, Esq.  
247 North Collier Boulevard, Suite 202  
Marco Island, Florida 34145  
(239) 642-6020

[Signature]  
NOTARY SIGNATURE  
Commission Expires: [SEAL]

# EXHIBIT IV.A.6

WM. G. MORRIS

Fax: 2396420722

Jun 1 2006 10:51

P.08

**EXHIBIT "A"****PARCEL DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S 88°46'28"E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 100.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 31; THENCE S 00°27'52"E ALONG SAID RIGHT-OF-WAY FOR 155.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N 86°34'14"E FOR 784.00 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE FOR 72.34 FEET TO A NON-TANGENT POINT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, AN INTERNAL (DELTA) ANGLE OF 11°50'30", AND A CHORD OF 72.21 FEET THAT BEARS N 80°38'59"E; THENCE S 05°11'18"E ALONG A PARCEL OF LAND, FOR 1426.40 FEET TO THE APPROXIMATE TOP BANK OF THE CALOOSAHATCHEE RIVER; THENCE S 33°43'58"W ALONG SAID TOP BANK FOR 557.34 FEET; THENCE CONTINUE ALONG SAID TOP BANK S 45°50'57"W FOR 903.47 FEET; THENCE S 81°50'48" FOR 19.77 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 31; THENCE N 08°09'13"W ALONG SAID RIGHT-OF-WAY FOR 22.61 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY FOR 307.44 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 5356.41 FEET, AN INTERNAL (DELTA) ANGLE OF 03°17'19" AND A CHORD OF 307.40 FEET THAT BEARS N 06°30'33"W; THENCE S 85°08'08"W RADIALLY ALONG SAID RIGHT-OF-WAY FOR 10.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY FOR 779.21 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 5366.41 FEET, AN INTERNAL (DELTA) ANGLE OF 08°19'10" AND A CHORD OF 778.53 FEET WHICH BEARS N 00°42'18"W; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY N 03°27'16"E FOR 855.44 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY FOR 133.97 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1959.86 FEET, AN INTERNAL (DELTA) ANGLE OF 03°55'00" AND A CHORD OF 133.95 FEET WHICH BEARS N 01°29'46"E; THENCE N 00°27'52"W FOR 364.35 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.

PARCEL CONTAINS 44.8 ACRES MORE OR LESS.

**TOGETHER WITH THE FOLLOWING DESCRIBED INGRESS/EGRESS EASEMENT**

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 31 (100 FEET WIDE), RUN S 88°46'28"E FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 31 (100 FEET WIDE); THENCE RUN S 00°27'52"E ALONG SAID RIGHT-OF-WAY OF SAID STATE ROAD 31 FOR 54.91 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN N 86°34'14"E FOR 778.82 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 250.00, A CENTRAL ANGLE OF 18°38'54" AND A CHORD OF 81.01 FEET THAT BEARS N 77°14'47"E; THENCE RUN EASTERLY ALONG SAID CURVE FOR 81.37 FEET TO A POINT OF TANGENCY; THENCE RUN N 67°55'20"E FOR 525.39 FEET; THENCE RUN S 87°13'07"E FOR 800.66 FEET; THENCE RUN S 00°16'25"W FOR 100.10 FEET; THENCE RUN N 87°13'07"W FOR 783.00 FEET; THENCE RUN S 67°55'20"W FOR 503.35 FEET TO A POINT OF CURVE TO THE RIGHT WITH A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 18°38'54" AND A CHORD OF 113.41 FEET THAT BEARS S 77°14'47"W; THENCE RUN WESTERLY ALONG SAID CURVE FOR 113.92 FEET; THENCE RUN S 86°34'14"W FOR 784.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31; THENCE RUN N 00°27'52"W ALONG SAID RIGHT-OF-WAY FOR 100.13 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 5.02 ACRES MORE OR LESS.  
 BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING S 88°52'38"E.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.



## EllaMae Investments

Aerial Photo Date: Feb. 2006

Exhibit IV.A.7

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue



2,000 0 2,000 Feet

Edgewater, CO 80214

**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.

## LETTER OF AUTHORIZATION

This Letter fully authorizes and enables EllaMae Investments, LLC, its officers and/or any of its representatives to perform any measure of study, due diligence or preparatory work on the following property, including any requests to changes in the Comprehensive Plan (Amendments), Future Land Use Element and Map, and changes in service maps for water, sewer, utilities or other services. It also includes the authority to request changes to zoning, remove restrictions or obtain permitting that is needed for the intended uses by EllaMae Investments, LLC per its contract with the current owner, Michael L. Greenwell.

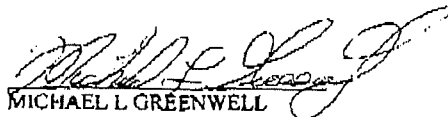
EllaMae Investments, LLC agrees to pay all costs for the work done by consultants and third parties and all appropriate fees for the work, permits and applications. It also agrees to indemnify the current Owner of any adverse impact that is a result of Buyer's activities or those of its contractors or representatives. All reports, studies and information will remain the property of EllaMae Investments, LLC. If any changes are made to zoning, permitting or other material improvements to the property are made and Buyer does not close on the property the Buyer will not be able to pursue reimbursement for those costs and is to release all reports, studies and information to the Seller at no cost to the Seller.

This Authorization will be in full effect until the closing of said Property or will become null and void upon cancellation of the contract.

Property Description: Strap number 19-43-26-00-0001.000 - 48 acres +/-, lying along the east side of SR 31 immediately contiguous and north of the Caloosahatchee River.

OWNER:

BUYER:

  
MICHAEL L. GREENWELL

ELLAMAE INVESTMENTS, LLC

BY:  
ITS:

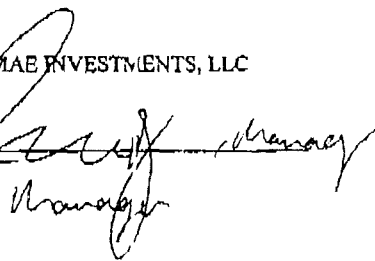
  
Manager

EXHIBIT IV.A.8



# **COMPREHENSIVE PLAN TRAFFIC CIRCULATION ANALYSIS ELLA MAE PUD**

---

September 27<sup>th</sup>, 2006

**SR 31 & SR 78  
Lee County, Florida**

Prepared For:  
**EllaMae Investments, Inc.**  
180 N. Bridge Street  
Suite B  
LaBelle, Florida 33975

Prepared By:  
**Vanasse & Daylor, LLP**

Job # 81014.05

## **EXHIBIT IV.B.1**



# INTRODUCTION

## PROJECT DESCRIPTION

The Ella Mae PUD is a proposed mixed-use development on approximately 48 acres of land along the east side of SR 31 at the SR 78 intersection. The following land use program is contemplated:

- 144 multi-family dwelling units
- 60,000 sq ft retail commercial retail/office uses
- Marina with
  - 43 wet slips
  - 239 dry storage berths
  - 7,000 sq ft Restaurant/Yacht Club
  - 3,000 sq ft Maintenance & Light Repair Shop
  - 1,500 sq ft Administrative Office

For purposes of this study the residential development is planned to be completed by the 2010 Planning Horizon.

A Pre-application Meeting was held with representatives from Lee County Long-range Planning on September 12<sup>th</sup>, 2006.

## STUDY SCOPE

This Comprehensive Plan Traffic Circulation Analysis (CPTCA) documents the technical traffic analysis of the proposed development consistent with the requirements set forth in the application document for Comprehensive Plan requests. It will document the examination of the potential impacts resulting from changing the future land use category from the existing Rural land use to Suburban.

## EXISTING CONDITIONS

The subject 48-acre site is bordered on the north by Old Rodeo Drive, on the west by SR 31, on the south by the Caloosahatchee River, and by a single-family residential property to the east. It is currently vacant.

**Old Rodeo Drive** is an east-west two-lane two-way undivided local road that extends from SR 31 east approximately ½ mile to its eastern terminus at a hammerhead cul-de-sac. It provides access to six ranchette properties.

**SR 31** is a north-south two-lane two-way undivided arterial roadway that extends from SR 80 north into Charlotte County. It has a 50 mph posted speed limit along the subject property. SR 31 is under FDOT maintaining and permitting authority. The Performance Standard Service Level designated by Lee County for SR 31 is LOS “E.”

**SR 78** (Bayshore Road) is an east-west two-lane two-way undivided arterial roadway that extends from SR 31 west to Pine Island. It has a 50 mph posted speed limit near the subject property. SR 78 is under FDOT maintaining and permitting authority. The Performance Standard Service Level designated by Lee County for SR 78 is LOS “E.”

**CR 78** (North River Rd) is an east-west two-lane undivided arterial roadway that extends from SR 31 east along the north side of the Caloosahatchee River to Hendry County. CR 78 is under Lee County maintaining and permitting authority. The Performance Standard Service Level designated by Lee County for CR 78 is LOS “E.”

**SR 80** (Palm Beach Boulevard) is a divided arterial roadway that extends through central Lee County along the south side of the Caloosahatchee River. It is a six-lane facility west of SR 31 and is a four-lane facility east of SR 31. SR 80 has a 45 mph posted speed limit in the vicinity of the SR 31 intersection. SR 80 is under FDOT maintaining and permitting authority.

SR 80 has been identified by FDOT as a Florida Intrastate Highway System (FIHS) route and a Strategic Intermodal System (SIS) Corridor. The Performance Standard Service Level designated

by Lee County for SR 31 is LOS “C” west of Buckingham Road and LOS “B” east of Buckingham Road to the Lee County Line.

SR 80 between SR 31 and Buckingham Road has also been identified in the Lee County Metropolitan Planning Organization’s (MPO) 2030 Long-range Transportation Plan (LRTP) as needing widening to a six-lane facility (#129 – see the **Appendix**). Funding has been identified as “contingent.” According to the Lee County MPO Transportation Improvement Program (FY 2006/2007 – 2010/2011) the critical year for the improvement is 2017. No programming was identified in the 2015 Interim Plan.

## **PROPOSED COMPREHENSIVE PLAN AMENDMENT**

The proposed Comprehensive Plan Amendment would change the future land use on the subject site from Rural to Suburban. Under the current zoning, the site could be developed at one (1) dwelling unit per acre. The proposed land use change would increase the density to 6.0 units per acre as well as commercial uses. This proposed change would result in the property being permitted to develop approximately 144 additional residential dwelling units than would be permitted under the current designation, and would allow development of commercial uses.

**Table 1** presents the intensity of uses that could be constructed under the existing and proposed land use categories.

**Table 1**  
**Land Uses**

<u>Condition</u>	<u>LU Category</u>	<u>Intensity</u>
Existing	Rural	48 Residential du
Proposed	Suburban	144 Residential du 100,000 sq ft commercial

## SITE-GENERATED TRAFFIC

### TRIP GENERATION

Site-generated trips were estimated for Traffic Analysis Zone (TAZ) 1289 based on ITE Trip Generation (7<sup>th</sup> Edition) and contemporary trip generation methodologies. For purposes of this evaluation, only the total site-generated trips for the existing and proposed uses were compared. Internal capture and pass-by trip reductions were also estimated. The restaurant and office uses were assumed to be incidental uses associated with the marina membership; no motor vehicle site-generated trips were estimated for these uses. The following trip generation equations were used for this analysis:

Single-Family Detached Housing (LU 210):

$$\text{ADT: } \ln(T) = 0.92 \ln(X) + 2.71$$

$$\text{AM Peak Hour: } T = 0.70(X) + 9.43$$

$$\text{PM Peak Hour: } \ln(T) = 0.90 \ln(X) + 0.53$$

Multi-family (LU 230):

$$\text{ADT: } \ln(T) = 0.85 \ln(X) + 2.55$$

$$\text{AM Peak Hour: } \ln(T) = 0.80 \ln(X) + 0.26$$

$$\text{PM Peak Hour: } \ln(T) = 0.82 \ln(X) + 0.32$$

Boat Repair/Maintenance/Office/Restaurant Uses Shopping Center (LU 820):

Marina (Wet or Dry) (LU 420):

$$\text{ADT: } T = 2.96 (X)$$

$$\text{AM Peak Hour: } T = 0.08 (X)$$

$$\text{PM Peak Hour: } T = 0.19 (X)$$

$$\text{ADT: } \ln(T) = 0.65 \ln(X) + 5.83$$

$$\text{AM Peak Hour: } \ln(T) = 0.60 \ln(X) + 2.29$$

$$\text{PM Peak Hour: } \ln(T) = 0.66 \ln(X) + 3.40$$

The motor vehicle trip generation estimates for this development are summarized in **Tables 2 and 2a**. It was presumed that the development currently included in TAZ 1289 would not be altered by the proposed land use change.

### TRIP DISTRIBUTION

Site-generated trips were distributed on the roadway network based on the site's proximity to existing attractors and producers. For purposes of this study, the residential, marina, and commercial land uses were assigned separately. The site-generated trip distribution percentages are shown in **Table 3**. Assignment estimates for the proposed land use changes are contained in the Appendix.

**Table 2**

**Site-generated Trip Estimates**

**Total Trips - TAZ 1289 Existing Uses**

<u>Land Use</u>	<u>Size</u>	<u>Unit</u>	<u>WKDY</u>		<u>AM Peak</u>		<u>PM Peak</u>		
			<u>Daily</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>
Single Family (LU 210):	22	DU	258	25	6	19	27	17	10
Residential Condominium/Townhouse (LU 230):	1	DU	13	1	0	1	1	1	0
<b>Totals</b>			<b>271</b>	<b>26</b>	<b>6</b>	<b>20</b>	<b>28</b>	<b>18</b>	<b>10</b>

**Site-generated Trip Estimates**

**Total Trips - TAZ 1289 Additional Uses**

<u>Land Use</u>	<u>Size</u>	<u>Unit</u>	<u>WKDY</u>		<u>AM Peak</u>		<u>PM Peak</u>		
			<u>Daily</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>
Residential Condominium/Townhouse (LU 230):	144	DU	875	69	12	57	81	54	27
Marina (LU 420)	282	Berths	835	23	8	15	54	32	22
Shopping Center (LU 820)	60,000	SF	4,872	115	70	45	447	215	232
<b>Totals</b>			<b>6,582</b>	<b>207</b>	<b>90</b>	<b>117</b>	<b>582</b>	<b>301</b>	<b>281</b>

**Table 2a**

**Site-generated Trip Estimates**

**Net External primary Trips - Proposed Uses**

<u>Land Use</u>	<u>Size</u>	<u>Unit</u>	<u>WKDY</u>		<u>AM Peak</u>		<u>PM Peak</u>		
			<u>Daily</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>
Residential Condominium/Townhouse (LU 230):	144	DU	875	69	12	57	81	54	27
Internal Capture Deduction			-267				-31	-17	-14
<i>Net External for Use</i>			<i>608</i>	<i>69</i>	<i>12</i>	<i>57</i>	<i>50</i>	<i>37</i>	<i>13</i>
Marina (LU 420)	282	Berths	835	23	8	15	54	32	22
Shopping Center (LU 820)	60,000	SF	4,872	115	70	45	447	215	232
Internal Capture Deduction			-267				-31	-14	-17
Pass-by Deduction	30%						-126	-63	-63
<i>Net External for Use</i>			<i>4,605</i>	<i>115</i>	<i>70</i>	<i>45</i>	<i>290</i>	<i>138</i>	<i>152</i>
<b>Totals</b>			<b>6,048</b>	<b>207</b>	<b>90</b>	<b>117</b>	<b>394</b>	<b>207</b>	<b>187</b>

**Table 3****Site-generated Trip Distributions**

Roadway Link		Trip Distributions		
<u>Name</u>	<u>Segment</u>	<u>Res</u>	<u>Marina</u>	<u>Comm</u>
SR 31	N of SR 80	50%	60%	30%
	N of SR 78	10%	5%	25%
	N of CR 78	10%	5%	10%
SR 78	W of SR 31	40%	35%	45%
CR 78	E of SR 31	0%	0%	15%
SR 80	W of SR 31	40%	30%	10%
	E of SR 31	10%	30%	20%

**POTENTIAL TRANSPORTATION IMPACTS**

Potential Transportation-related impacts were evaluated in accordance with the criteria contained in the application document. That document required evaluations of impacts of the proposed action for both the long-term (20-year) and short-range (5-year) planning horizons.

**LONG-RANGE (20-YEAR) IMPACTS**

Long-range impacts were evaluated based on the Lee County MPO 2030 LRTP demand model. The site is in TAZ 1289. According to the ZDATA1 and ZDAT2 files for the 2030 LRTP model, TAZ 1289 contains both producers (residential) and attractors (non-residential). The producers consist of both single-family and multifamily residential uses; employment attractors of a minor nature are also included. **Table 4** identifies the land uses presently coded in TAZ 1289 of the Lee County MPO 2030 LRTP model.

The proposed amendment would add an additional 144 residential dwelling units as well as commercial development to the subject property. The commercial development was assumed not to exceed a total of 100,000 sq ft, of which up to 40,000 sq ft would be dedicated to marina uses. **Table 5** indicates the revised TAZ 1289 data based on the proposed densities requested for this

LUP Amendment. The assumed population data are included in the Appendix, along with the ZDATA1 and ZDATA2 files.

**Table 4**

**Land Uses in Current 2030 LRTP  
Model TAZ 1289**

<u>LU Category</u>	<u>Intensity</u>
Single-family Residential	21 Units
Multi-family Residential	1 Unit
Industrial Employees	1 Employee
Commercial Employees	0 Employees
Service Employees	8 Employees

**Table 5**

**Land Uses Proposed in 2030 LRTP  
Model TAZ 1289**

<u>LU Category</u>	<u>Intensity</u>
Single-family Residential	21 Units
Multi-family Residential	145 Units
Industrial Employees	5 Employees
Commercial Employees	150 Employees
Service Employees	16 Employees

Based on demand volumes assigned by the current LRTP model, SR 80 between SR 31 and Buckingham Road is the only segment projected to operate below its adopted LOS Standard by the 2030 Planning Horizon (see **Table 6**). This condition is projected to exist with the current Future Land Use and not the proposed Comprehensive Plan Amendment. This segment will need to be widened to six lanes so growth anticipated from previously-approved projects can be supported. Widening SR 80 east of SR 31 is projected to restore service levels to within the established standard under existing conditions (see **Table 7**).

<b>Table 6</b>												
<b>Link LOS Estimates - 2030 LRTP</b>												
Existing Density, Existing + Programmed Network												
Roadway Link		# of	LOS	PCS	PSWT/ AADT	FSUTMS	2030	PK HR				
<u>Name</u>	<u>Segment</u>	<u>Lanes</u>	<u>STD</u>	<u>No.</u>	<u>Factor</u>	<u>PSWT</u>	<u>AADT</u>	<u>K<sub>100</sub></u>	<u>D</u>	<u>DIR</u>	<u>SF<sub>MAX</sub></u>	<u>LOS</u>
SR 31	N of SR 80	2LU	E	5	1.060	12,900	12,200	10.2%	60%	750	920	C
	N of SR 78	2LU	E	5	1.060	13,400	12,600	10.2%	60%	770	920	D
	N of CR 78	2LU	E	4	1.093	9,500	8,700	9.4%	51%	420	920	C
SR 78	W of SR 31	2LU	E	5	1.060	12,600	11,900	10.2%	60%	730	920	C
CR 78	E of SR 31	2LU	E	4	1.093	4,500	4,200	9.4%	51%	200	920	B
SR 80	W of SR 31	6LD	C	5	1.060	48,100	45,400	10.2%	60%	2,780	2,850	C
	E of SR 31	4LD	B	5	1.060	33,600	31,700	10.2%	60%	1,940	1,950	D

**Table 7****Link LOS Estimates - 2030 LRTP**

Existing Density, w/Roadway Improvements

Roadway Link		# of Lanes		PK HR	Prop	<u>SF<sub>MAX</sub></u>	<u>LOS</u>
<u>Name</u>	<u>Segment</u>	<u>Exist</u>	<u>Prop</u>	<u>DIR</u>			
SR 80	E of SR 31	4LD	6LD	1,940	2,490		B

The potential long-range impacts associated with the proposed land use change were evaluated assuming the 2030 LRTP model link assignments were the background volume and the total volume was derived by adding the distributed site-generated trips to the respective background volumes. **Table 8** shows the potential impacts of the proposed land use on the studied roadway network. All of the studied links, except for SR 80 east of SR 31, are projected to remain within level of service standards with the proposed land use change. Since the generalized LOS tables do not present a maximum service flowrate greater than the LOS D threshold value, any assignment exceeding that value automatically creates an LOS "F" condition.

**Table 8****Link LOS Estimates - 2030 LRTP**

Proposed Density, Existing + Programmed Network

Roadway Link		# of Lanes	LOS		PK HR DIR		<u>SF<sub>MAX</sub></u>	LOS	
<u>Name</u>	<u>Segment</u>		<u>STD</u>	<u>BKGD</u>	<u>SITE</u>	<u>TOTAL</u>		<u>BKGD</u>	<u>TOTAL</u>
SR 31	N of SR 80	2LU	E	750	111	861	920	C	D
	N of SR 78	2LU	E	770	62	832	920	D	D
	N of CR 78	2LU	E	420	27	447	920	C	C
SR 78	W of SR 31	2LU	E	730	130	860	920	C	D
CR 78	E of SR 31	2LU	E	200	35	235	920	B	B
SR 80	W of SR 31	6LD	C	2,780	54	2,834	2,850	C	C
	E of SR 31	4LD	B	1,940	56	1,996	1,950	D	F

**Table 9** presents the analysis of the same SR 80 link with the planned improvements on SR 80 that were identified as needed for projected demands with the "existing" assignments in the 2030 LRTP model. The results show that the planned improvement will be sufficient to accommodate

both the projected demands and the additional demands associated with the proposed land use change.

**Table 9**

**Link LOS Estimates - 2030 LRTP**

Proposed Density, w/Roadway Improvements

Roadway Link		# of Lanes		PK HR		Prop
Name	Segment	Exist	Prop	DIR	SF <sub>MAX</sub>	LOS
SR 80	E of SR 31	4LD	6LD	1,996	2,490	B

## SHORT-RANGE (5-YEAR) IMPACTS

The Lee County Capital Improvement Program for FY 2006/2007 – 2010/2011 and the FDOT Work Program for FY 2006/2007 – 2010/2011 were reviewed to determine whether any improvements were planned which would influence the analysis. No improvements were identified that would provide additional capacity on any of the routes in the project's area of influence.

Historical traffic volume data collected by Lee County were used to estimate projected impacts on the roadway network within the 5-year planning horizon. These data included AADT data from the Lee County Traffic Count Report 2005 and the Concurrency Management Inventory and Projections 2005/2006 – 2007/2007. **Table 10** presents the projected traffic volumes based on historical growth rate data. It should be noted that the 2011 projected AADT volumes for nearly all of the studied links are greater than their 2030 counterparts.

**Table 11** presents the 5-year link LOS analysis results. The results indicate that the proposed land use change will not adversely impact the studied links. The only link that has projected volumes exceeding the maximum service flowrate is the SR 80 link east of SR 31. This link was identified earlier as a link requiring six-laning some time before 2030. The site-generated trips were found not to be significant on any link.

**Table 10****Short-range Background Traffic Projections**

Based on Historical Data

Roadway Link		AADT		Growth	2011	2030	PK HR DIR		
Name	Segment	1996	2005	Rate	AADT	AADT	2006	2011	2030
SR 31	N of SR 80	6,900	11,100	5.4%	15,200	12,200	605	830	750
	N of SR 78	5,200	9,500	6.9%	14,200	12,600	480	720	770
	N of CR 78	3,500	7,900	9.5%	13,600	8,700	354	610	420
SR 78	W of SR 31	8,800	11,900	3.4%	14,600	11,900	533	650	730
CR 78	E of SR 31	1,900	2,900	4.8%	3,800	4,200	161	210	200
SR 80	W of SR 31	22,100	23,900	0.9%	25,200	45,400	1,577	1,660	2,780
	E of SR 31	22,200	31,700	4.0%	40,200	31,700	1,877	2,380	1,940

Notes: 1) SR 31 N of SR 78 estimated using average of the two available counts.

2) 2030 AADT Projections from Table 6.

**Table 11****Link LOS Estimates - 2011**

Existing + Programmed Network

Roadway Link		# of	LOS	PK HR DIR				LOS	Site as
Name	Segment	Lanes	STD	BKGD	SITE	TOTAL	SF <sub>MAX</sub>	BKGD	PCT of
SR 31	N of SR 80	2LU	E	830	79	909	920	D	E
	N of SR 78	2LU	E	720	40	760	920	C	C
	N of CR 78	2LU	E	610	17	627	920	C	C
SR 78	W of SR 31	2LU	E	650	88	738	920	C	D
CR 78	E of SR 31	2LU	E	210	23	233	920	B	B
SR 80	W of SR 31	6LD	C	1,660	39	1,699	2,850	B	B
	E of SR 31	4LD	B	2,380	38	2,418	1,950	F	F

## CONCLUSIONS

The proposed Ella Mae Comprehensive Plan Amendment would modify the future land use from Rural to Suburban on a 48-acres parcel of land just east of the SR 31 & SR 78 intersection in Lee County.

The Long-range analysis indicated that the segment of SR 80 between SR 31 and Buckingham Road is projected to operate below the adopted service level for that link by 2030. This confirms the LRTP analysis that resulted in identifying the link as needing improvements, but implementation of those improvements would be contingent on funding availability.

The short-range analysis suggests that if historical volume growth projections are valid, the widening of SR 80 between SR 31 and Buckingham Road will be needed much sooner than the 2017 “critical year” identified in the 2015 Interim Plan.

The estimated site-generated trips were not projected to both significantly and adversely impact the studied arterial and collector network under either scenario.

# APPENDIX

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- *Lee County MPO 2030 LRTP Excerpts*
- *Lee County MPO 5-year CIP Excerpt*
- *Lee County Generalized Service Volumes (2004 Data) Excerpt*
- *Lee County 2005 Traffic Count Report Excerpts*
- *Lee County Concurrency Report Inventory and Projections 2005/2006-2006/2007 Excerpts*
- *TAZ 1289 ZDATA*



# RECOMMENDED YEAR 2030 HIGHWAY ELEMENT

## Lee County MPO 2005 Transportation Plan Update

Agenda Item 2.3  
Attachment A  
MPO 12/07/05

ROAD SEGMENT: Name of new road or road to be improved	E + C: EXISTING roadway network plus COMMITTED roadway projects to be built by FY 04/05	Feasible in 2020 plan	FINANCIAL FEASIBILITY STATUS
FROM: Start of segment to be added or improved	IMPROVEMENT: Description of facility following proposed improvement	Part of project feasible in 2020 plan	Contingent: Projects whose feasibility is contingent upon discretionary funding
TO: End of segment to be added or improved		SIS Project	Feasible: Projects which can and should be funded by public agencies in the absence of opportunities for private sector funding

The TAC and CAC recommended that the struckthrough projects and notes be omitted from the adopted plan.

MAP KEY #	ROAD SEGMENT	FROM	TO	E + C	IMPROVEMENT	PROJECT LENGTH (MILES)	NOTES	NEEDS ASSESSMENT COST ESTIMATE IN 2005 DOLLARS	FINANCIALLY FEASIBLE COST ESTIMATE IN 2005 DOLLARS	
										STATUS
126	SR 78 (Pine Island Rd)	Del Prado Blvd	Pondella Rd	4L	6L	0.31		\$1,503,529	-	Contingent
129	SR 80 (Palm Beach Blvd)	SR 31 (Arcadia Rd)	Buckingham Rd	4L	6L	2.49	SIS	\$18,056,122	-	Contingent
130	SR 82 (Dr Martin Luther King Jr Blvd)	Michigan Link	Park 82 Dr	5L	6L	1.11	Emerging SIS connector Not needed if interchange @ Ortiz is included	\$347,102	-	Contingent
433	SR 82 (Dr Martin Luther King Jr Blvd)		@ Ortiz Ave	at grade	Grade separation		Emerging SIS connector - Too close to I-75 Not needed if 6L + 2 auxiliary lanes from Ortiz to I-75	\$58,955,000	-	Contingent
131	SR 82 (Dr Martin Luther King Jr Blvd)	Park 82 Dr	Teter Rd	4L	6L	0.60	Included in I 75 interchange modification project	-	-	Feasible
132	SR 82 (Dr Martin Luther King Jr Blvd)	Teter Rd	Wallace Ave	2L	6L	2.99	Emerging SIS	\$25,628,100	\$25,628,100	Feasible
132	SR 82 (Immokalee Rd)	Wallace Ave	Hendry County line	2L	6L	13.91	Emerging SIS	\$87,175,286	-	Contingent
134	SR 865 (San Carlos Blvd)	Summerlin Rd	Gladiolus Dr	2L	4L	1.50	Not needed by 2030	\$7,590,880	-	Contingent
406	SR 867 (McGregor Blvd)	Gladiolus Dr	A & W Bulb Rd	4L	6L	2.14	Not needed by 2030	\$31,661,147	-	Contingent
105	SR 867 (McGregor Blvd)	A & W Bulb Rd	Cypress Lake Dr	4L	6L	0.67		\$9,912,593	-	Contingent
405	SR 867 (McGregor Blvd)	Cypress Lake Dr	Collage Pkwy	4L	6L	0.84	Not needed by 2030	\$11,883,881	-	Contingent
182	SR 867 (McGregor Blvd)	500' south of Davis Dr	750' north of Colonial Blvd	2L	3L		Add 1 NB Lane	\$900,000	\$900,000	Feasible
165	US 41		@ Bonita Beach Rd		Grade separation		4L overpass; in 2020 FF plan as county project; Not needed by 2030	\$41,415,200	Test with tolls -	Contingent
197	US 41	Corkscrew Rd	San Carlos Blvd	4L	6L	2.24	Dropped from FDOT's draft tentative work program	\$14,379,097	\$14,379,097	Feasible
166	US 41		@ Gladiolus Dr/Six Mile Cypress Pkwy	at grade	Grade separation		In 2020 FF plan as county project; includes \$1,700,000 for open road tolling of 4L overpass; not needed by 2030 if Alico Expwy is included	\$43,115,200	Test with tolls	Contingent
167	US 41		@ Daniels Pkwy-Cypress Lake Dr	at grade	Grade separation		Includes \$1,700,000 for open road tolling of 4L overpass	\$43,115,200	Test with tolls	Contingent
168	US 41 (Caloosahatchee River bridge)	Victoria Ave	North shore	4L	8L	1.69	New 4L span; 6L on McGregor Blvd overpass; cost includes 1 toll collection gantry on each span & equipment building	\$59,031,157	\$59,031,157	Feasible
164	US 41	Caloosahatchee River	North of Pondella Rd	4-6L	6L + 4 express lanes	0.46	Includes SB on & NB off slip ramps south of Pondella Rd Toll project, financed with bridge; cost includes 1 toll collection gantry	\$69,292,679	\$69,292,679	Feasible
163	US 41	North of Pondella Rd	Diplomat Pkwy	4L	6L	1.75	Can fund with bridge tolls as far as 50% of traffic uses bridge	\$7,940,433	\$7,940,433	Feasible
463	US 44	Diplomat Pkwy	Del Prado Blvd	4L	6L	2.56	Not needed by 2030	\$11,645,748	-	Contingent
463	US 44	Del Prado Blvd	Durden Pkwy ext	4L	6L	4.40	Not needed by 2030 if Durden Pkwy ext is included	\$6,352,346	-	Contingent
163	US 41	Durden Pkwy ext	Charlotte County line	4L	6L	2.04		\$9,256,276	-	Contingent
Set-aside for retrofitting bicycle and pedestrian facilities along state highways						\$1,500,000 per year		\$18,456,550	\$18,456,550	Feasible
Set-aside for congestion mitigation and transportation system management improvements						\$909,000 per year	In 2005 dollars, to be increased by 3.3% annually for inflation	\$17,888,250	\$17,888,250	Feasible
This table does not imply a commitment on the part of this jurisdiction to complete the projects listed for it.  Cost estimates and revenue projections for FDOT do not include project development, design, construction engineering and inspection, or other "product support" phases.						Eligible bridge replacement projects:		\$0	\$0	
						XU Funds set-asides:		\$36,344,800	\$36,344,800	
						Other state highway projects:		\$643,554,349	\$351,967,178	
						PROJECT COSTS Subtotal:		\$1,813,623,816	\$768,083,078	
						SIS funds available:		\$354,143,000	\$354,143,000	
						Other Arterials:		\$166,700,000	\$166,700,000	
						XU Funds:		\$96,600,000	\$96,600,000	
						Toll revenue bond proceeds:		\$136,264,269	\$136,264,269	
						STATE & FEDERAL FINANCIAL RESOURCES Subtotal:		\$753,707,269	\$753,707,269	
						SIS balance / (Unfunded or from other sources):		(\$779,581,667)	(\$25,628,100)	
						BALANCE / (DEFICIT):		(\$1,059,916,547)	(\$14,375,809)	

## JOINT REGIONAL PRIORITIES

### List 1: PRIORITIES FOR SIS OR STATEWIDE DISCRETIONARY FUNDING

Adopted by Lee County and Collier MPOs on October 22, 2004

Amended December 2005

Priority	Project	From	To	Improvement Type	Next Unprogrammed Phase	FIHS Plan	2004 AADT	2030 AADT	Critical Year <sup>1</sup>	2004 V/C <sup>2</sup>
1	I 75 Airport Access	I 75	Midfield terminal at SW Florida International Airport	Extension of midfield terminal entrance road to I 75, and connecting ramps and 2L C-D roads	CST	2011	0	54,309	0	0.00
2	I 75	SR 951	Golden Gate Pkwy	6L	PE	2011	41,000	71,800	2037	0.50
2	I 75	@ SR 951/SR 84		Major interchange improvements	ROW	2011	NA	NA	NA	NA
3	SR 82	I 75	Lee Blvd	6L	CST	Not in FIHS	21,600	37,423	1994	1.39
4	SR 82	Lee Blvd	Gunnery Rd	6L	PE	Not in FIHS	14,700	31,537	2005	0.95
5	I 75	@ Everglades Blvd		New interchange	PD&E	Not in FIHS	NA	NA	NA	NA
6	SR 82	Gunnery Rd	Alabama Rd	6L	PE	Not in FIHS	15,400	44,034	2004	0.99
7	SR 82	Alabama Rd	Homestead Rd	6L	PE	Not in FIHS	7,800	40,369	2010	0.50
8	SR 82	Homestead Rd	SR 29	6L	PE	Not in FIHS	10,000	43,165	2008	0.65
9	SR 80	SR 31	Buckingham Rd	6L	PD&E	Not in FIHS	29,500	38,496	2017	0.87
10	I 75	SR 80	North of SR 78	8 lanes	CST	Not in FIHS	55,500	93,818	2021	0.69
11	I 75	SR 78	Charlotte County line	6L	ROW	Not in FIHS	38,000	77,966	2032	0.47
12	I 75	@ Bonita Beach Rd		Major interchange improvements	PE	Not in FIHS	NA	NA	NA	NA
13	I 75	@ Colonial Blvd		Major interchange improvements	CST	2013	NA	NA	NA	NA
14	SR 29 Bypass	CR 29 @ Immokalee Rd ext	SR 29 @ SR 82	4L	PE	Not in FIHS	13,336	47,700	2037	0.11

**Lee County**  
**Generalized Peak Hour Directional Service Volumes**  
**Urbanized Areas**

Sept., 2005

c:\input2

<b>Uninterrupted Flow Highway</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	100	360	710	1,000	1,270
2	Divided	1,060	1,720	2,480	3,210	3,650
3	Divided	1,590	2,580	3,720	4,820	5,480

<b>Arterials</b>						
Class I (>0.00 to 1.99 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	290	760	900	920
2	Divided	450	1,630	1,900	1,950	1,950
3	Divided	670	2,490	2,850	2,920	2,920
4	Divided	890	3,220	3,610	3,700	3,700

Class II (>2.00 to 4.50 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	210	660	850	900
2	Divided	*	490	1,460	1,790	1,890
3	Divided	*	760	2,240	2,700	2,830
4	Divided	*	1,000	2,970	3,500	3,670

Class III (more than 4.50 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	370	720	850
2	Divided	*	*	870	1,640	1,790
3	Divided	*	*	1,340	2,510	2,690
4	Divided	*	*	1,770	3,270	3,480

<b>Controlled Access Facilities</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	120	740	930	960	960
2	Divided	270	1,620	1,970	2,030	2,030
3	Divided	410	2,490	2,960	3,040	3,040

<b>Collectors</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	530	800	850
1	Divided	*	*	560	840	900
2	Undivided	*	*	1,180	1,620	1,720
2	Divided	*	*	1,240	1,710	1,800

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

## PERIODIC COUNT STATION DATA

				Daily Traffic Volume (AADT)										NOTE	PERM-ANENT STATION
STREET	LOCATION	Sta-tion #	M A P	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005		
A & W BULB RD	N OF GLADIOLUS DR	215	G	2200	2400	3000	4000	3700	3300	3800	4300	4700	5700		37
ALABAMA RD	N OF IMMOKALEE RD	201	F	2800	3000	3700	2800	2600	3200	4200	4200	5100	5300		21
	S OF HOMESTEAD RD	200	F	6100	5900	5900	5800	4900	5600	6400	7100	8100	8800		6
BELL BLVD	N OF IMMOKALEE RD	202	F	1000	1000	1000	1000	1000	1100	1400	1300	2100	2600		21
	S OF LEELAND HEIGHTS BV	203	F	2500	2700	2600	3000	2700	3200	3700	4000	4900	6100		6
ALICO RD	E OF US 41	204	G	13300	14700	12800	15100	15700	17800	19100	17700	19800		1	10
	E OF LEE RD	207	H	11000	11600	12000	13900	14200	16000	17400	18000	20000		1	10
	W OF I - 75	10	H	12200	13400	14900	16300	15700	17200	18000	19000	U/C		1	
	E OF BEN HILL GRIFFIN PKWA	205	H	4000	4700	5200	5500	5800	6500	9800	U/C	14700	13100	1	25
	E OF I - 75	53	H							10100	11300	14500	12500	1	
	N OF CORKSCREW RD	206		700	1000	900	1000	1000	N/A	800	2000	2100	1600		25
ARROYAL ST	N OF BONITA BEACH RD	496	H		4500	3600	4000	4000	5900	4300	5000	6200	6500		16
BABCOCK RD	E OF US 41	461	H		1600	1300	1500	1600	N/A	1500	1600	1700			25
BALLARD RD	W OF ORTIZ AV	504	E		4600	4800	4900	3500	N/A	5200	5100	5800	5300		22
BARRETT RD	S OF PINE ISLAND RD	509	C		2800	2700	2900	2500	2800	3300	3100	3300	3200		49
BASS RD	N OF SUMMERLIN RD	216	G	4400	6400	5700	6800	6200	5700	6000	7600	7400	9200		39
BAYSHORE RD (SR 78)	E OF BUSINESS 41	218	C	31400	33100	27500	31300	31800	32300	34000	31000	35700	37800		4
	E OF HART RD	219	C	23500	24200	24600	26800	26000	24900	27800	25700	27300	28700		4
	W OF WILLIAMSBURG DR	4	D	16200	15900	16400	17000	18400	19500	20000	20600	22000	22300		
	E OF NALLE RD	217	D	8800	8900	8400	8900	9300	10000	9300	10100	11900	11900		4
BEN HILL GRIFFIN PKWY	S OF ALICO RD	514	H			2400	2800	5300	N/A	6500	7100	8200		1	10
	N OF CORKSCREW RD	517	H			1000	2800	3000	4500	5000	7800	10200	17200		25
BETH STACEY RD	S OF HOMESTEAD RD	220	F	4700	4700	4600	4100	4000	4600	5200	5200	6500	6900		6

# PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	Daily Traffic Volume (AADT)										NOTE	PERM- ANENT STATION
				1996	1997	1998	1999	2000	2001	2002	2003	2004	2005		
MICHIGAN AVE	E OF SEABOARD ST	608	A					6800	5400	4800	4400	4500	4100		28
	E OF VERONICA SHOEMAKER	609	A					11400	8800	10500	9700	10600	8900		28
	N OF M.L.K. BLVD (SR 82)	610	A					7500	7800	7400	7600	8900	8700		28
MILWAUKEE BLVD	E OF BELL BLVD	340	F	200	200	200	200	200	200	300	400	300	1300		6
	E OF ALABAMA RD		F	< 100	< 100	<100	100	100	100	100					
	E OF HOMESTEAD RD	341	F										2100		6
MOODY RD	N OF HANCOCK BRIDGE PKW	507	C		2400	2600	2900	2300	2800	2900	3000	3000	3400		34
MOORE AVE	N OF SENTINELA BLVD	477	F		400	300	300	200	300	400	400	500			6
NALLE RD	N OF BAYSHORE RD	344	D	2500	2700	2700	2400	3000	2700	3100	3000	2500	2900		4
NALLE GRADE RD	W OF NALLE RD	487	D		1100	1000	1000	1400	1200	1200	1200	1200	1500		4
NEAL RD	S OF ORANGE RIVER BLVD	485	D		1000	1300	1200	1400	1300	1400	1300	1500	1600		11
NORTH AIRPORT RD	E OF US 41		B	15100											
NORTH RIVER RD	E OF SR 31	348	D	1900	2100	2300	2200	1800	2300	2500	2800	3100	2900		5
	W OF PARKINSON RD	346	D	1100	1100	1100	1200	1200	1300	1500	1500	1700	1600		5
	W OF HENDRY CO LINE	347	D	1500	1700	1600	1900	1900	1900	2300	2200	2100	1900		5
OLD 41 RD	N OF COLLIER CO LINE	16	H	8500	8300	9500	10200	10200	10200	10700	12600	13700	14000		
	N OF BONITA BEACH RD	251	H	14800	17200	16200	17300	15700	16700	17000	16500	18500	17600		16
	N OF WEST TERRY ST	253	H	14500	16300	15000	16800	11800	16900	21800	22000	24600	26300		16
	S OF US 41	252	H	6600	6400	7400	8700	9300	12100	13400	13000	14200	15000		16
OLGA RD	N OF PALM BEACH BLVD	484	D		3000	3100	5400	3900	3500	4100	4200	2900	1600		11
OMNI BLVD	N OF COLONIAL BLVD	629	E					1000	1000	1100	1500	2300	6400		18
ORANGE GROVE BLVD	S OF HANCOCK BR. PKWY	351	C	9900	9500	8900	8600	7600	8700	11600	9300	9700	9700		34
	S OF PONDELLA RD	350	C	8900	8400	8100	8600	7700	9400	9800	10500	10700	10900		34

## PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	Daily Traffic Volume (AADT)											NOTE	PERM- ANENT STATION
				1996	1997	1998	1999	2000	2001	2002	2003	2004	2005			
ORANGE RIVER BLVD	S OF PALM BEACH BLVD	353	D	7500	7400	7100	7200	6900	7000	7800	7800	7400	8100		5	
	E OF STALEY RD	352	D	4500	4800	4900	5000	4500	4400	5600	5800	5900	7100		5	
ORIOLE RD	S OF ALICO RD	462	H		1800	3000	3000	2500	2900	2600	2600	2300	2400		25	
ORTIZ AVE	N OF COLONIAL BLVD	354	E	10900	11000	10400	11700	9900	12800	13500	13700	18100	18300		18	
	N OF M.L.K. BLVD (SR 82)	355	A	11400	11700	11800	12100	11700	13300	13700	U/C	15100	17000		18	
	N OF TICE ST	356	A	7300	7500	8300	8900	8400	8800	9200	8400	9200	9500		18	
PALM BEACH BLVD (SR 80)	W OF ORTIZ BLVD		A													
	W OF TICE STREET	452	A	23100	24800	25500	26300	26400	27100	28700	28700	27800	29100		5	
	E OF ORTIZ BLVD	359	A	24500	24300	26700	26700	27000	25800	27400	29200	27000	26000		5	
	W OF SR 31	5	D	22100	22700	23800	24500	24900	25300	25000	22800	25800	23900			
	E OF SR 31	360	D	22200	24700	24700	26000	25200	27000	27900	27900	29400	31700		5	
	E OF BUCKINGHAM RD	362	D	12600	13700	14200	15400	14900	15800	16800	18100	18900	21900		5	
	W OF HENDRY CO LINE	358	D	8500	9200	9700	10500	9300	9000	11200	12100		15700		5	
PALOMINO RD	N OF DANIELS	501	E		600	800	600	700	700	2100			5000		31	
PAUL J DOHERTY PKWY	S OF DANIELS PKWY	51	E							1600	1700	1400	1000		4	
PARK MEADOWS DR	W OF US 41	363	B	4300	4500	4300	4200	4200	4700	3900	3400	3900	4000		9	
PENNSYLVANIA AVE	W OF OLD 41	494	H		3900	2700	4000	3700	3400	4100	4100	4000	4900		16	
PENZANCE BLVD	W OF SIX MILE CYPRESS PKW	483	E		900	1000	1200	1100	1500	1600	2100	2500	2300		45	
PERIWINKLE DR	E OF CAUSEWAY RD										4800					
	W OF CAUSEWAY RD										17800					
PINE ISLAND RD	@ MATLACHA PASS	3	I	9400	10000	10300	10400	10600	10900	11200	11500	12200	11900			

## PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	Daily Traffic Volume (AADT)										NOTE	PERM- ANENT STATION
				1996	1997	1998	1999	2000	2001	2002	2003	2004	2005		
SOLOMAN AVE	N OF COLONIAL BLVD	623	B					7400	8100	8100	8200	10400	8100		28
	N OF WINKLER AVE	622									4600	7000	5100		28
SR 31	N OF PALM BEACH BLVD	391	D	6900	7100	7200	7200	6600	8600	8500	9500	10100	11100		5
	S OF CHARLOTTE CO LINE	392	D	3500	3300	4000	4100	4300	4500	5300	5800	7200	7900		4
STALEY RD	S OF ORANGE RIVER BLVD	398	D	2100	2200	2400	2400	2400	2300	2500	2600	2600	2900		5
SR 78 - SEE BAYSHORE RD OR PINE ISLAND RD															
SR 80 - PALM BEACH BLVD.															
SR 82 - SEE DR. MARTIN LUTHER KING, JR. BLVD OR IMMOKALEE RD															
SR 739 - SEE BUS 41, FOWLER ST, HANSON ST, OR METRO PKWY															
SR 865 - SEE SAN CARLOS BLVD.															
SR 867 - SEE MCGREGOR BLVD															
SR/CR 884 - SEE COLONIAL BLVD, LEE BLVD, LEELAND HEIGHTS BLVD, OR JOEL BLVD															
STRINGFELLOW BLVD	N OF CASTILE RD	27	I	4200	4300	4400	4600	4400	4500	4800	4700	5700	4100		
	S OF PINE ISLAND RD	400	I	8700	9400	9500	9100	8600	9000	9400	9400	9900	9800		27
	N OF AVENUE C	399	I	8100	8600	8700	8400	7800	7800	9200	8900	9000	9100		27
	N OF HOWARD RD	401	I	3400	3600	3500	3300	3300	3400	3600	3200	3600	3700		27
SUMMERLIN RD	E OF JOHN MORRIS RD	36	G	18400	18300	19100	19800	19200	19300	18900	17900	15300	18200		
	W OF SAN CARLOS BLVD	402	G	20000	20400	20100	21300	21300	21300	20700	21200	20800	19600		36
	E OF SAN CARLOS BLVD	408	G	22700	22400	20700	22700	21100	20200	19400	20400	24500	23100	1	39
	E OF PINE RIDGE RD	410	G	28900	29900	28400	30800	30100	31000	30200	31700	26800	32400	1	39
	W OF WINKLER RD	19	G	32000	33000	32500	34000	33800	34400	34000	34600	37600	42200	1	
	N OF GLADIOLUS DR	409	G	23400	20600	25700	26300	24200	21100	23300	26500	26700	26200	1	39
	N OF CYPRESS LAKE DR	407	G	28500	27500	26400	28200	29600	26900	27500	27400	31200	30400		35
	S OF PARK MEADOWS	35	B	30400	32400	32200	32600	33200	33200	34600	34600	36300	36300		
	N OF MAPLE DR	405	B	28700	31100	30100	31700	33200	28100	32500	36100	39900	37700		35
	N OF BOY SCOUT DR	403	B	19200	18300	19100	20700	22100	21800	24800	22100	25400	22000		35
	S OF COLONIAL BLVD	411	B	19700	15100	17100	20300	21200	20900	21000	22100	25400	23600		35

**PERMANENT COUNT STATION 4  
BAYSHORE RD (SR 78) W OF WILLIAMSBURG**

2005 AADT = 22300

K100 Factor - 0.094

Monthly ADT as a % of Annual ADT

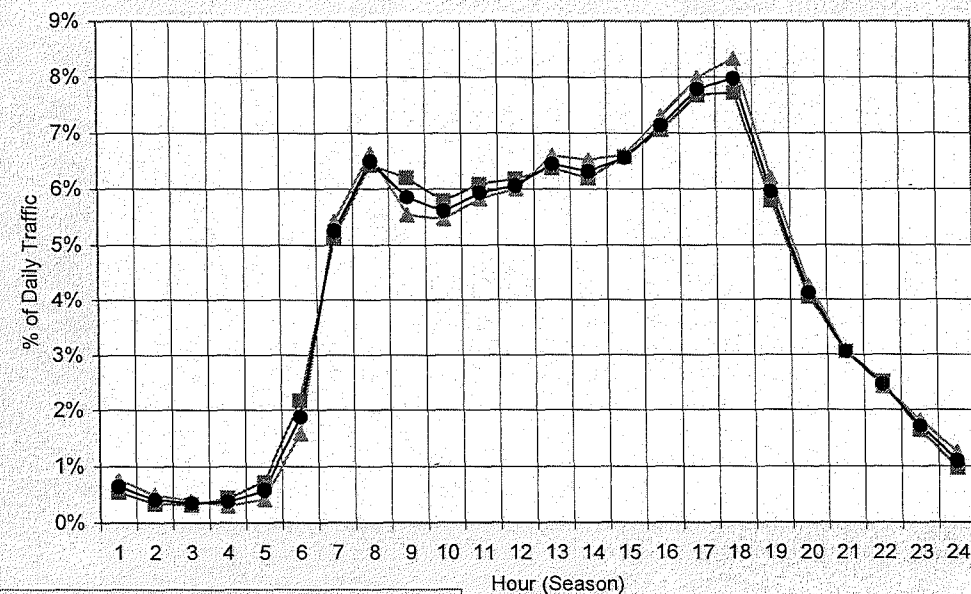
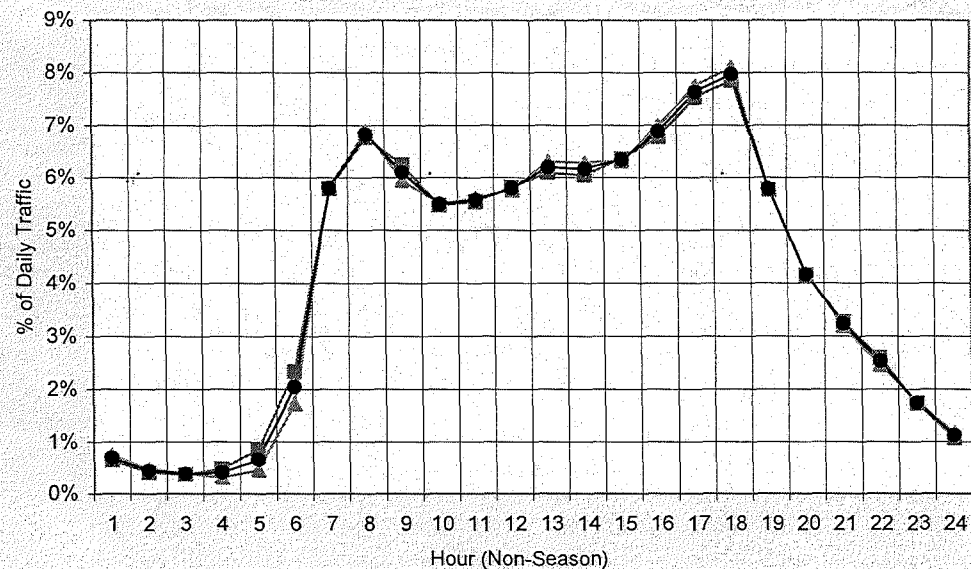
January	105%
February	112%
March	111%
April	104%
May	97%
June	94%
July	92%
August	97%
September	96%
October	94%
November	UNDER CONSTRUCTION
December	

Day of Week as a % of Annual ADT

Monday	101%
Tuesday	108%
Wednesday	109%
Thursday	109%
Friday	113%
Saturday	88%
Sunday	73%

Weekday Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m.		
1) as a % of weekday traffic	6.5%	6.2%
2) directional Split (peak direction)	50%	51%
	Eastbound	Eastbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.8%	7.9%
2) directional Split (peak direction)	51%	51%
	Westbound	Westbound

**PERMANENT COUNT STATION 4  
BAYSHORE RD (SR 78) W OF WILLIAMSBURG**



—▲— Westbound —■— Eastbound —●— Both

**PERMANENT COUNT STATION 5  
PALM BEACH BLVD (SR 80) W OF SR 31**

**2005 AADT = 23900**

K100 Factor - 0.102

Monthly ADT as a % of Annual ADT

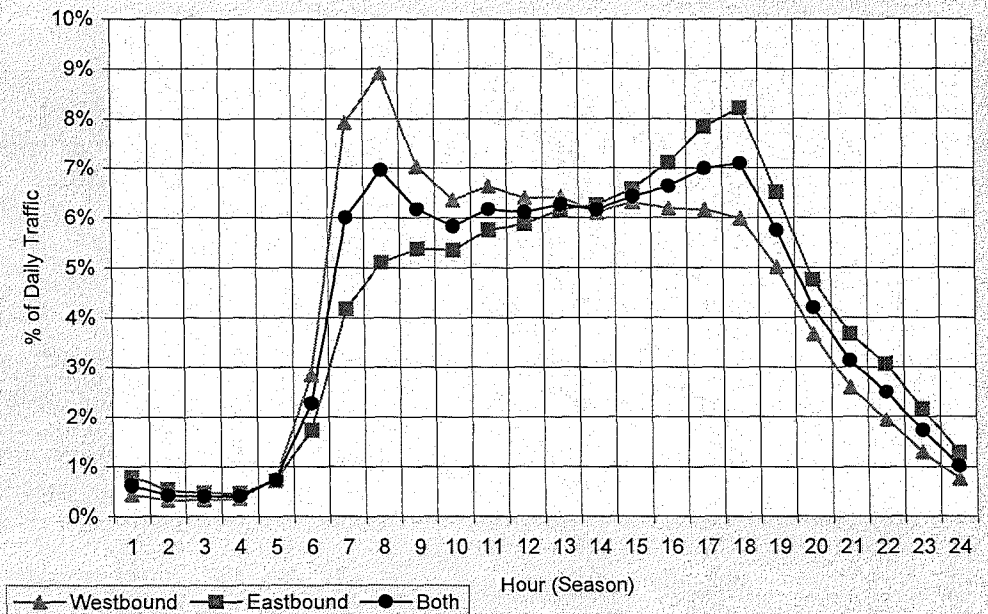
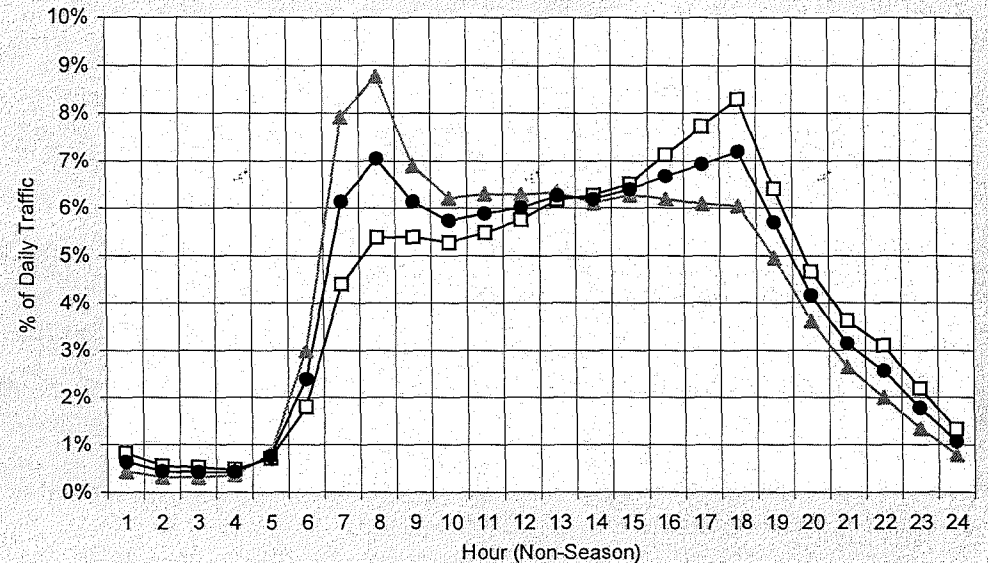
January	102%
February	106%
March	108%
April	104%
May	102%
June	93%
July	91%
August	99%
September	96%
October	93%
November	104%
December	104%

Day of Week as a % of Annual ADT

Monday	101%
Tuesday	105%
Wednesday	107%
Thursday	107%
Friday	115%
Saturday	91%
Sunday	76%

Weekday Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m.		
1) as a % of weekday traffic	6.6%	6.6%
2) directional Split (peak direction)	59%	60%
	Westbound	Westbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.1%	7.0%
2) directional Split (peak direction)	57%	57%
	Eastbound	Eastbound

**PERMANENT COUNT STATION 5  
PALM BEACH BLVD (SR 80) W OF SR 31**



ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BAYSHORE RD. (S.R. 78)	HART RD.	SLATER RD.	4LD	E	1,990	D	1,285	D	1,285	D	1,285		01700
BAYSHORE RD. (S.R. 78)	SLATER RD.	I-75	4LD	E	1,950	B	1,069	B	1,069	B	1,069	4 Ln under const by FDOT	01800
BAYSHORE RD. (S.R. 78)	I-75	NALLE RD.	2LN	E	1,080	D	533	D	533	D	533		01900
BAYSHORE RD. (S.R. 78)	NALLE RD.	S.R. 31	2LN	E	1,080	D	533	D	533	D	533		02000
BEN HILL GRIFFIN BLVD.	CORKSCREW RD.	UNIVERSITY ENT.	4LD	E	2,190	A	928	A	1,015	A	1,039		02100
BEN HILL GRIFFIN BLVD.	UNIVERSITY ENT.	COLLEGE CLUB DR.	4LD	E	2,190	A	442	A	533	A	659		02200
BEN HILL GRIFFIN BLVD.	COLLEGE CLUB DR	ALICO RD.	6LD	E	2,920	A	442	A	832	B	2,131		02300
BETH STACEY BLVD.	23RD ST.	HOMESTEAD RD.	2LU	E	860	C	301	C	334	D	531		02300
BONITA BEACH RD. (C.R. 865)	HICKORY BLVD. (C.R. 865)	VANDERBILT RD. (C.R. 901)	4LD	E	1,940	C	606	C	617	C	661		02400
BONITA BEACH RD. (C.R. 865)	VANDERBILT RD. (C.R. 901)	U.S. 41	4LD	E	1,940	C	1,183	C	1,222	D	1,280		02500
BONITA BEACH RD. (C.R. 865)	U.S. 41	OLD 41 (C.R. 887)	4LD	E	1,870	C	1,165	C	1,259	C	1,336		02600
BONITA BEACH RD. (C.R. 865)	OLD 41 (C.R. 887)	IMPERIAL ST.	4LD	E	1,870	C	1,278	C	1,297	C	1,322	6 Ln under design	02700
BONITA BEACH RD. (C.R. 865)	IMPERIAL ST.	I-75	6LD	E	2,900	C	1,422	C	1,427	C	1,517		02800
BONITA BEACH RD. EAST	I-75	BONITA GRANDE DR.	4LD	E	1,920	B	753	B	1,022	B	1,485		02900
BONITA GRANDE DR.	COLLIER COUNTY LINE	BONITA BEACH RD.	2LU	E	860	C	179	C	196	C	219		03000
BONITA GRANDE DR.	BONITA BEACH RD.	EAST TERRY ST.	2LU	E	860	C	364	C	365	C	390		03100
BOY SCOUT RD.	SUMMERLIN RD.	U.S. 41	6LD	E	2,710	D	1,414	D	1,414	D	1,428		03200

ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
NEAL RD.	ORANGE RIVER BLVD.	BUCKINGHAM RD.	2LU	E	860	B	82	B	82	B	82		18100
NORTH RIVER RD.	S.R. 31	FRANKLIN LOCK RD.	2LN	E	1,010	C	157	C	161	C	161		18200
NORTH RIVER RD.	FRANKLIN LOCK RD.	BROADWAY	2LN	E	1,010	B	87	B	95	B	133		18300
NORTH RIVER RD.	BROADWAY	HENDRY COUNTY LINE	2LN	E	1,010	B	103	B	107	B	121		18400
OLD 41	COLLIER COUNTY LINE	BONITA BEACH RD. (C.R. 865)	2LN	E	980	C	716	C	729	C	791		18500
OLD 41	BONITA BEACH RD. (C.R. 865)	WEST TERRY ST.	2LN	E	1,080	B	841	B	849	B	853		18600
OLD 41	WEST TERRY ST.	ROSEMARY ST.	4LD	E	1,950	B	1,257	B	1,261	B	1,282		18700
OLD 41	ROSEMARY ST.	U.S. 41	4LD	E	1,950	B	717	B	849	B	1,283	4 Ln Funded by City of BS	18800
OLGA RD.	S.R. 80 W.	S.R. 80 E.	2LU	E	860	C	148	C	153	C	153		18900
ORANGE GROVE BLVD.	LOCKMOOR COUNTRY CLUB	HANCOCK BRIDGE PKWY.	4LD	E	1,330	B	439	B	442	B	481		19100
ORANGE GROVE BLVD.	HANCOCK BRIDGE PKWY.	PONDELLA RD. (C.R. 78A)	4LD	E	1,330	B	493	B	498	B	509		19200
ORANGE RIVER BLVD.	PALM BEACH BLVD. (S.R. 80)	STALEY RD.	2LU	E	1,010	D	440	D	443	D	452		19300
ORANGE RIVER BLVD.	STALEY RD.	BUCKINGHAM RD.	2LU	E	1,010	D	386	D	403	D	466		19400
ORIOLE RD.	SAN CARLOS BLVD.	ALICO RD.	2LU	E	860	B	108	B	115	B	115		19500
ORTIZ AVE.	DR. M.L. KING, JR. BLVD. (S.R. 82)	LUCKETT RD.	2LN	E	950	C	867	C	867	C	870	4 Ln in 08/09	19700
ORTIZ AVE.	LUCKETT RD.	PALM BEACH BLVD. (S.R. 80)	2LN	E	950	B	484	B	484	B	503	4 Ln in 08/09	19800
PALM BEACH BLVD. (S.R. 80)	PROSPECT AVE.	ORTIZ AVE. (S.R. 80B)	4LD	E	2,030	C	1,580	C	1,581	C	1,581		19900
PALM BEACH BLVD. (S.R. 80)	ORTIZ AVE. (S.R. 80B)	I-75	6LD	D	2,970	C	1,412	C	1,421	C	1,434		20000

ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PALM BEACH BLVD. (S.R. 80)	I-75	S.R. 31	6LD	E	3,080	A	1,390	A	1,577	A	1,740		20100
PALM BEACH BLVD. (S.R. 80)	S.R. 31	BUCKINGHAM RD.	4LD	D	2,050	B	1,721	B	1,877	B	1,886		20200
PALM BEACH BLVD. (S.R. 80)	BUCKINGHAM RD.	HICKEY CREEK RD.	4LD	B	2,040	A	1,189	A	1,263	F	2,065		20300
PALM BEACH BLVD. (S.R. 80)	HICKEY CREEK RD.	HENDRY COUNTY LINE	4LD	B	1,470	A	853	A	871	B	963	4 Ln under const by FDOT	20400
PALOMINO LN.	DANIELS PKWY.	PENZANCE BLVD.	2LU	E	860	C	299	C	300	C	306		20500
PARK MEADOW DR.	SUMMERLIN RD.	U.S. 41	2LU	E	860	C	213	C	213	C	213		20600
PENNSYLVANIA AVE.	ARROYAL ST.	OLD 41	2LU	E	860	C	251	C	257	C	260		20700
PENZANCE BLVD.	RANCHETTE RD.	SIX MILE CYPRESS PKWY.	2LU	E	860	B	104	B	107	C	131		20800
PINE ISLAND RD. (S.R. 78)	STRINGFELLOW RD. (C.R. 767)	BURNT STORE RD. (C.R. 765)	2LN	E	1,010	E	600	E	605	E	612	Constrained in part v/c=0.59	20900
PINE ISLAND RD. (S.R. 78)	DEL PRADO BLVD.	BARRETT RD.	4LD	E	2,100	B	1,131	B	1,132	B	1,132		21300
PINE ISLAND RD. (S.R. 78)	BARRETT RD.	U.S. 41	4LD	E	2,100	B	1,057	B	1,087	B	1,087		21400
PINE ISLAND RD. (S.R. 78)	U.S. 41	BUSINESS 41	4LD	E	1,990	D	1,474	D	1,481	D	1,495		21500
PINE RIDGE RD.	SAN CARLOS BLVD. (S.R.865)	SUMMERLIN RD. (C.R. 869)	2LU	E	860	D	492	D	542	D	549		21600
PINE RIDGE RD.	SUMMERLIN RD. (C.R. 869)	GLADIOLUS DR.	2LU	E	860	C	248	C	279	C	305		21700
PINE RIDGE RD.	GLADIOLUS DR.	McGREGOR BLVD. (S.R. 867)	2LU	E	860	C	257	C	257	C	257		21800
PLANTATION RD.	SIX MILE CYPRESS PKWY.	DANIELS RD.	2LU	E	860	C	168	C	304	E	685	4 Ln Const prop in '10/11	21900
PLANTATION RD.	DANIELS RD.	IDLEWILD RD.	2LU	E	860	D	456	D	541	D	586		22000

ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SIX MILE CYPRESS PKWY.	METRO PKWY.	DANIELS RD.	4LD	E	2,020	B	1,128	B	1,146	B	1,200		23600
SIX MILE CYPRESS PKWY.	DANIELS PKWY.	WINKLER AVE. EXT.	4LD	E	2,030	B	1,010	B	1,013	B	1,046	4 Ln Funded in 06/07	23700
SLATER RD.	BAYSHORE RD. (S.R. 78)	NALLE GRADE RD.	2LU	E	970	C	300	C	304	C	306		24000
SOUTHPOINTE BLVD.	CYPRESS LAKE DR.	COLLEGE PKWY.	2LN	E	860	D	529	D	529	D	583		24100
S.R. 31	PALM BEACH BLVD. (S.R. 80)	BAYSHORE RD. (S.R. 78)	2LN	E	1,010	D	603	D	605	D	605		24200
S.R. 31	BAYSHORE RD. (S.R. 78)	CHARLOTTE COUNTY LINE	2LN	E	1,010	C	354	C	354	C	356		24300
STALEY RD.	ORANGE RIVER BLVD./S.R. 80A	TICE ST.	2LU	E	860	C	148	C	150	C	150		24400
STRINGFELLOW RD. (C.R. 767)	FIRST AVENUE	BERKSHIRE RD.	2LN	E	1,010	C	241	C	270	D	434		24500
STRINGFELLOW RD. (C.R. 767)	BERKSHIRE RD.	PINE ISLAND RD.	2LN	E	1,010	E	577	E	615	E	700		24600
STRINGFELLOW RD. (C.R. 767)	PINE ISLAND RD.	PINELAND RD.	2LN	E	1,010	D	500	D	519	E	590		24700
STRINGFELLOW RD. (C.R. 767)	PINELAND RD.	MAIN ST.	2LN	E	1,010	C	203	C	233	C	250		24800
SUMMERLIN RD. (C.R. 869)	MCGREGOR BLVD. (C.R. 867)	KELLY COVE RD	4LD	E	2,050	B	936	B	936	B	1,011		24900
SUMMERLIN RD. (C.R. 869)	KELLY COVE RD	SAN CARLOS BLVD. (S.R.865)	4LD	E	2,050	B	1,008	B	1,008	B	1,008		25000
SUMMERLIN RD. (C.R. 869)	SAN CARLOS BLVD. (S.R.865)	PINE RIDGE RD.	6LD	E	3,040	B	875	B	905	B	912	6 Ln under construction	25100
SUMMERLIN RD. (C.R. 869)	PINE RIDGE RD.	BASS RD.	6LD	E	3,040	B	1,227	B	1,256	B	1,465	6 Ln under construction	25200
SUMMERLIN RD. (C.R. 869)	BASS RD.	GLADIOLUS DR.	6LD	E	3,040	B	1,712	B	1,769	B	1,796	6 Ln under construction	25300
SUMMERLIN RD. (C.R. 869)	GLADIOLUS DR.	CYPRESS LAKE DR.	4LD	E	1,960	B	993	B	1,067	B	1,085		25400
SUMMERLIN RD. (C.R. 869)	CYPRESS LAKE DR.	COLLEGE PKWY.	6LD	E	3,040	B	1,535	B	1,535	B	1,535	6 Ln funded in 07/08	25500

# EXISTING 2030 Financially Feasible Plan

## ZDATA1 File

TAZ			Single-family Data							Multi-family Data							Hotel Data		
1	2	1289	21	6	4	52	0	14	86	1	13	13	2	0	42	58	0	0	0

Population: TAZ 1289  
 Single-family: 2.5 persons/unit  
 Multi-family: 2.0 persons/unit

## ZDATA2 File

TAZ			Ind Emp	Comm Emp	Serv Emp	Total Emp	School Enr		
1	2	1289	1	0	8	9	0	0	0

# PROPOSED 2030 Financially Feasible Plan

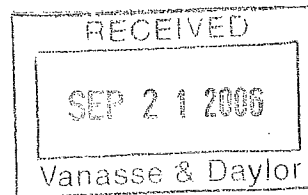
## ZDATA1 File

TAZ			Single-family Data							Multi-family Data							Hotel Data		
1	2	1289	21	6	4	52	0	14	86	145	13	13	290	0	42	58	0	0	0

Population: TAZ 1289  
 Single-family: 2.5 persons/unit  
 Multi-family: 2.0 persons/unit

## ZDATA2 File

TAZ			Ind Emp	Comm Emp	Serv Emp	Total Emp	School Enr		
1	2	1289	11	120	24	155	0	0	0



## Bayshore Fire Rescue District

17350 Nalle Road, North Fort Myers, Florida 33917

Office (239)543-3443 FAX (239)543-7075 Ops (239)567-2833

September 20, 2006

To: Ron Nino "Vanasse & Daylor, LLP"

Fr: Chad Jorgensen, Bayshore Fire Chief.

Re: Proposed Comp Plan Amendment

Mr. Nino, based on the very limited information that you have provided referencing the proposed amendment, Bayshore Fire Rescue would require fire hydrants or their equivalent to be installed prior to development.

In addition depending on the exact nature of the development further modifications may be required. The exact requirements can be referenced through the Lee County Land Planning Code.

If I may be of any further assistance, or if you would simple like to discuss the issue further please do not hesitate to contact me at 543-3443.

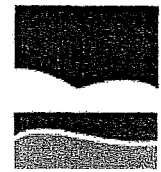
Sincerely,

Chad Jorgensen  
Fire Chief Bayshore Fire/ Rescue

Office 239-543-3443

Fax 239-543-7075

**EXHIBIT IV.B.3a**



Project No. 81014  
September 7, 2006

Chief Chad Jorgensen  
Fire Chief  
Bayshore Fire Protection & Rescue District  
17350 Nalle Rd  
North Fort Myers, FL 33917

**RE: PROPOSED LEE PLAN AMENDMENT – ABILITY TO PROVIDE SERVICES**

Dear Chief Jorgensen:

You are receiving this letter as a request for comment on the ability of Bayshore Fire Protection & Rescue to provide fire protection with adequate response times to the businesses and future residents of the project that may result from an amendment to the Lee County Plan.

~~Hamilton Square~~ will be a 49-acre mixed land use development located along the east side of SR 31 immediately contiguous and north of the Caloosahatchee River. The property is strap number 19-43-26-00-00001.0000. For a visual identification of the property location, please refer to the enclosed location map.

The project is to consist of 144 multi-family dwelling units (condominium) and 10 acres of commercial development including:

- Marina and related 12,000 SF yacht club facility
  - 7,000 SF restaurant
  - Marina offices
  - Maintenance & repair facilities
- 40,000 SF boat storage facility (239 spaces)
- 60,000 SF shopping center (retail, service, and office uses)

We would appreciate your agency providing us with a letter that indicates your agency's ability to provide fire protection services and facilities to the above referenced project. If you need more information or otherwise wish to discuss the content of this request, please do not hesitate to call me at (239) 437-4601.

Sincerely,  
Vanasse & Daylor, LLP

Ron Nino, AICP  
Senior Planner

cc: File

## Lee County Comp Plan Amendment Application

The following letter was sent to Chief Hansen, Deputy Chief of Public Safety, on September 7, 2006 regarding the ability to provide Emergency Medical Services. No response had been received at the time of this application submittal.



Project No. 81014  
September 7, 2006

Chief Chris Hansen  
Deputy Chief, Public Safety  
Lee County Emergency Medical Services  
P.O. Box 398  
Fort Myers, FL 33902-0398

**RE: PROPOSED LEE PLAN AMENDMENT – ABILITY TO PROVIDE SERVICES**

Dear Chief Hansen:

You are receiving this letter as a request for comment on the ability of Lee County Emergency Medical Services to provide emergency medical service to the businesses and future residents of the project that may result from an amendment to the Lee County Plan.

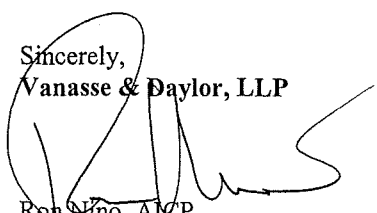
~~Hamilton Square~~ will be a 49-acre mixed land use development located along the east side of SR 31 immediately contiguous and north of the Caloosahatchee River. The property is strap number 19-43-26-00-00001.0000. For a visual identification of the property location, *please refer to the enclosed location map.*

The project is to consist of *144 multi-family dwelling units (condominium) and 10 acres of commercial development* including:

- Marina and related 12,000 SF yacht club facility
  - 7,000 SF restaurant
  - Marina offices
  - Maintenance & repair facilities
- 40,000 SF boat storage facility (239 spaces)
- 60,000 SF shopping center (retail, service, and office uses)

We would appreciate your agency providing us with a letter that indicates your agency's ability to provide emergency medical services and facilities to the above referenced project. If you need more information or otherwise wish to discuss the content of this request, please do not hesitate to call me at (239) 437-4601.

Sincerely,  
Vanasse & Daylor, LLP



Ron Nino, AICP  
Senior Planner

cc: File

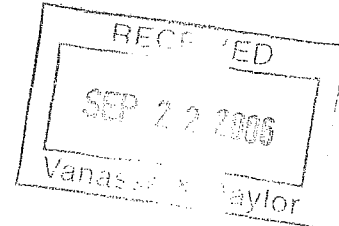
**Mike Scott**  
Sheriff



**State of Florida**  
**County of Lee**

Mr. Ron Nino  
Vanasse & Daylor, LLP  
12730 New Brittany Boulevard  
Suite 600  
Fort Myers, Florida 33907

September 19, 2006



Dear Mr. Nino:

The Sheriff's Office has reviewed your letter dated September 7, 2006 outlining your intention to request a comprehensive plan amendment from Lee County for the project referenced as *Project No. 81041 "Hamilton Square" located along the east side of SR 31 just north of the Caloosahatchee River (strap # 19-43-26-00-00001.0000)* in North Lee County, Florida. It is my understanding that the purpose of the amendment, if approved, would be to allow the development of the 49 acre site for mixed use, consisting of 144 condominiums, 60,000 square feet of retail shopping space and approximately 60,000 square feet of Marina related operations including a restaurant. According to my staff, this project has a tentative start of 2008 and a completion date of approximately 2015.

If the proposed development follows that which you have discussed with my staff then the Sheriff's Office has no objection to this project and I am confident that we can provide an adequate "core" level of law enforcement services to the area. As is our policy, we evaluate from year to year the demand for law enforcement services based on a formula derived from our calls for service, size of the service population and optimal response times. As this project builds out we will factor its impact into our annual manpower review and make adjustments accordingly.

We look forward to further discussions on this matter as the development progresses. Please let us know if there are any significant changes in the proposed use or density of the project.

Sincerely,

A handwritten signature in cursive script that reads "Mike Scott".

Mike Scott  
Sheriff, Lee County Florida



**EXHIBIT IV.B.3c**

14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



Project No. 81014  
September 7, 2006

Sheriff Mike Scott  
Sheriff  
Lee County Sheriff's Office  
14750 Six Mile Cypress Parkway  
Fort Myers, FL 33912

**RE: PROPOSED LEE PLAN AMENDMENT – ABILITY TO PROVIDE SERVICES**

Dear Sheriff:

You are receiving this letter as a request for comment on the ability of Lee County Sheriff's Office to provide law enforcement to the businesses and future residents of the project that may result from an amendment to the Lee County Plan.

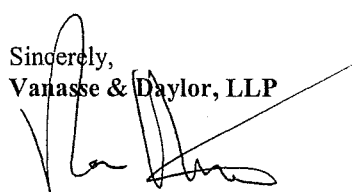
~~Hamilton Square~~ will be a 49-acre mixed land use development located along the east side of SR 31 immediately contiguous and north of the Caloosahatchee River. The property is strap number 19-43-26-00-00001.0000. For a visual identification of the property location, please refer to the enclosed location map.

The project is to consist of 144 multi-family dwelling units (condominium) and 10 acres of commercial development including:

- Marina and related 12,000 SF yacht club facility
  - 7,000 SF restaurant
  - Marina offices
  - Maintenance & repair facilities
- 40,000 SF boat storage facility (239 spaces)
- 60,000 SF shopping center (retail, service, and office uses)

We would appreciate your agency providing us with a letter that indicates your agency's ability to provide law enforcement services and facilities to the above referenced project. If you need more information or otherwise wish to discuss the content of this request, please do not hesitate to call me at (239) 437-4601.

Sincerely,  
Vanasse & Daylor, LLP

  
Ron Nino, AICP  
Senior Planner

cc: File



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

(239) 338-3302

Writer's Direct Dial Number: \_\_\_\_\_

Bob Janes  
District One

Douglas R. St. Cerny  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

John E. Albion  
District Five

Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

September 19, 2006

Mr. Ron Nino, AICP  
Vanasse & Daylor, LLP  
12730 New Brittany Blvd.  
Suite 600  
Fort Myers, FL 33907

**SUBJECT: Hamilton Square, Project # 81014 – Lee Plan Amendment**

Dear Mr. Nino:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the businesses and future residents of the proposed ~~Hamilton Square~~ development located in North Ft. Myers on the east side of SR31 through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

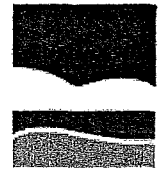
The Solid Waste Ordinance (05-13, Section 21) and the Lee County Land Development Code, Chapter 10, Section 10-261 have requirements for providing on-site space for placement and servicing of certain multi-family and commercial solid waste containers. Please review these requirements when planning the project. If you have any questions, please call me at (239) 338-3302.

Sincerely,

William T. Newman  
Operations Manager  
Solid Waste Division

cc: Wayne Gaither

**EXHIBIT IV.B.3d**



Project No. 81014  
September 7, 2006

Lindsey Sampson  
Director  
Lee County Solid Waste Management  
1500 Monroe St  
Fort Myers, FL 33901

**RE: PROPOSED LEE PLAN AMENDMENT – ABILITY TO PROVIDE SERVICES**

Dear Ms. Sampson:

You are receiving this letter as a request for comment on the ability of Lee County Solid Waste Management to provide solid waste management to the businesses and future residents of the project that may result from an amendment to the Lee County Plan.

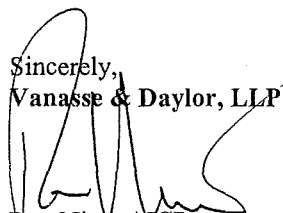
~~Hamilton Square~~ will be a 49-acre mixed land use development located along the east side of SR 31 immediately contiguous and north of the Caloosahatchee River. The property is strap number 19-43-26-00-00001.0000. For a visual identification of the property location, please refer to the enclosed location map.

The project is to consist of 144 multi-family dwelling units (condominium) and 10 acres of commercial development including:

- Marina and related 12,000 SF yacht club facility
  - 7,000 SF restaurant
  - Marina offices
  - Maintenance & repair facilities
- 40,000 SF boat storage facility (239 spaces)
- 60,000 SF shopping center (retail, service, and office uses)

We would appreciate your agency providing us with a letter that indicates your agency's ability to provide solid waste management services and facilities to the above referenced project. If you need more information or otherwise wish to discuss the content of this request, please do not hesitate to call me at (239) 437-4601.

Sincerely,  
Vanasse & Daylor, LLP

  
Ron Nino, AICP  
Senior Planner

cc: File



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

239-533-0333

Writer's Direct Dial Number: \_\_\_\_\_

Bob Janes  
District One

Douglas R. St. Cerny  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

John E. Albion  
District Five

Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

September 14, 2006

Mr. Ron Nino, AICP  
Vanasse & Daylor, LLP  
12730 New Brittany Blvd  
Suite 600  
Fort Myers, FL 33907

**RE: HAMILTON SQUARE PUD PROPOSED LEE PLAN AMENDMENT**  
STRAP #19-43-26-00-00001.0000

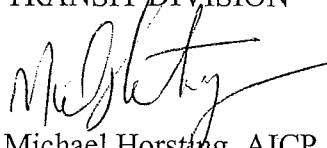
Dear Mr. Nino:

Lee County Transit staff has reviewed the information you provided in regards to your service adequacy request for the above-mentioned Lee Plan Amendment application. We currently do not provide transit service to this area north of the Caloosahatchee River, nor have we identified the capacity with which to do so in the future. The nearest transit service is approximately 1 1/3 miles south on Palm Beach Boulevard, SR 80.

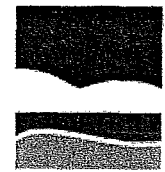
Transit service on SR 31 north of the river has not been identified as a need in either the Lee County Transit Development Plan or in the Lee County Long Range Transportation Plan. However, with the pace of growth projected for Lee County and the potential the SR 31 corridor has for becoming a transit corridor in the future, we recommend the design and development of ~~Hamilton Square~~ to include "transit ready" features. Such features should include pedestrian walkways and bike ways internal to the project that will connect with the SR 31 corridor for future access to a transit system, as well as ROW and land preservation for future transit passenger amenities. Such items will facilitate easier access to public transportation and will allow for ease of implementation of such service in the future.

If you have any questions or comments, please call me at the number listed above or e-mail me at [mhorsting@leegov.com](mailto:mhorsting@leegov.com).

Sincerely,  
TRANSIT DIVISION

  
Michael Horsting, AICP  
Planner

**EXHIBIT IV.B.3e**



Project No. 81014  
September 7, 2006

Mr. Mike Horsting  
LeeTran  
6035 Landing View Rd  
Fort Myers, FL 33907

**RE: PROPOSED LEE PLAN AMENDMENT – ABILITY TO PROVIDE SERVICES**

Dear Mr. Horsting:

You are receiving this letter as a request for comment on the ability of Lee Tran to provide mass transit to the businesses and future residents of the project that may result from an amendment to the Lee County Plan.

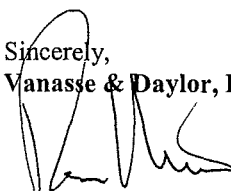
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  - Marina offices
  - Maintenance & repair facilities
- 40,000 SF boat storage facility (239 spaces)
- 60,000 SF shopping center (retail, service, and office uses)

We would appreciate your agency providing us with a letter that indicates your agency's ability to provide mass transit services and facilities to the above referenced project. If you need more information or otherwise wish to discuss the content of this request, please do not hesitate to call me at (239) 437-4601.

Sincerely,  
**Vanasse & Daylor, LLP**

  
Ron Nino, AICP  
Senior Planner

cc: File



# THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

STEVEN K. TEUBER, J.D.  
CHAIRMAN • DISTRICT 4

ELINOR C. SCRICCA, Ph.D.  
VICE CHAIRMAN • DISTRICT 5

ROBERT D. CHILMONIK  
DISTRICT 1

JEANNE S. DOZIER  
DISTRICT 2

JANE E. KÜCKEL, Ph.D.  
DISTRICT 3

JAMES W. BROWDER, Ed.D.  
SUPERINTENDENT

KEITH B. MARTIN  
BOARD ATTORNEY

September 15, 2006

Mr. Ron Nino, AICP  
Vanasse Daylor  
12730 New Brittany Boulevard, Suite 600  
Fort Myers, FL 33907

Re: Proposed Lee Plan Amendment  
Project No. 81014  
Hamilton Square

Dear Mr. Nino:

Thank you for the opportunity to review the ~~Hamilton Square~~ project for comments on educational impacts. This proposed development is in the East Choice Zone of the District. This letter is in response to your request dated September 7, 2006.

Based on the proposed maximum total of 144 multi-family dwelling units, the Lee County School District is estimating that the proposal could generate up to 18 additional school aged children. This uses a generation rate of 0.125 students per dwelling unit.

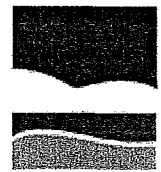
The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, which was revised in November, 2005. This letter reflects the revised generation rate. The developers of the ~~Hamilton Square~~ project will be expected to pay the impact fee at the appropriate time.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 337-8678.

Sincerely,

Ellen Lindblad, Long Range Planner  
Planning, Growth & School Capacity

**EXHIBIT IV.B.3f**



Project No. 81014  
September 7, 2006

Ms. Ellen Lindblad  
Long Range Planner  
School District of Lee County  
2055 Central Ave  
Fort Myers, FL 33901

**RE: PROPOSED LEE PLAN AMENDMENT – ABILITY TO PROVIDE SERVICES**

Dear Ms. Lindblad:

You are receiving this letter as a request for comment on the ability of the School District of Lee County to provide public education to the businesses and future residents of the project that may result from an amendment to the Lee County Plan.

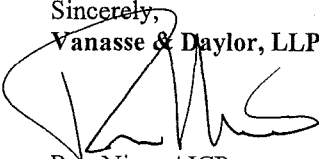
~~Hamilton Square~~ will be a 49-acre mixed land use development located along the east side of SR 31 immediately contiguous and north of the Caloosahatchee River. The property is strap number 19-43-26-00-00001.0000. For a visual identification of the property location, please refer to the enclosed location map.

The project is to consist of 144 multi-family dwelling units (condominium) and 10 acres of commercial development including:

- Marina and related 12,000 SF yacht club facility
  - 7,000 SF restaurant
  - Marina offices
  - Maintenance & repair facilities
- 40,000 SF boat storage facility (239 spaces)
- 60,000 SF shopping center (retail, service, and office uses)

We would appreciate your agency providing us with a letter that indicates your agency's ability to provide public education services and facilities to the above referenced project. If you need more information or otherwise wish to discuss the content of this request, please do not hesitate to call me at (239) 437-4601.

Sincerely,  
Vanasse & Daylor, LLP



Ron Nino, AICP  
Senior Planner

cc: File

**Environmental Assessment**  
**For**  
**EllaMae Investment SR 31 Property**

**September 18, 2006**



**Turrell & Associates, Inc.**  
**Marine & Environmental Consulting**  
Phone : (239) 643-0166 Fax: (239) 643-6632  
Email: [tuna@turrell-associates.com](mailto:tuna@turrell-associates.com)

## **INTRODUCTION**

At the request of Mr. Abe Fitzsimmons, Turrell & Associates, Inc. has conducted a preliminary site evaluation one parcel of land located in Section 19, Township 43S, Range 26E, Lee County, Florida. The property is situated on the east side of S.R. 31 immediately adjacent to the Caloosahatchee River on the north side of the river. This parcel has been cleared and filled and is currently utilized as a cattle pasture.

Turrell & Associates, Inc. conducted a preliminary jurisdictional and ecological site assessment for the subject property. The goals of this assessment were:

- To map and classify the existing vegetation associations on the property.
- To estimate the extent of state and federal jurisdictional wetlands.
- To research the presence or absence of state or federal listed species.
- To assess the environmental permitting requirements that might be associated with the development of the property

This report documents the findings of this assessment in order to provide planning assistance to the potential owner of the site. This evaluation did not include a Phase I Environmental Site Assessment that may be necessary for the reduction of liability for hazardous materials under the provisions of the Federal Comprehensive Environmental Response, Compensation and Liability Act.

This assessment did not look at zoning, deed restrictions, easements, or other encumbrances that might be present and could affect the development of the property. This assessment was limited to environmental factors only and is presented solely to assist with the planning process.

## **METHODOLOGY**

Major vegetative communities were estimated based on photo interpretation of current Lee County aerial photography. Ground truthing of these estimates was conducted in May of 2006 to verify the vegetation and to estimate the extent of jurisdictional wetlands on site. Ground truthing consisted of walking transects through the different aerial signatures to determine the vegetative composition and relative functional state of the habitats being examined. The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual was used to classify the vegetation communities occurring within the site boundaries.

The site consisted of mostly upland open pasture with wetland forested habitats that parallel the waters edge. The attached aerial photograph shows the subject property and its vegetative cover. A general description is provided below for each category along with any site-specific nuances that may be relevant to the assessment.

## MAJOR FLUCFCS CATEGORIES

FLUCFCS CODE	FLUCFCS DESCRIPTION	TOTAL ACRES	POTENTIAL JURISDICTIONAL WETLANDS
211	Improved Pasture	39	
211h	Hydric Improved Pasture		0.8
422	Brazilian Pepper	1.4	
422h	Hydric Brazilian Pepper		2.6
510	Drainage Ditch		0.9
743	Spoil Piles	0.8	
	<b>Total</b>	<b>41.2</b>	<b>4.3</b>

Note: Acreages are approximate as no survey was used to determine vegetative coverages.

### 211 – Improved Pasture

This is the dominant cover type found on this property. There is no canopy cover except for a few scattered cabbage palms (*Sabal palmetto*), Indian rosewood (*Dahlbergia sissoo*), and two small clumps of Australian pine (*Casuarina equisetifolia*). In addition, there are many Brazilian pepper (*Schinus terebinthifolius*) plants starting to grow throughout the habitat mainly concentrated along the waters edge. This area has been filled in the past and elevations are as much as 7 feet above the river.

### 211h - Hydric Improved Pasture

This is a very small area of the pasture that runs parallel to a portion of the Caloosahatchee River. The vegetation includes mostly grasses as the rest of the pasture, but also shows definitive evidence of a higher water table and wetland hydrology.

### 422 – Brazilian Pepper

These areas are located on the south and east side of the property within the pasture area. There are both upland and wetland habitats associated with this vegetation. This upland area is predominately Brazilian pepper and cabbage palm with a few scattered wax myrtle and some broomgrass (*Andropogon spp.*) growing in a couple of the open areas.

### 422h – Hydric Brazilian Pepper

This wetland area runs along the river, and the vegetation include Brazilian pepper, leather fern (*Achrostichum spp.*), willow (*Salix caroliniana*), pond apple (*Anona glabra*), saltbush, cabbage palm, and white mangrove (*Laguncularia racemosa*).

### 510 – Drainage Ditch

This area is a roadside ditch that is located running along the western side of the property paralleling the road and finally draining into the Caloosahatchee River. There are wetland indicators including but not limited to Pond Apple (*Annona glabra*), Maidencane (*Panicum hemitomon*), and Cattail (*Typha angustifolia* L.) that are growing within this ditch.

#### 743 – Spoil Piles

This area consist of past hurricane storm debris piles made up of stomps, branches, tress, etc...

### **SOILS**

The USDA Survey of Soils for Lee County shows that most of the property (pasture) has been filled in the past but is shown on the soils maps to be composed of Cocoa fine sand, a non-hydric soil.

### **FLORIDA MASTER SITE FILE**

The Florida Master Site File (MSF) is a database of the known historic and archaeological sites in the state of Florida. The MSF office was contacted and their response has been attached to this report.

### **LISTED WILDLIFE SPECIES**

-Endangered Wildlife Species is defined as any species of fish or wildlife naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; over-utilization for commercial, sporting scientific or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or manmade factors affecting its continued existence (FS 372.072).

-Threatened species include any species of fish or wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exist in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment.

-Species of Special Concern are animals that;

- 1) have a significant vulnerability to habitat modification, environmental alteration, human disturbance, or human exploitation which, in the foreseeable future, may result in its becoming a threatened species unless appropriate protective or management techniques are initiated or maintained,
- 2) data are limited or lacking,
- 3) may occupy such an unusually vital or essential ecological niche that should it decline significantly in numbers or distribution other species would be adversely affected to a significant degree,

- 4) has not sufficiently recovered from a past population depletion.

Taking into account the location and condition of the property, and conversations with state and federal agency personnel, listed wildlife species that could potentially be found on or around the site include:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>STATUS</u>
Tricolor Heron	<i>Egretta tricolor</i>	SSC
Snowy Egret	<i>Egretta thula</i>	SSC
Little Blue Heron	<i>Egretta caerulea</i>	SSC
Tricolored Heron	<i>Egretta tricolor</i>	SSC
White Ibis	<i>Eudocimus albus</i>	SSC
Wood Stork	<i>Mycteria americana</i>	E
Bald Eagle	<i>Haliaeetus leucocephalus</i>	T
Osprey	<i>Pandion haliaetus</i>	SSC
Gopher Tortoise	<i>Gopherus polyphemus</i>	SSC
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T
West Indian Manatee	<i>Trichechus manatus latirostris</i>	E
Florida Panther	<i>Felis concolor coryi</i>	E
Kestrel	<i>Falco sparverius paulus</i>	T

A full Threatened and Endangered species survey was not done as part of this review. During the site visit a couple of listed species were observed utilizing the site. Snowy egrets and little blue herons were observed along the river shoreline. It is also known that manatees utilize the river and with the proposed site plan to add boat docks or marina services, the project will require a manatee review. Additionally, these properties are located within the U.S. Fish and Wildlife Service's Panther Consultation Area. Any proposed development on the property will require a panther habitat analysis and appropriate mitigation. The wading birds usage will most likely not be precluded by the proposed activity and as long as proper construction techniques and habitat mitigation is provided, it is anticipated that the development of this property should not adversely impact any listed or protected species.

#### JURISDICTIONAL WETLANDS

At the time of the site visit, no standing water was present on this parcel. It is evident from the aerial photographs and the site visit that this site has been affected by past activities such as clearing, filling, and surrounding road construction. There is a road side swale that runs along the western side of the property and drains directly into the Caloosahatchee River. This swale has wetland grasses growing within the depressional area, due to water runoff from the surrounding roads. Along the rivers edge the wetland habitat which is indicated on the attached FLUCCS are small in nature with no surrounding connectivity, and are made up mainly of Brazilian Pepper, leather fern, willow, and White Mangroves. Based on all the vegetation on this site, evidence of hydrology, and the soils, it is the opinion of Turrell & Associates, Inc. that this site has areas along the rivers edge and the swale that are jurisdictional wetlands. These areas will be impacted with the proposed site plan but due to the existing conditions of these wetland areas and the

amount of exotic vegetation these impacts will have minimal if any affects to any surrounding habitats, including the Caloosahatchee River.

### **CONCLUSION**

The development of the subject property will require full review of the proposed project by both state and federal agencies. The South Florida Water Management District will need to review and approve the storm water management plans and water quality assurances proposed for this project. Federal agencies including the Corps of Engineers and the US Fish and Wildlife Service will review all proposed wetland impacts including any proposed marina or dock structures. FWS will most likely be required to formulate a Biological Opinion relative to the potential impacts (or lack thereof) to Manatees and / or Florida panthers that could result from the project.

Based upon this evaluation, the current condition and location of the property, and the adjacent development, we believe that the proposed project will not adversely affect any of the surrounding properties or any listed species that might potentially use the property.



Drainage ditch along western edge of pasture area.



Cattle in pasture lazing under an Indian rosewood tree.

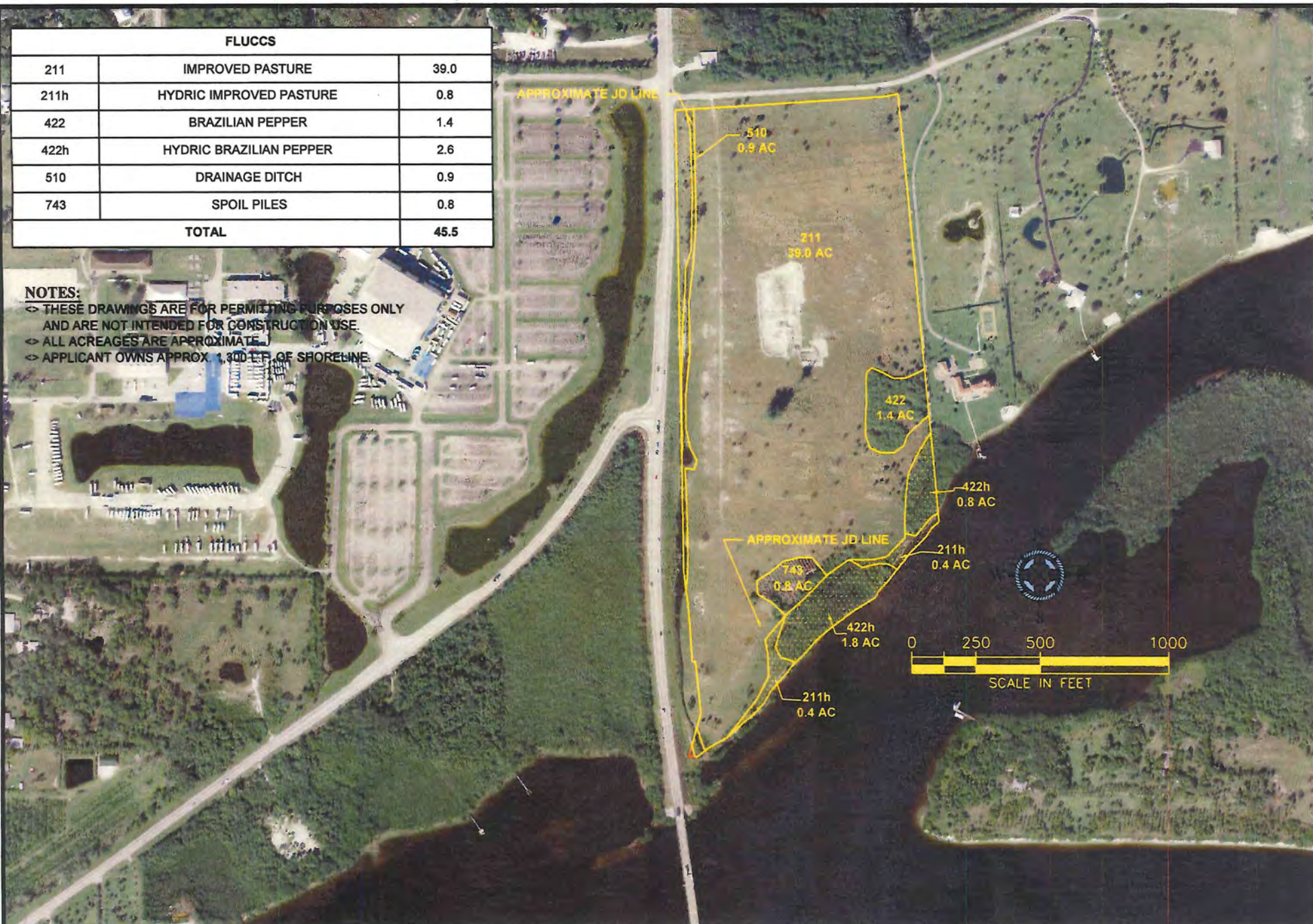


Brazilian pepper thicket on east side of pasture showing minimal groundcover underneath.

FLUCCS		
211	IMPROVED PASTURE	39.0
211h	HYDRIC IMPROVED PASTURE	0.8
422	BRAZILIAN PEPPER	1.4
422h	HYDRIC BRAZILIAN PEPPER	2.6
510	DRAINAGE DITCH	0.9
743	SPOIL PILES	0.8
TOTAL		45.5

# NOTES:

- <> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- <> ALL ACREAGES ARE APPROXIMATE.
- <> APPLICANT OWNS APPROX. 1,300 L.F. OF SHORELINE.



**Turrell & Associates, Inc.**  
Marine & Environmental Consulting

3584 Exchange Ave. Suite B. Naples, FL 34104-3732

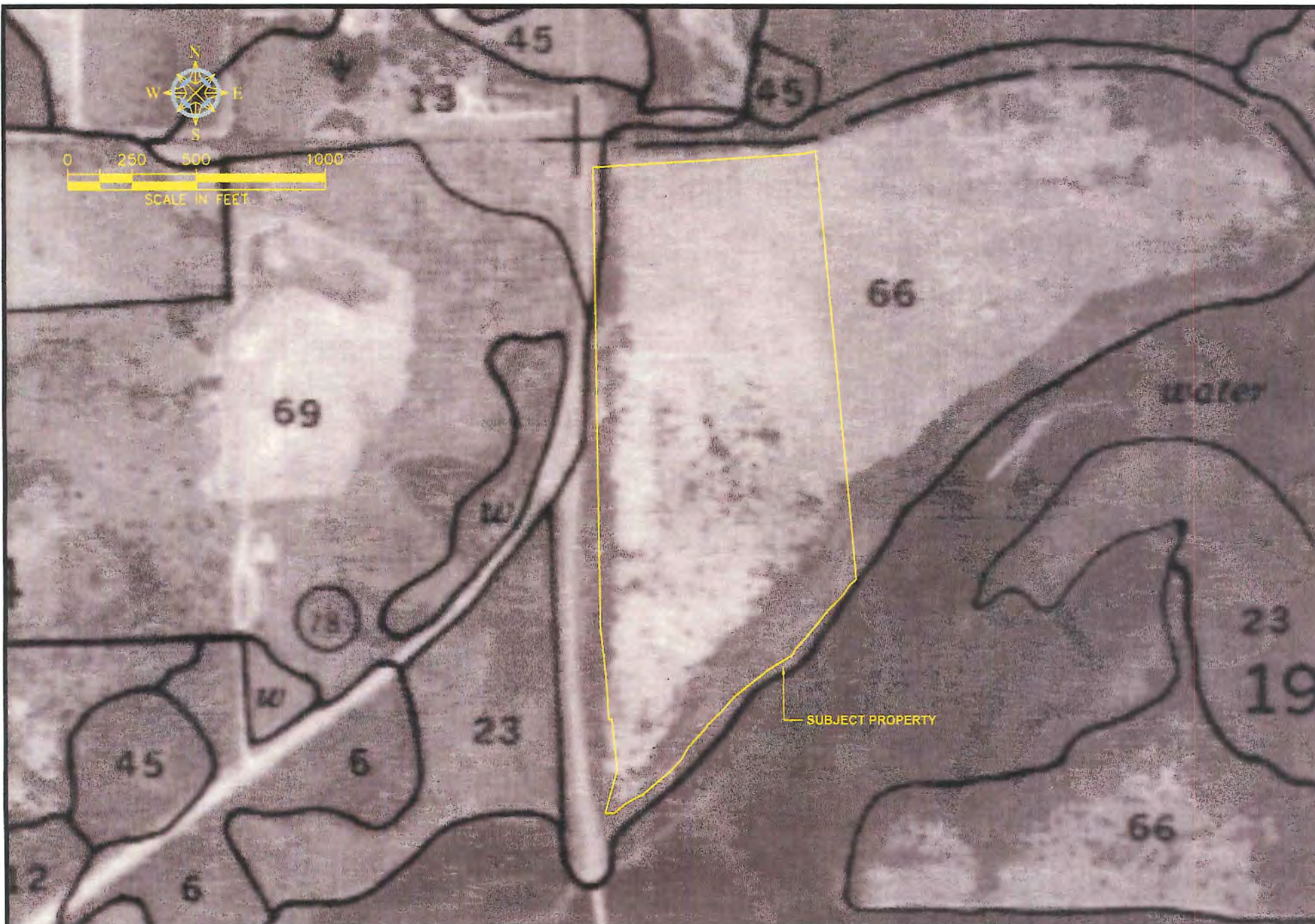
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

# SR 31 PROPERTY

## FLUCCS MAP

DESIGNED:	T.T.T.	REVISION:	TAB NAME:	FLUCCS
DRAWN BY:	TCH	N/A	SHEET:	
CREATED:	09-25-06	N/A	SCALE:	1" = 500'
JOB NO.:	0601.12	N/A		

SECTION-24 TOWNSHIP-43 S RANGE-25 E



**Turrell & Associates, Inc.**  
 Marine & Environmental Consulting  
 3584 Exchange Ave. Suite B. Naples, FL 34104-3732  
 Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

**BAYSHORE / SR 31**

**SOILS MAP**

DESIGNED:	T.T.T.	REVISION:	TAB NAME:	SOILS
DRAWN BY:	TCH	N/A	SHEET:	
CREATED:	09-27-06	N/A	SCALE:	1" = 500'
JOB NO.:	0601.12	N/A		
SECTION-24		TOWNSHIP- 43 S		RANGE- 25 E



FLORIDA DEPARTMENT OF STATE  
Sue M. Cobb  
Secretary of State  
DIVISION OF HISTORICAL RESOURCES

September 13, 2006

Jeff Rogers  
Turrell & Associates, Inc.  
3584 Exchange Ave., Suite B  
Naples, FL 34104  
Fax: 239-643-6632

Dear Mr. Rogers:

In response to your inquiry of September 13, 2006, the Florida Master Site File lists no previously recorded cultural resources in the following parcels:

T43S, R26E, Section 19

In interpreting the results of our search, please remember the following points:

- Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites, unrecorded historically important structures, or both.
- As you may know, state and federal laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review of cultural resources. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-245-6333 or at this address.

If you have any further questions concerning the Florida Master Site File, please contact us as below.

Sincerely,

Celeste Ivory  
Archaeological Data Analyst, Florida Master Site File  
Division of Historical Resources  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, Florida 32399-0250

Phone: 850-245-6440, Fax: 850-245-6439  
State SunCom: 205-6440  
Email: [fmsfile@dos.state.fl.us](mailto:fmsfile@dos.state.fl.us)  
Web: <http://www.dos.state.fl.us/dhr/msf/>

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office  
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research  
(850) 245-6444 • FAX: 245-6436

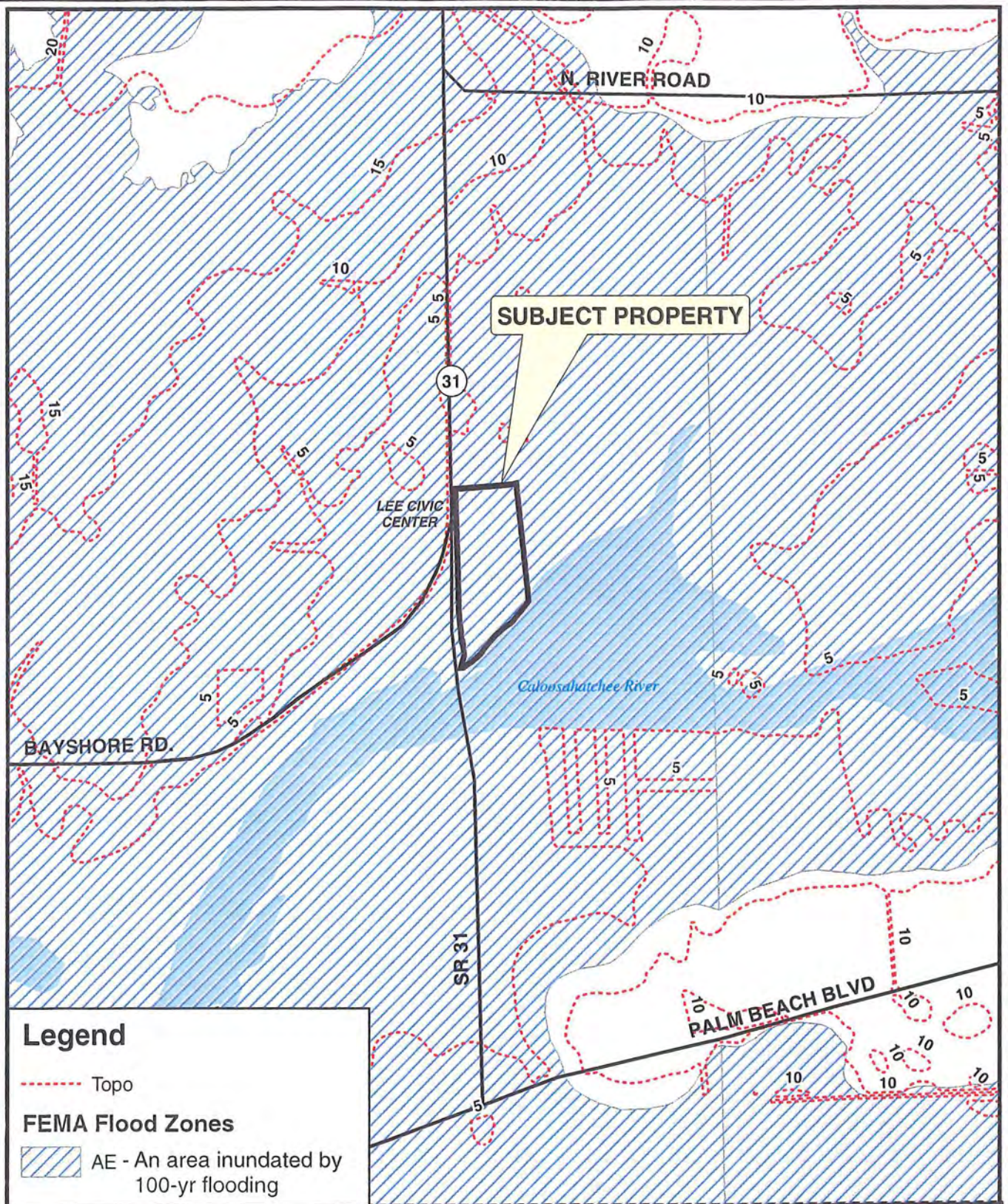
☐ Historic Preservation  
(850) 245-6333 • FAX: 245-6437

☐ Historical Museums  
(850) 245-6400 • FAX: 245-6433

☐ Palm Beach Regional Office  
(561) 279-1475 • FAX: 279-1476

☐ St. Augustine Regional Office  
(904) 825-5045 • FAX: 825-5044


☐ Tampa Regional Office  
(813) 272-3843 • FAX: 272-2340



## Legend

--- Topo

## FEMA Flood Zones

 AE - An area inundated by 100-yr flooding

EllaMae Investments

Topo Map  
Exhibit IV.C.3

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue



2,000 0 2,000 Feet

Edgewater, CO 80214

**Vanasse  
Daylor**



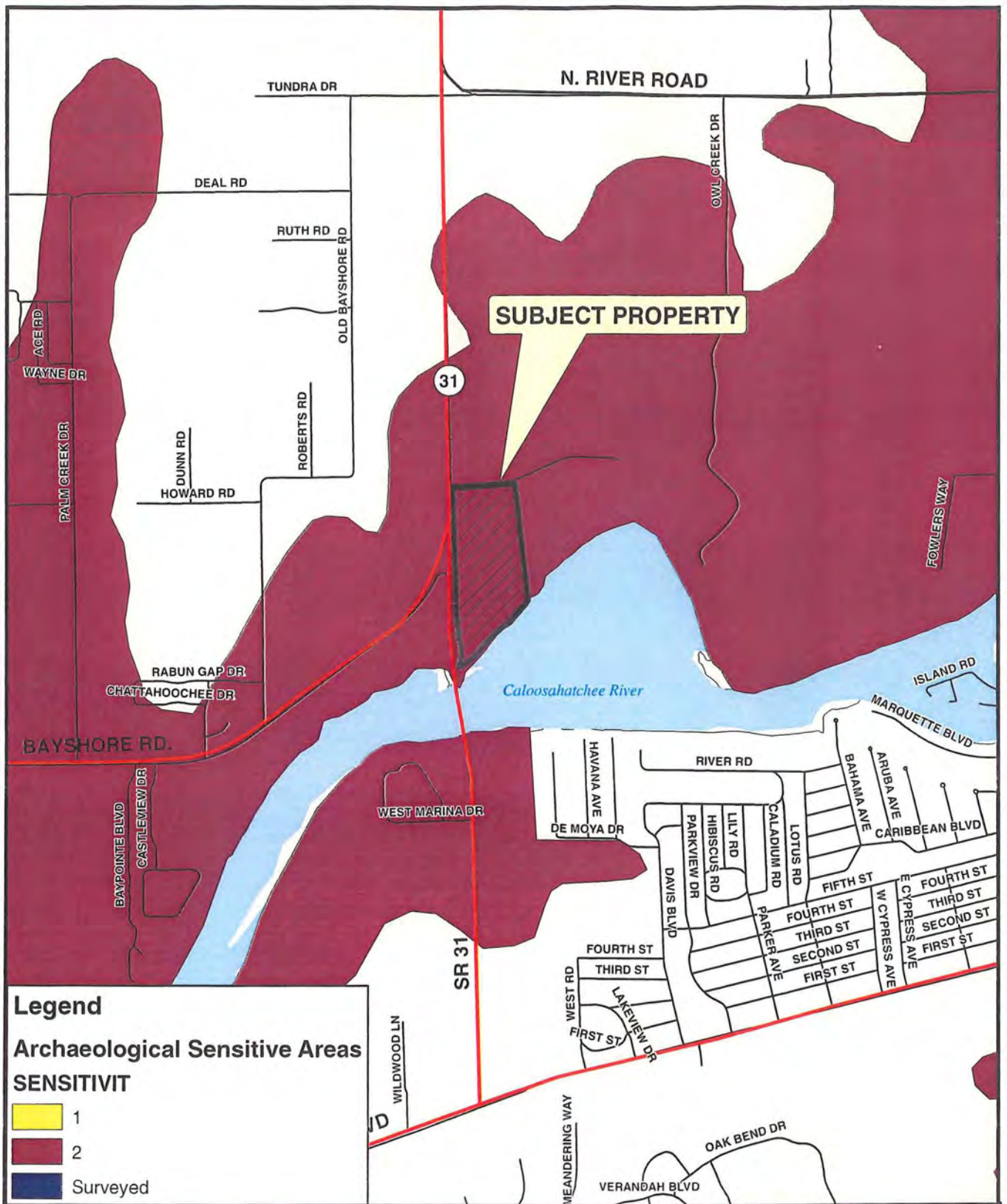
Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.

Project Number: 80983

FILE: \\vanday\_nas1\gis\Projects\800\810\81014\81014Topo\_FIRM.mxd



**EllaMae Investments**  
Archaeological Sensitive Map  
Exhibit IV.D

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue

Edgewater, CO 80214

**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.

Table 1(b)  
Planning Community Year 2020 Allocations

Future Land Use Category		Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,484				80		27		297			
	Central Urban	9,558				208				545			
	Urban Community	12,893	519	437		449							
	Suburban	15,448				1,803				206			
	Outlying Suburban	5,231	15			300	20	2	435				1,352
	Industrial	96								48		18	
	Public Facilities	2		1					1				
	University Community	860											
	Industrial Interchange												
	General Interchange	53											2
	General Commercial Interchange	7				7							
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community	1,644								360		1,284	
	Tradeport	9										9	
	Airport												
	Rural	8,977	1,419			783	633			184		111	1,255
	Rural Community Preserve	3,046											
	Outer Island	216	5			1			172				
	Open Lands	2,091	175				588						47
	Density Reduction/ Groundwater Resource	5,544	40									94	
	Wetlands												
Unincorporated County Total Residential		67,159	2,173	438		3,631	1,241	29	608	1,640		1,516	2,656
Commercial		9,460	46	56		257	26	17	112	153		824	398
Industrial		6,311	26	14		391	5	26		733		3,096	10
Non Regulatory Allocations													
Public		58,676	3,587	537		1,724	1,193	6	1,981	750		6,136	1,854
Active AG		34,145	6,098			620				279		569	254
Passive AG		65,414	14,633			4,375	6,987	10		631		3,580	575
Conservation		79,488	2,236	296		1,125	3,672		1,347	1,006		3,482	1,918
Vacant		44,720	1,525	2		33	1,569	25	5	495		792	578
Total		365,373	30,324	1,343		12,156	14,693	113	4,053	5,687		19,995	8,243

**Table 1(b)**  
**Planning Community Year 2020 Allocations**

Future Land Use Category		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
<b>Residential By Future Land Use Category</b>	Intensive Development				704	5			371			
	Central Urban	462	15		2,778		3,052		2,498			
	Urban Community	697	930		920	526	8,037			51	327	
	Suburban	2,471	2,250		1,217	636			5,293		1,572	
	Outlying Suburban	396				466			610	49	837	749
	Industrial	7	13		10							
	Public Facilities											
	University Community		860									
	Industrial Interchange											
	General Interchange							15	9		15	12
	General Commercial Interchange											
	Industrial Commercial Interchange											
	University Village Interchange											
	Mixed Use Interchange											
	New Community											
	Tradeport											
	Airport											
	Rural		160			1,129	10	702	383	57	900	1,251
	Rural Community Preserve									3,046		
	Outer Island	1				37						
	Open Lands								45			1,236
	Density Reduction/ Groundwater Resource							3,573				1,837
	Wetlands											
Unincorporated County Total Residential		4,034	4,228		5,629	2,799	11,099	4,290	9,209	3,203	3,651	5,085
Commercial		782	1,613		1,849	165	452	31	1,158	18	1,399	104
Industrial		298	350		723	64	216	55	209	5	87	3
<b>Non Regulatory Allocations</b>												
Public		2,970	1,085		3,394	1,722	13,738	7,700	2,015	2,114	4,708	1,462
Active AG						2,313		21,066	381	411	833	1,321
Passive AG			90			960		21,110	4,113	3,867	90	4,393
Conservation		8,879	3,283		128	13,703	1,455	30,882	1,293	359	3,626	798
Vacant		1,912	11		690	4,577	19,561	321	4,242	1,278	5,794	1,310
<b>Total</b>		<b>18,875</b>	<b>10,660</b>		<b>12,413</b>	<b>26,303</b>	<b>46,521</b>	<b>85,455</b>	<b>22,620</b>	<b>11,255</b>	<b>20,188</b>	<b>14,476</b>

Table 1(b)  
Planning Community Year 2020 Allocations  
Proposed Figures

Future Land Use Category		Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,484				80		27		297			
	Central Urban	9,558				206				545			
	Urban Community	12,893	519	437		449							
	Suburban	15,637	189			1,803				206			
	Outlying Suburban	5,231	15			306	20	2	435				1,352
	Industrial	96								48		18	
	Public Facilities	2		1					1				
	University Community	860											
	Industrial Interchange												
	General Interchange	53											2
	General Commercial Interchange	7				7							
	Industrial Commercial Interchange												
	University Village Interchange												
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	New Community	1,644								360		1,284	
	Tradeport	9										9	
	Airport												
	Rural	8,866	1,308			783	633			184		111	1,255
	Rural Community Preserve	3,046											
	Outer Island	216	5			1			172				
	Open Lands	2,091	175				588						47
	Density Reduction/ Groundwater Resource	5,544	40									94	
	Wetlands												
Unincorporated County Total Residential		67,159	2,173	438		3,631	1,241	29	608	1,640		1,516	2,656
Commercial		9,460	46	56		257	26	17	112	153		824	398
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Active AG		34,145	6,098			620				279		569	254
Passive AG		65,414	14,633			4,375	6,987	10		631		3,580	575
Conservation		79,488	2,236	296		1,125	3,672		1,347	1,006		3,482	1,918
Vacant		44,720	1,525	2		33	1,569	25	5	495		792	578
Total		365,373	30,324	1,345		12,156	14,693	113	4,053	5,637		19,995	8,243

Table 1(b)  
Planning Community Year 2020 Allocations

Proposed Figures

Future Land Use Category		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category	Intensive Development				704	5			371			
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	Urban Community	697	930		920	526	8,037			51	327	
	Suburban	2,471	2,250		1,217	636			5,293		1,572	
	Outlying Suburban	396				466			610	49	837	749
	Industrial	7	13		10							
	Public Facilities											
	University Community		860									
	Industrial Interchange											
	General Interchange							15	9		15	12
	General Commercial Interchange											
	Industrial Commercial Interchange											
	University Village Interchange											
	Mixed Use Interchange											
	New Community											
	Tradeport											
	Airport											
	Rural		160			1,129	10	702	383	57	900	1,251
	Rural Community Preserve									3,046		
	Outer Island	1				37						
	Open Lands								45			1,236
	Density Reduction/ Groundwater Resource							3,573				1,837
	Wetlands											
Unincorporated County Total Residential		4,034	4,228		5,629	2,799	11,099	4,290	9,209	3,203	3,651	5,085
Commercial		782	1,613		1,849	165	452	31	1,158	18	1,399	104
Industrial		298	350		723	64	216	55	209	5	87	3
Non Regulatory Allocations												
Public		2,970	1,085		3,394	1,722	13,738	7,700	2,015	2,114	4,708	1,462
Active AG						2,313		21,066	381	411	833	1,321
Passive AG			90			960		21,110	4,113	3,867	90	4,393
Conservation		8,879	3,283		128	13,703	1,455	30,882	1,293	359	3,626	798
Vacant		1,912	11		690	4,577	19,561	321	4,242	1,278	5,794	1,310
Total		18,875	10,660		12,413	26,303	46,521	65,455	22,620	11,255	20,188	14,476

**U.S. Census Bureau****American FactFinder**[Main](#)[Search](#)[Feedback](#)[FAQs](#)[Glossary](#)[Site Map](#)[Help](#)

H30. UNITS IN STRUCTURE [11] - Universe: Housing units  
Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

NOTE: [Corrected counts](#) are available for one or more geographies displayed in this table.

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definition and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

	Florida
Total:	7,302,947
1, detached	3,816,527
1, attached	429,457
2	196,327
3 or 4	313,631
5 to 9	363,281
10 to 19	366,197
20 to 49	375,229
50 or more	565,483
Mobile home	849,304
Boat, RV, van, etc.	27,511

U.S. Census Bureau  
Census 2000

**Standard Error/Variance documentation for this dataset:**

[Accuracy of the Data: Census 2000 Summary File 3 \(SF 3\) - Sample Data \(PDF 141.5KB\)](#)

**EXHIBIT IV.E.1c**



**U.S. Census Bureau**  
**American FactFinder**

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**H33. TOTAL POPULATION IN OCCUPIED HOUSING UNITS BY TENURE BY UNITS IN STRUCTURE [23] - Universe: Population in occupied housing units**  
**Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data**

NOTE: Corrected counts are available for one or more geographies displayed in this table.

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definition and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

	<b>Florida</b>
Total population in occupied housing units:	15,593,328
Owner occupied:	11,132,099
1, detached	8,442,109
1, attached	588,301
2	64,818
3 or 4	126,852
5 to 9	127,381
10 to 19	113,516
20 to 49	196,269
50 or more	270,429
Mobile home	1,185,610
Boat, RV, van, etc.	16,814
Renter occupied:	4,461,229
1, detached	1,269,344
1, attached	311,763
2	343,470
3 or 4	456,881
5 to 9	487,668
10 to 19	465,373
20 to 49	330,012
50 or more	493,513
Mobile home	300,326
Boat, RV, van, etc.	2,879

U.S. Census Bureau  
 Census 2000

**Standard Error/Variance documentation for this dataset:**

[Accuracy of the Data: Census 2000 Summary File 3 \(SF 3\) - Sample Data \(PDF 141.5KB\)](#)

Lee County Comp Plan Amendment Application

H30. Units In Structure	
1, detached	3,816,527
1, attached	429,457
2	196,327
3 or 4	313,631
5 to 9	363,281
10 to 19	366,197
20 to 49	375,229
50 or more	565,483

H33. Total Population in Occupied Housing Units						Resulting PPH	
Owner			Renter			Total	
1, detached	8,442,109		1, detached	1,269,344		1, detached	9,711,453
1, attached	588,301		1, attached	311,763		1, attached	900,064
2	64,818		2	343,470		2	408,288
3 or 4	126,852		3 or 4	456,881		3 or 4	583,733
5 to 9	127,381		5 to 9	487,668		5 to 9	615,049
10 to 19	113,516		10 to 19	465,373		10 to 19	578,889
20 to 49	196,269		20 to 49	330,012		20 to 49	526,281
50 or more	270,429		50 or more	493,513		50 or more	763,942
						SF PPH	
						2.08	
						1.86	
						1.69	
						1.58	
						1.40	
						1.35	
						MF PPH	
						1.66	

Existing Site Population Allocation					
Designation	Use	Acreage	DU/Acre	PPH*	Population
Rural	Residential	48	1	2.32	111
Suburban	Residential	0	6	1.66	0
Suburban	Commercial	0	0	0	0
Total Population					111

Proposed Site Population Allocation					
Designation	Use	Acreage	DU/Acre	PPH*	Population
Rural	Residential	0	1	2.32	0
Suburban	Residential	38	3	1.66	189
Suburban	Commercial	10	0	0	0
Total Population					189

Potential Site Population Allocation					
Designation	Use	Acreage	DU/Acre	PPH*	Population
Rural	Residential	0	1	2.32	0
Suburban	Residential	38	6	1.66	378
Suburban	Commercial	10	0	0	0
Total Population					378

\*See Exhibit IV.E.1c.

WJF  
RFN  
NI

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# Projections show larger than expected growth in Lee

By CHARLIE WHITEHEAD, [ckwhitehead@naplesnews.com](mailto:ckwhitehead@naplesnews.com)

May 10, 2004

The growth in Lee County population has been rapid — some say runaway — in recent years. If a new study done for Lee County Smart Growth is correct, it's just starting.

Smart Growth director Wayne Daltry hired Paul Van Buskirk and Carlton Ryffel to do a detailed study of the future population of Lehigh Acres, the sprawling unincorporated community in east Lee. Lehigh, like the county's largest city, Cape Coral, is what planners call a pre-platted community. In other words, it's an example of those Florida communities of the 1950s in which tiny pieces of sunshine paradise were marketed to faraway buyers.

In studying growth expectations there, Van Buskirk and Ryffel formed a baseline for county growth expectations as well. Their findings, using methods Daltry said are more accurate than past efforts', show the population growing faster than expected and continuing to do so for the next several years.

"We're seeing it today," Daltry said. "We're going to get there quicker."

The eventual projection that just more than 1.6 million will make Lee County home does not change. In 2015, however, when planners had expected about 590,000 residents, they can instead look forward to closer to 630,000.

"One of my greatest concerns is the figures we've used in the past," said Brian Griffin, a Council of Civic Associations board member who's also co-chairman of the Smart Growth Committee. "If we're not careful we're going to have east coast gridlock before too long."

Daltry said he's confident the new population projections are more accurate than those the state's produced and the county's used in the past. He said it's not the percentages that matter, but the rapidly increasing number of people who will demand government services.

"Percentages become irrelevant when you're building a sewer line" he said. "We're adding numbers of people faster than expected."

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Both men said the county's already taking steps to deal with its rapid growth, but the faster-than-expected population increase adds to the sense of urgency.

Part of the problem, Daltry said, is the nature of the growth in areas such as Cape Coral and Lehigh Acres. Communities subdivided decades ago tend to be carved into small residential lots with little commercial space, meaning they become bedroom communities with workers having to drive long distances to reach jobs. The smaller lots also mean lower cost housing, which means those moving in tend to be younger working-class families.

Statistics in the new study bear that out. In Lee County, 25.4 percent of the population is 65 years or older, well more than the national rate of 12.4 percent. In Cape Coral, that rate is 19.6 percent, and, in Lehigh, that rate is 19.7 percent.

Griffin said there has been some discussion of lowering the eventual buildout projection of 1.6 million.

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# TRANSMITTAL MEMORANDUM

*C PA 2006-00013*

**To:** Department of Community  
Development  
Division of Planning  
Lee County  
Post Office Box 398  
Fort Myers, FL 33902-0398

**From:** Ron Nino

Planner  
rnino@vanday.com

**RECEIVED**  
SEP 29 2006  
COMMUNITY DEVELOPMENT

**Cc:** File

**Date:** September 29, 2006

**Re:** Application for Comprehensive Plan Amendment

We are sending you via By Hand the following:

Copies	Date	Description
6	9/29/2006	Comp Plan Amendment Application & supporting documents
1	9/29/2006	Electronic copy of application
1	9/29/2006	Check for application fee in amount of \$2,060

## Remarks:

Map Amendment > 20 acres: \$2,000 and \$20.00 per 10 acres

- 48± acre property
- \$2,000 first 20 acres + \$20 + \$20 + \$20 = \$2,060

CPA 2006-00013

Vanasse  
Daylor



# TRANSMITTAL MEMORANDUM

RECEIVED  
OCT 03 2006  
JXS

Urban Planning  
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Traffic Engineering  
FL Lic LC0000366

**To:** Department of Community  
Development  
Division of Planning  
Lee County  
Post Office Box 398  
Fort Myers, FL 33902-0398

**From:** Ron Nino

Planner  
rnino@vanday.com

**Cc:** File

**Date:** October 4, 2006

**Re:** CPA2006-00013 – Proposed FLUM

We are sending you via By Hand the following:

Copies	Date	Description
6	10/4/2006	Proposed FLUM for CPA2006-00013
1	10/4/2006	E-mail correspondence w/Matthew Noble

**Remarks:**

Per Matthew Noble's e-mail

**Miranda Marriott**

---

**From:** Noble, Matthew A. [NOBLEMA@leegov.com]

**Sent:** Wednesday, October 04, 2006 2:57 PM

**To:** Miranda Marriott

**Cc:** Burris, Richard R.

My firm (Vanasse & Daylor) submitted an application for a Comprehensive Plan Amendment for client EllaMae Investments on Friday, September 29th. The property is in North Fort Myers.

I don't believe a required item was a proposed future land use map; however, a proposed future land use map was prepared for the application and unintentionally excluded from the submittal. Should I bring the map to the county as an application supplement?

Miranda,

A proposed FLUM map is a requirement of both Lee County and the DCA. Yes please submit a copy at the 1st floor counter. Thank you...

SPA 2006-00013

RECEIVED  
OCT 03 2006

10/4/2006



**LEE COUNTY**  
**SOUTHWEST FLORIDA**

**BOARD OF COUNTY COMMISSIONERS**

Bob Janes  
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A. Brian Bigelow  
*District Two*

Ray Judah  
*District Three*

Tammy Hall  
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Frank Mann  
*District Five*

Donald D. Stilwell  
*County Manager*

David M. Owen  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

(239) 533-8567

Oct. 25, 2007

Mr. Ron Nino  
Vanasse & Daylor, LLP  
12730 New Brittany Blvd.  
Fort Myers, FL 33907

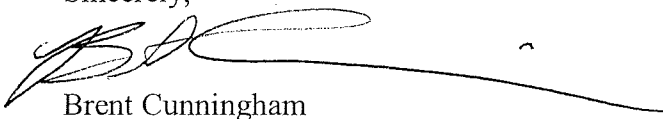
RE: CPA2006-13

Dear Mr. Nino:

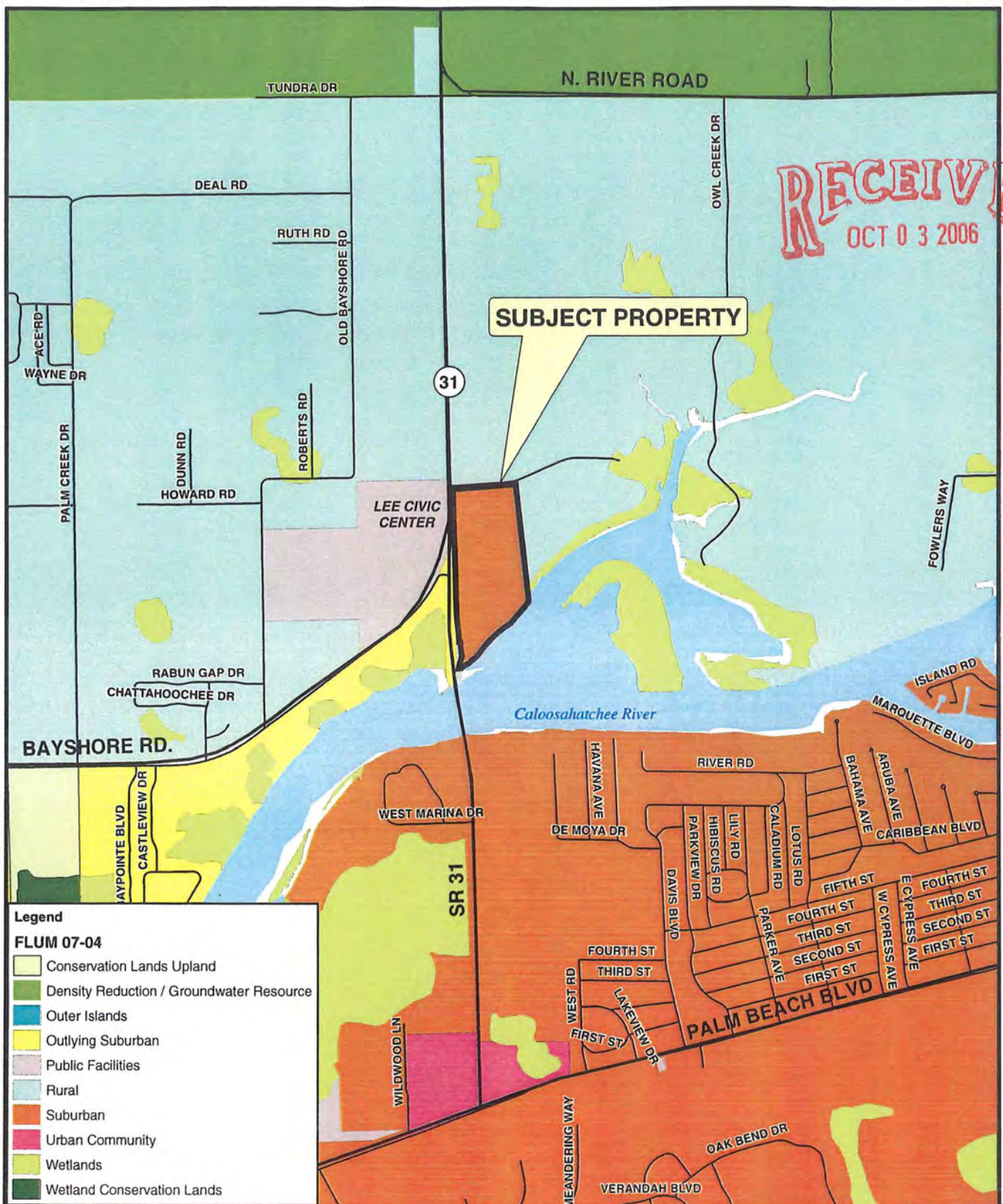
On September 28, 2006 an application was submitted for the above referenced project. Our records indicate the last correspondence in regards to the application was August 31, 2007 when staff forwarded a sufficiency letter. To date there has been no response from the applicant. In addition, Planning staff has been informed that the applicant is no longer pursuing the project.

Please confirm that the applicant is no longer pursuing this application. If Planning staff does not receive a response within 30 days, this application will be deemed withdrawn.

Sincerely,



Brent Cunningham



# EllaMae Investments Proposed Future Land Use Map

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue

Edgewater, CO 80214



2,000 0 2,000 Feet

**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.

CPA 2006-00013

Project Number: 81014  
FILE: \\vanday\_nas1\gis\Projects\800\810\81014\81014PropFLUM.mxd

# AFFIDAVIT

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

[Signature]  
Signature of owner or owner-authorized agent

9/28/06  
Date

Abraham Fitzsimmons  
Typed or printed name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this 28<sup>th</sup> day of September, 2006, by Abraham Fitzsimmons who is personally known to me or who has produced a Colorado Drivers License as identification.

(SEAL)

[Signature]  
Signature of notary public

Darlene F. Walter  
Printed name of notary public

My Commission Expires  
08/31/2009

# Spatial District Query Report

STRAP Number: 19-43-26-00-00001.0000

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	301	
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area	Coastal High Hazard Zone	High hazard	
Fire District	Fire District Taxing Authority	Bayshore 006	
Flood Insurance Zone	Flood Zone	AE-EL8	
FIRM Floodway		NOT FOUND	
Flood Insurance Panel	Community Panel Version Date	125124 0225 C 031594	
DNR Flood Zones		NOT FOUND	
Flood Insurance Coastal Barrier		NOT FOUND	
Lighting District		NOT FOUND	
Planning Community	ID Plan Community	1 Alva	
Planning Land Use 2010	Landuse	Rural	90.24%
	Landuse	Wetlands	9.2%
Sanibel/County Agreement		NOT FOUND	
School Board District	District School Board Member	5 Elinor Scricca, Ph.D.	
School Choice Zone	Choice Zones	East Zone	
	Choice Zones	East Zone 2	
Solid Waste District	District Area	Area 4	
Storm Surge	Category	T S	
Subdivisions		NOT FOUND	
Traffic Analysis Zone		99.9%	
Archaeological Sensitivity	Sensitivity Level	2	
Sea Turtle Lighting Zone		NOT FOUND	
Watersheds	Shed ID	Kickapoo Creek	0.01% 1
FLUCCS1995	Code Landuse	191 Undeveloped land within urban areas	69.17%
	Code Landuse	6172 Mixed wetland hardwoods - mixed shrubs	30.76%
	Code Landuse	510 Streams and Waterways	0.08% 1
Vegetation Permit Required		NOT FOUND	
Soil			

Map Symbol	66
Soil Name	CALOOSA FINE SAND
Panther Habitat	NOT FOUND
Eagle Nesting Site Buffer	NOT FOUND
Commissioner District	District 5
	Commissioner John Albion
Unincorporated Lee County Zoning	Zoning Designation AG-2
Development Orders	Development Order Status Wet Season Water Table LDO2004-00122 98.47%
	Development Order Status Wet Season Water Table 99-03-144-11L 0.81% 1
Road Impact Fee Districts	District 52
	Tidemark ID 52
	Name NORTH
Water Franchise	NOT FOUND
Wastewater Franchise	NOT FOUND
Res. Garbage Collection Day	Hauling Day Thursday
Res. Recycling Collection Day	Hauling Day Wednesday
Res. Horticulture Collection Day	Hauling Day Wednesday

## [ Modify Report Settings ]

Note	Details
1	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.

Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation.  
All information subject to change without notice.



## COMPREHENSIVE PLAN AMENDMENT ELLAMAE INVESTMENTS, INC.

September 28<sup>th</sup>, 2006

RECEIVED  
SEP 29 2006

COMMUNITY DEVELOPMENT

CPA 2006-00013

SR 31 & SR 78  
Lee County, Florida

Prepared For:  
**EllaMae Investments, Inc.**  
180 N. Bridge Street  
Suite B  
LaBelle, Florida 33975

Prepared By:  
**Vanasse & Daylor, LLP**

Job # 81014.03



Lee County Board of County Commissioners  
Department of Community Development  
Division of Planning  
Post Office Box 398  
Fort Myers, FL 33902-0398  
Telephone: (239) 478-8585  
FAX: (239) 478-8519

## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D \_\_\_\_\_

REC'D BY: \_\_\_\_\_

APPLICATION FEE \_\_\_\_\_

TIDEMARK NO: \_\_\_\_\_

### THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

-----  
(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: \_\_\_\_\_

### APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 15

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

9/27/06  
DATE

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

**I. APPLICANT/AGENT/OWNER INFORMATION**

Abe Fitzsimmons

APPLICANT

5840 West 25<sup>th</sup> Ave

ADDRESS

Edgewater

Colorado (CO)

80214

CITY

STATE

ZIP

(720) 309-7729

(303) 223-9314

TELEPHONE NUMBER

FAX NUMBER

Ron Nino; Vanasse & Daylor, LLP

AGENT\*

12730 New Brittany Blvd

ADDRESS

Fort Myers

Florida (FL)

33907

CITY

STATE

ZIP

(239) 437-4601

(239) 437-4636

TELEPHONE NUMBER

FAX NUMBER

Michael L. Greenwell

OWNER(s) OF RECORD

12250 N River Rd

ADDRESS

Alva

Florida (FL)

33917

CITY

STATE

ZIP

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

\* This will be the person contacted for all business relative to the application.

**II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)**

**A. TYPE: (Check appropriate type)**

☐

Text Amendment

☒

Future Land Use Map Series Amendment  
(Maps 1 thru 21)

List Number(s) of Map(s) to be amended

Map 1 of 5 (Future Land Use Map)

Table 1(b) (Planning Communities Year 2020)

Map 6 (Future Water Service Areas)

Map 7 Wastewater Service Areas

**B. SUMMARY OF REQUEST (Brief explanation):**

The applicant is requesting a Future Land Use Map amendment changing the future land use of the subject property from Rural/Wetlands to Suburban. The subject property is located on the east side of SR 31 immediately north of the Caloosahatchee River. A companion revision to Table 1(b) to reflect this change as it relates to the Alva Community is also requested. Revisions are also sought to relevant Wastewater and Potable Water service area boundaries. The described amendments will result in a subsequent rezoning application for a MPD in which the applicant proposes a residential and commercial project. The commercial project is intended to include a marina with associated uses such as a clubhouse and restaurant, wet and dry storage consistent with the Manatee Protection Plan and related Marina siting goals, and a neighborhood shopping center. A residential project of approximately 115 dwelling units reflecting a density of 3 dwelling units per acre will also be sought.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY  
(for amendments affecting development potential of property)**

**A. Property Location:**

See Exhibit III.

1. Site Address: 17800 SR 31, North Fort Myers, FL 33917
2. STRAP(s): 19-43-26-00-00001.0000

**B. Property Information**

Total Acreage of Property: 48 +/- acres

Total Acreage included in Request: 48 +/- acres

Area of each Existing Future Land Use Category: \_\_\_\_\_

Total Uplands: 90.24% or 43.6 +/- acres

Total Wetlands: 9.2% or 4.42 +/- acres

Current Zoning: AG-2

Current Future Land Use Designation: Rural

Existing Land Use: Vacant

**C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:**

*Lehigh Acres Commercial Overlay:* n/a

*Airport Noise Zone 2 or 3:* n/a

*Acquisition Area:* n/a

*Joint Planning Agreement Area (adjoining other jurisdictional lands):* n/a

*Community Redevelopment Area:* n/a

**D. Proposed change for the Subject Property:**

Future Land Use Map amendment changing land use designation from Rural to  
Suburban

**E. Potential development of the subject property:**

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	<u>1 dwelling unit/acre</u>
Commercial intensity	<u>Minimal non-residential to serve community</u>
Industrial intensity	<u>Not permitted</u>

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>6 dwelling units/acre</u>
Commercial intensity	<u>Neighborhood Center</u>
Industrial intensity	<u>Not permitted</u>

**IV. AMENDMENT SUPPORT DOCUMENTATION**

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

**A. General Information and Maps**

***NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.***

**The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).**

1. **Provide any proposed text changes.**

This application does not propose any text changes.

2. **Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.**

Please see Exhibit IV.A.2.

**3. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.**

The subject property is 48± acres situated in the Alva Planning Community at the confluence of SR 31 and Bayshore Road. Currently the majority of surrounding property is residentially developed at a rural density. However a number of factors indicate that land use intensity and density increases are on the horizon.

The physical location of the property suggests advantages for more intense uses. Bayshore Road lies only 1.5 miles from the I-75 interchange, and the property fronts a navigable body of water with access to the Gulf of Mexico (the Caloosahatchee River).

The relative location of the property also lends itself to more intense development. The Lee County Civic Center is located opposite the subject property on the north west corner of Bayshore Road and SR 31. This facility will naturally encourage a more urban land use. Enhancements to infrastructure resulting from the new town at Babcock Ranch and the general growth pressures on Lee County will also transform the rural character of the area.

The changing nature of surrounding lands will inevitably require a renewed and holistic evaluation of the Bayshore and Alva planning communities. As such, this application has been prepared in consistency with anticipated planning measures and goals.

Please see Exhibit IV.A.3.

**4. Map and describe existing zoning of the subject property and surrounding properties.**

Adjacent to the subject site on the north and east is agricultural (AG-2) zoning. The site borders the Caloosahatchee River on the south. A small parcel adjacent to the southwest portion of the property is also zoned AG-2, although beyond said parcel is an RM-6 designation. Directly west is the Lee Civic Center, zoned CF-3.

Please see Exhibit IV.A.4.

**5. The legal description(s) for the property subject to the requested change.**

Please see Exhibit IV.A.5.

**6. A copy of the deed(s) for the property subject to the requested change.**

Please see Exhibit IV.A.6.

**7. An aerial map showing the subject property and surrounding properties.**

Please see Exhibit IV.A.7.

**8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.**

Please see Exhibit IV.A.8.

**B. Public Facilities Impacts**

**NOTE:** *The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).*

**1. Traffic Circulation Analysis**

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

**Long Range – 20-year Horizon:**

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;

The subject property is located entirely within TAZ 1289 as identified in the enclosed Traffic Circulation Analysis (Exhibit IV.B.1).

- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);

The enclosed Traffic Circulation Analysis (Exhibit IV.B.1) contains the formatted changes to the ZDATA1 and ZDATA2 files.

- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;

Please see the Exhibit IV.B.1 for an estimate of the projected roadway conditions within the 3-mile radius.

- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;

Please see the enclosed Traffic Circulation Analysis (Exhibit IV.B.1). No modifications to the 2030 FF Network were identified.

- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;

N/A

- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

N/A

**Short Range – 5-year CIP horizon:**

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediate development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);

Please see the enclosed Traffic Circulation Analysis (Exhibit IV.B.1) for descriptions of the specific development plan and the roadways in the 3-mile radius.

- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Please see Exhibit IV.B.1.

**Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);**

Please see the enclosed Traffic Circulation Analysis (Exhibit IV.B.1) for the projected 2011 (5-year horizon) LOS analysis and results.

- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;

Please see Exhibit IV.B.1.

- c. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

Please see the enclosed Traffic Circulation Analysis (Exhibit IV.B.1). The widening of SR 80 between SR 31 and Buckingham Road was identified as being needed with the 5-year planning horizon based on historical growth rate trends on that segment.

**2. Provide an existing and future conditions analysis for:**

**a. Sanitary Sewer**

A Lee County Utilities 6" force main is located along SR 31 which serves the Lee County Civic Center. The standard level of service is 250 GPM/ERU for single family and 200 GPM/ERU for multifamily. Only 26GPM sewer demand is expected from the proposed development. Per Lee County Utilities there is available capacity in the sewage treatment plant and in the 6" force main along SR 31. The main is only used during scheduled events at the Lee Civic Center, typically occurring on weekends.

**b. Potable Water**

A 12" Lee County Water main along Bayshore Road currently serves the area about 1 mile west of the site. This main will be extended to the proposed site. The standard level of service is 250 GPM/ERU for single family and 200 GPM/ERU for multi family. The expected demand from the proposed development is 29 GPM and lines will have to be extended to the site from approximately 1 mile west on Bayshore Road. There is available capacity in the Lee County Utilities system.

**c. Surface Water/Drainage Basins**

The site is located in the Kickapoo Creek watershed. The land use is mostly outlying suburban/rural. Flood Insurance Map 125124 Panel 0225 version C dated 031594 shows the property to be in zone AE-EL8. A storm water system will be required for the project and will consist of either lakes or dry retention areas and swales. The discharge will either be to the Caloosahatchee River or the swale along SR 31. An Environmental Resource Permit will need to be obtained.

**d. Parks, Recreation, and Open Space.**

The Lee Civic Center is immediately west of subject property fronting the opposite side of SR 31. This facility provides recreational resources for entertainment and public fairs (i.e 4 H club). Additionally, development of the subject land with a marina component will provide boating recreational resources to the public and/or members of the marina yacht club and is consistent with goal 82 of the Lee Plan. Additional recreation opportunities will be afforded project residents by the recent acquisition by the State of over 70,000 acres of natural habitat at the Babcock Ranch

**Analysis should include (but is not limited to) the following:**

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

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

**a. Fire protection with adequate response times;**

Please see Exhibit IV.B.3a.

**b. Emergency medical service (EMS) provisions;**

Please see Exhibit IV.B.3b.

**c. Law enforcement;**

Please see Exhibit IV.B.3c.

**d. Solid Waste;**

Please see Exhibit IV.B.3d.

**e. Mass Transit; and**

Please see Exhibit IV.B.3e.

**f. Schools.**

Please see Exhibit IV.B.3f.

*In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.*

**C. Environmental Impacts**

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

**1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).**

Please see Exhibit IV.C.

**2. A map and description of the soils found on the property (identify the source of the information).**

Please see Exhibit IV.C.

**3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).**

Please see Exhibit IV.C.3.

**4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.**

Please see Exhibit IV.C.

**5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).**

Please see Exhibit IV.C.

**D. Impacts on Historic Resources**

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

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.

There are no historic districts and/or sites located on the subject property or adjacent properties.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

Please see Exhibit IV.D.2.

#### **E. Internal Consistency with the Lee Plan**

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

Table 1(b) Planning Community Year 2020 Allocations (Exhibit E-1a) would be adjusted to the numbers presented in Exhibit E-1b if the proposed amendment were approved.

The current population allocation for the year 2020 Alva Planning Community shows zero (0) persons in the Suburban Land Use Category and one thousand four hundred nineteen (1,419) persons in the Rural Land Use Category. Although this application requests a Suburban land use designation enabling up to 6 dwelling units per acre, the application has also indicated that, upon approval of the proposed amendment, approval for a mixed use community at 3 dwelling units per acre would be pursued. Therefore adjustments to Table 1(b) have been calculated based on the development plan presented in this application (10 acres commercial and 38 acres residential at 3 du/acre). The resulting proposed population allocation subtracts 111 people from the Rural designation and adds 189 people to the Suburban designation, for a net increase of seventy eight (78) people. The total population for Lee County would be similarly adjusted to account for a net population increase of 78 persons by the year 2020.

Existing Site Population Allocation					
Designation	Use	Acreage	DU/Acre	PPH*	Population
Rural	Residential	48	1	2.32	111
Suburban	Residential	0	6	1.66	0
Suburban	Commercial	0	0	0	0
<b>Total Population</b>					<b>111</b>

Proposed Site Population Allocation					
Designation	Use	Acreage	DU/Acre	PPH*	Population
Rural	Residential	0	1	2.32	0
Suburban	Residential	38	3	1.66	189
Suburban	Commercial	10	0	0	0
<b>Total Population</b>					<b>189</b>

Potential Site Population Allocation					
Designation	Use	Acreage	DU/Acre	PPH*	Population
Rural	Residential	0	1	2.32	0
Suburban	Residential	38	6	1.66	378
Suburban	Commercial	10	0	0	0
<b>Total Population</b>					<b>378</b>

\*See Exhibit IV.E.1c.

It is readily apparent that population projections for Lee County far exceed the forecasts reflected in the various planning communities that are urban impacted (see Exhibit IV.E.1d). Recent approvals to establish a new city at the Babcock Ranch, as well as the subsequent Lee County infrastructure improvements, will create population pressures that did not exist when the current population projections were made for the Alva and Bayshore Planning Communities. Natural growth pressures will require a re-evaluation of the way land in the Alva community should be used. There will be a demand for commercial space; a Suburban designation allowing the aforementioned MPD & 10 acres of commercial use would anticipate this demand.

2. **List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.**

#### **Future Land Use**

**Objective 1.1 Future Urban Areas, Policy 1.1.5.** Upon adoption of the proposed amendment, a Suburban density of one (1) to six (6) dwelling units per acre will be allowable. Under said circumstances, the proposed density of three (3) dwelling units per acre will be consistent with Policy 1.1.5. Given a) Suburban areas are intended to be predominantly residential areas on the fringe of Central Urban/Urban Community OR protecting existing/emerging residential neighborhoods and b) the new town on Babcock Ranch will undeniably result in infrastructure improvements and a more urban nature, it is reasonable to believe the Suburban designation meets the intent of the Lee Plan.

**Policy 1.7.6** Upon approval of the proposed amendment the Planning Communities Map and Acreage Allocation Table (Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) shall be made consistent with the new designation.

**Goal 2: Growth Management and Objective 2.1 Development Location** The new town (Babcock Ranch) to be established 3 miles north of the subject property along SR 31 will significantly impact the planning framework for the Alva and Bayshore communities. The introduction of an urban infrastructure fabric to support the new town makes it impractical to retain the rural retention of these planning communities, particularly along the SR 31 highway corridor. The essence of this proposal is that, in light of arriving development and circumstances, it will realign the subject property with the objectives and policies of Goal 2.

**Goal 3 Privately Funded Infrastructure.** A proportionate share of required off-site infrastructure improvements, together with funding of applicable impact fees, will be made by the project developer. Development of the subject property will be fiscally neutral and therefore consistent with policies related to Goal 3.

**Goal 4. Development Design-General** Subsequent to any Future Land Use amendment, development will be subject to a PD rezoning action to embrace a mixed-use project. All design elements to be employed in the development phase will be made to ensure consistency with Goal 4 and its relevant policies.

**Goal 5. Residential Land Uses** All design elements to be employed in the development phase will be made to ensure consistency with this goal and its relevant policies.

**Goal 6. Commercial Land Uses.** All design elements to be employed in the development phase will be made to ensure consistency with this goal and its relevant policies.

**Goal 11. Water, Sewer, Traffic, and Environmental Review Standards** As a function of subsequent rezoning and development order applications, the proposed development will be connected to the Lee County water and sewer and utilities, and is expected to be required to submit a traffic impact survey and environmental assessment.

**Goal 39. Development Regulations, Policy 39.1.** All design elements to be employed in the development phase will incorporate design and development features that ensure that the project is consistent with the applicable parts of this goal and policy.

#### **Community Facilities and Services**

**Policy 53.1.9** Development of the subject property will be required to pay its fair share of providing standard potable water supplies at the time of a final development order approval.

**Policy 54.1.6 and 57.1.5** Development of the subject property as may be approved under the revised future land use designation will be connected to re-use water system if it is available with adequate supply. Connection to the county's waste water system is also expected to take place as a function of the approval of a final development order.

#### **Coordinated Surface Water Management and Land Use Planning on a Watershed Basis.**

Development of the subject property will be done in a manner consistent with **Policy 60.3.1D**. **Policy 61.3.6** requires development to have and maintain an adequate surface water management system, provision for acceptable programs for operation and maintenance, and post-development runoff conditions which reflect the natural surface water flow in terms of rate, direction, quality, hydroperiod and drainage basin. The design of the project will be consistent with this policy.

#### **Parks, Recreation and Open Space**

**Goal 77. Development Design Requirements.** Goal 77 and associated objectives and policies will serve as guiding principles governing the design of any development of the subject property. The Lee County LDC establishes open space and indigenous preservation requirements that must be met. These guiding principles will ensure that adequate recreational opportunities are afforded project residents and patrons to any associated commercial development. A marina is for all practical purposes a recreation resource and will provide boating opportunities not only to project residents but the public at large.

#### **Conservation and Coastal Management**

**Objective 128.5 Marina Siting Criteria** It is understood that any development of the subject property in part for a marina will be evaluated on the basis of Objective 128.5 and associated policies.

**Objective 128.6 Marina Design Criteria** It is understood that any development of the property in part for a marina will be evaluated on the basis of Objective 128.6 and associated policies.

### **3. Describe how the proposal affects adjacent local governments and their comprehensive plans.**

The proposed amendment would not affect any adjacent local government or their comprehensive plan. The proposed change is four miles removed from the City of Fort Myers

boundary and lies 2.5 miles south of the dividing line between Lee and Charlotte Counties. A recent amendment to the Charlotte County Comprehensive Plan, which sets the framework for a new town of 45,000 people immediately contiguous to the Lee County border along SR 31 and directly north of the subject property (2 miles), is the catalyst justifying the revision sought by this application. It is acknowledged that the new town at the Babcock Ranch will significantly alter the original premises of the Lee Plan regarding the Alva and Bayshore Planning communities and the SR 31 road corridor.

**4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.**

A review of State Policy Plan and Regional Policy Plan goals and policies for relevance to this plan amendment does not advise that said goals and policies in any way preclude this amendment from being approved by Lee County. It should be appreciated that said State and Regional Policy Plans contain goals and policies that are very broad in their scope and for the most part are not relevant to a FLUM change.

State and Regional Policy Plans intend to discourage leapfrog development and encourage maximizing public infrastructure. In consideration of the commitment to the new town on Babcock Ranch, public infrastructure will be in place to support development on the subject property. Therefore, in terms of committed (though not yet built) infrastructure, the proposed amendment acknowledges development of the subject property as urban infill rather than leapfrog development.

**F. Additional Requirements for Specific Future Land Use Amendments**

**1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)**

**a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,**

The subject site fronts on SR 31, an arterial highway that is expected to be widened to six lanes in the near future. Similar improvements to Bayshore Road will provide a direct link to the I-75 interchange approximately 1.5 miles from the subject site.

**b. Provide data and analysis required by Policy 2.4.4,**

In the event of approval of the proposed amendment, a mixed-use development would be pursued. The development would most likely include a marina and associated facilities, a neighborhood shopping center and a surrounding residential development. It is the belief of the applicant that the current Rural designation cannot be justified when the physical and relative location of the site are taken into account. The decision to establish a new town only three (3) miles north of the site further weakens any argument for a rural designation. Additionally, the growth factors applied to forecast growth in 2020 for the Alva and Bayshore Communities did not adequately account for the explosive growth that has occurred in S.W. Florida and most particularly Lee County.

**c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.**

N/A.

**2. Requests moving lands from a Non-Urban Area to a Future Urban Area**

a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

The result of recent commitments to establish a new town north of the subject property essentially creates a 3 mile section of north Lee County between the I-75 and SR 31 road corridor that will be fully serviced with public infrastructure, including significant transportation improvements. Without approval of the proposed amendment, this area will resemble a hole in the donut of an otherwise urban area. Therefore the project becomes appealing as urban infill rather than leapfrog development.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

N/A.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

N/A.

- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

The responses presented in "Part E: Internal Consistency with the Lee Plan" provide justification in support of the proposed amendment.

**Item 1: Fee Schedule**

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

# AFFIDAVIT

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

[Signature]  
Signature of owner or owner-authorized agent

9/28/06  
Date

Abraham Fitzsimmons  
Typed or printed name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this 28<sup>th</sup> day of September, 2006, by Abraham Fitzsimmons who is personally known to me or who has produced a Colorado Drivers License as identification.

(SEAL)

[Signature]  
Signature of notary public

Darlene F. Walley  
Printed name of notary public

My Commission Expires  
08/31/2009

## **LIST OF EXHIBITS**

### **Section III**

Exhibit III      Location Map

### **Section IV**

#### **Part A: General Information and Maps**

Exhibit IV.A.2	Future Land Use Map
Exhibit IV.A.3	Existing Land Use Map
Exhibit IV.A.4	Existing Zoning Map
Exhibit IV.A.5	Legal Description
Exhibit IV.A.6	Warranty Deed
Exhibit IV.A.7	Aerial Map
Exhibit IV.A.8	Owner Authorization Letter

#### **Part B: Public Facilities Impacts**

Exhibit IV.B.1	Traffic Circulation Analysis
Exhibit IV.B.3a	Letter from Bayshore Fire Department
Exhibit IV.B.3b	Letter to Public Safety
Exhibit IV.B.3c	Letter from Lee County Sheriff's Department
Exhibit IV.B.3d	Letter from Lee County Solid Waste Division
Exhibit IV.B.3e	Letter from Lee County Transit Division
Exhibit IV.B.3f	Letter from School District of Lee County

#### **Part C: Environmental Impacts**

Exhibit IV.C	Environmental Assessment
Exhibit IV.C.3	Topographic Map

# Lee County Comp Plan Amendment Application

## **Part D: Impacts on Historic Resources**

Exhibit IV.D.2      Archeological Sensitivity Map

## **Part E: Internal Consistency with the Lee Plan**

Exhibit IV.E.1a      Table 1(b) Alva Planning Community – Current Figures

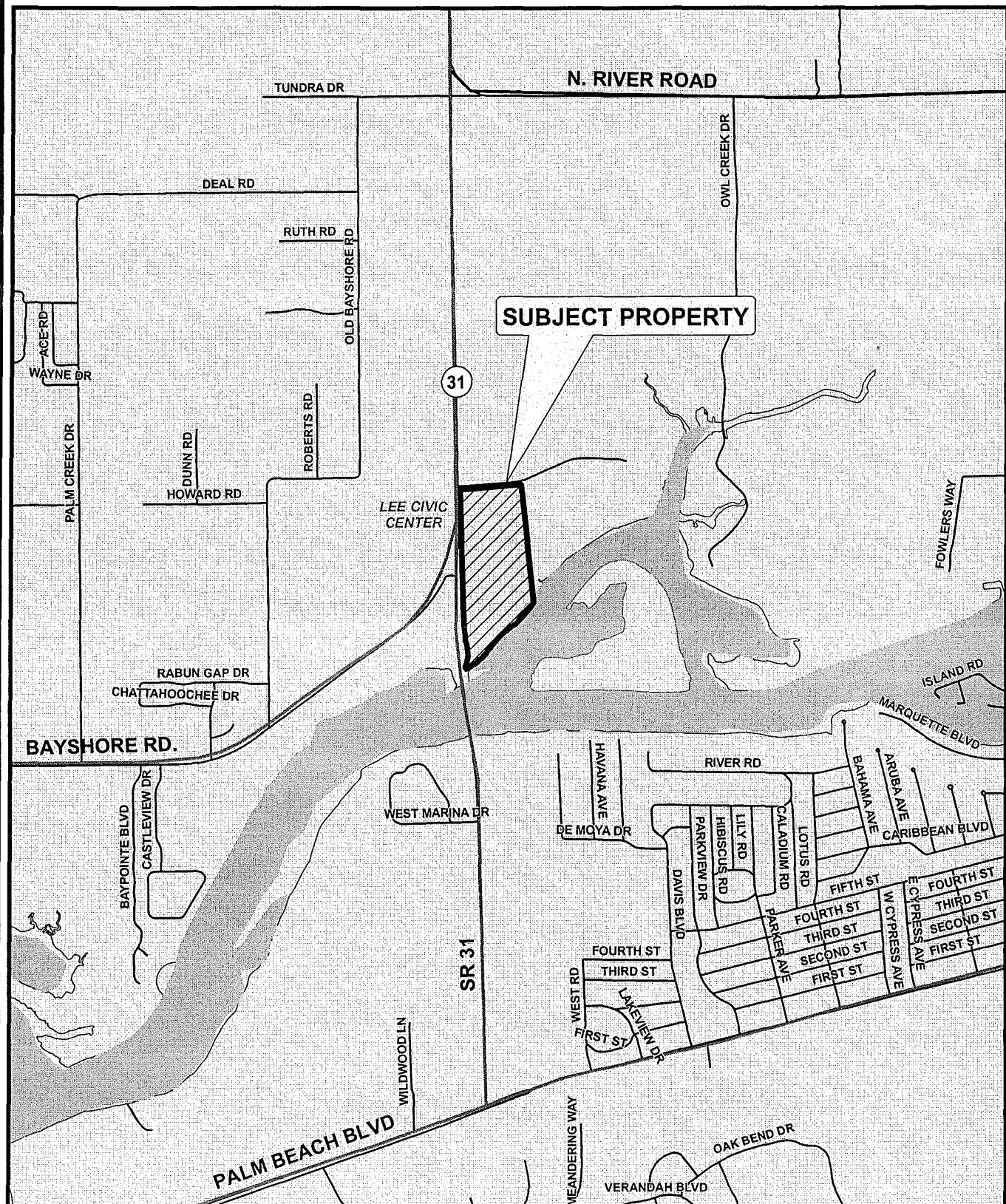
Exhibit IV.E.1b      Table 1(b) Alva Planning Community – Proposed Figures

Exhibit IV.E.1c      Housing Tables & PPH Calculations

Exhibit IV.E.1d      News Article, “Projections Show Larger than Expected Growth in Lee”

## **Also Included**

Boundary Survey



**EllaMae Investments**

Location Map  
Exhibit III

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue



2,000 0 2,000 Feet

Edgewater, CO 80214

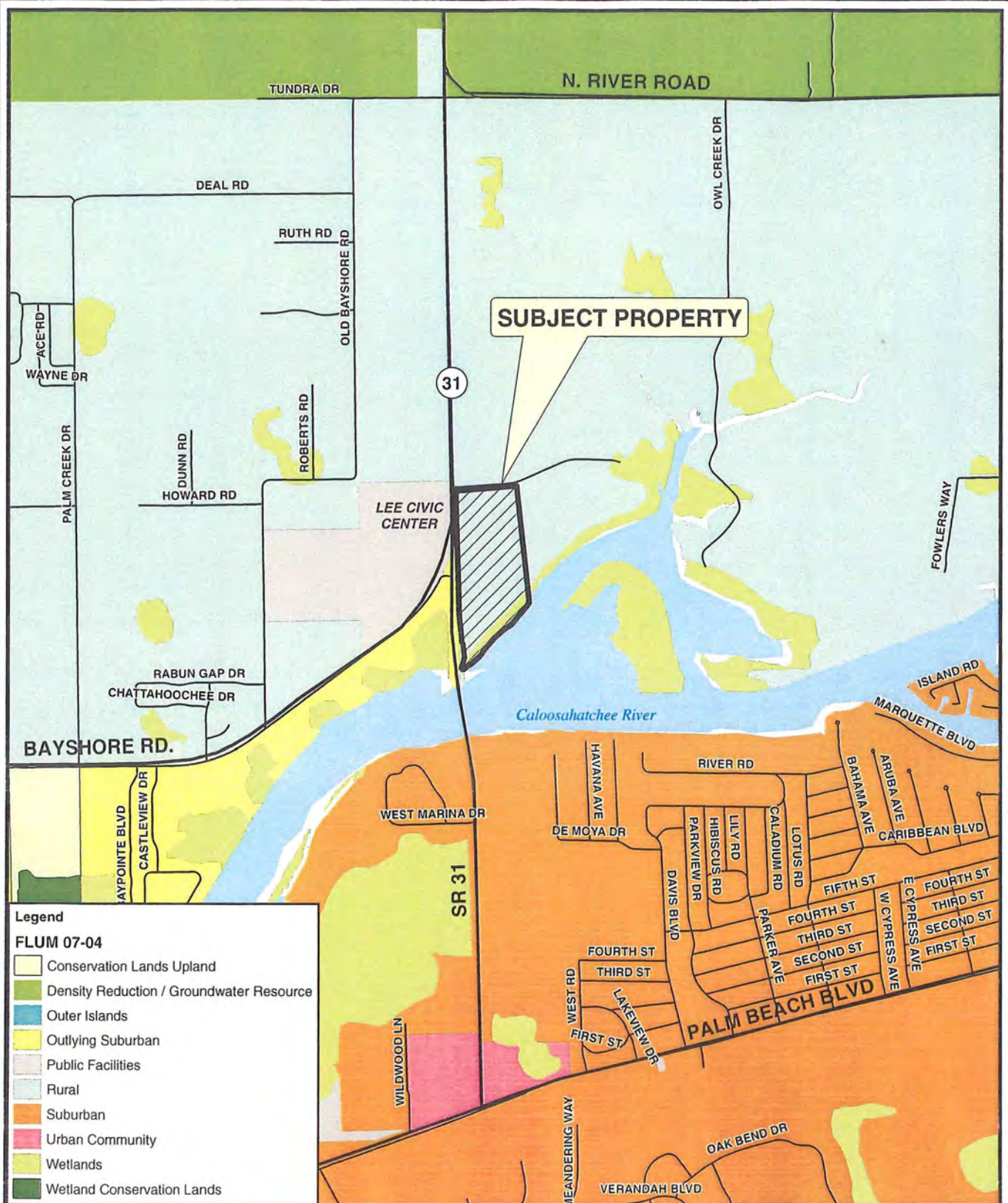
**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.



## EllaMae Investments

### Future Land Use Map Exhibit IV.A.2

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue



2,000 0 2,000 Feet

Edgewater, CO 80214

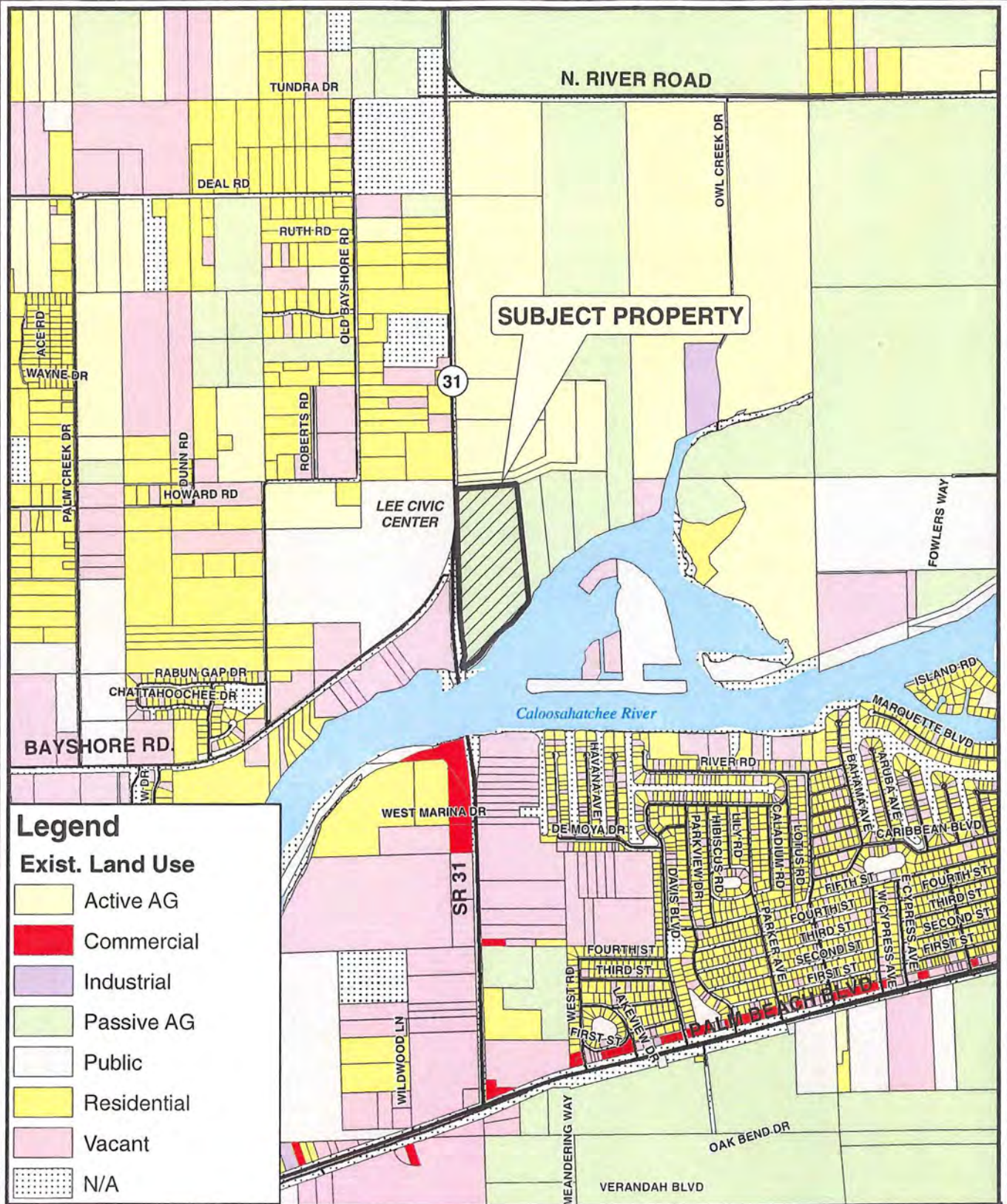
**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.



## EllaMae Investments

Existing Land Use Map  
Exhibit IV.A.3

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue



2,000 0 2,000 Feet

Edgewater, CO 80214

**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.



## LEGAL DESCRIPTION

### PARCEL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE S 88°46'28"E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 31, THENCE S 00°E ALONG SAID RIGHT OF WAY FOR 155.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE N86°34'14" E FOR 784.00 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE FOR 72.34 FEET TO A NON-TANGENT POINT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, AN INTERNAL (DELTA) ANGLE OF 11°50'30", AND A CHORD OF 72.21 FEET THAT BEARS N80°38'59"E, THENCE S05°11'18"E ALONG A PARCEL OF LAND, FOR 1425.40 FEET TO THE APPROXIMATE TOP BANK OF THE CALOOSAHATCHEE RIVER, THENCE S33°43'58"W ALONG SAID TOP BANK FOR 557.34 FEET, THENCE CONTINUE ALONG SAID TOP BANK S45°50'57"W FOR 903.47 FEET, THENCE S81°50'48"W FOR 19.77 FEET TO EASTERLY RIGHT OF WAY OF STATE ROAD 31, THENCE N08°09'13"W ALONG SAID RIGHT OF WAY FOR 22.61 FEET TO A POINT OF CURVATURE TO THE RIGHT, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY FOR 307.44 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 5356.41 FEET, AN INTERNAL (DELTA) ANGLE OF 03°17'19" AND CHORD OF 307.40 FEET THAT BEARS N06°30'33"W, THENCE S 85°08'08" W RADIALLY ALONG SAID RIGHT OF WAY FOR 10.00 FEET TO A POINT ON A CURVE TO THE RIGHT, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY FOR 779.21 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 5366.41 FEET, AN INTERNAL (DELTA) ANGLE OF 08°19'10" AND A CHORD OF 778.53 FEET WHICH BEARS N 00°42'18"W, THENCE CONTINUE ALONG SAID RIGHT OF WAY N 03°27'16"E FOR 855.44 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY FOR 133.97 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1959.86 FEET, AN INTERNAL (DELTA) ANGLE OF 03°55'00" AND A CHORD OF 133.95 FEET WHICH BEARS N01°29'46"E, THENCE N 00°27'52"W FOR 364.35 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT OF WAYS OF RECORD.  
PARCEL CONTAINS 44.8 ACRES MORE OR LESS.

### TOGETHER WITH THE FOLLOWING DESCRIBED INGRESS/EGRESS EASEMENT:

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT OF WAY OF STATE ROAD 31 (100 FEET WIDE) RUN S88°46'28" E FOR 100.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 31 (100 FEET WIDE), THENCE RUN S 00°27'52" E ALONG SAID RIGHT OF WAY OF SAID STATE ROAD 31 FOR 54.91 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN N86°34'14" E FOR 778.82 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 250.00, A CENTRAL ANGLE OF 18°38'54" AND A CHORD OF 81.01 FEET THAT BEARS N77°14'47" E, THENCE RUN EASTERLY ALONG SAID CURVE FOR 81.37 FEET TO A POINT OF TANGENCY, THENCE RUN N 67°55'20" E FOR 525.39 FEET, THENCE RUN S 87°13'07" E FOR 800.66 FEET, THENCE RUN S 00°16'25" W FOR 100.10 FEET, THENCE RUN N 87°13'07" W FOR 783.00 FEET, THENCE RUN S 67°55'20" W FOR 503.35 FEET TO A POINT OF CURVE TO THE RIGHT WITH A RADIUS OF 350.00, A CENTRAL ANGLE OF 18°38'54" AND A CHORD OF 113.41 FEET THAT BEARS S 77°14'47"W, THENCE RUN WESTERLY ALONG SAID CURVE FOR 113.92 FEET, THENCE RUN S86°34'14"W FOR 784.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID STATE ROAD 31, THENCE RUN N 00°27'52" W ALONG SAID RIGHT OF WAY FOR 100.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.02 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING S88°52'38"E.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT OF WAYS OF RECORD.

## WARRANTY DEED

Made this 1<sup>st</sup> day of June, 2006.

BETWEEN Thomas DiLoreto, a married man, party of the first part, Grantor, whose post office address is 6343 Scott Lane, Fort Myers, FL 33905, and Michael L. Greenwell, a married man, party of the second part, GRANTEE, whose post office address is 12250 N. River Road, Alva, FL 33920.

**WITNESSETH:** That the said party of the first part for and in consideration of the sum of TEN DOLLARS AND NO/100, plus other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land situate, lying and being in the County of Lee and State of Florida, to-wit:

### SEE EXHIBIT "A"

Subject to ad valorem real property taxes for the year of closing and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record; if any and restrictions, reservations and easements common to the subdivision.

Property Appraisers Parcel Identification Number is 19-43-26-00-00001.0000

Grantor warrants this is not homestead property nor is property contiguous homestead of Grantor, Grantor's spouse or dependents.

And the said party of the first part does hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever except for ad valorem real property taxes for 2006 and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record; if any and restrictions, reservations and easements common to the subdivision.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered in the presence of:

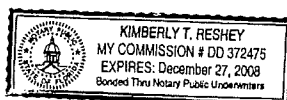
Kim Reshey  
Witness # 1 Signature  
Kim Reshey  
Printed Witness # 1 Name  
Shirley Smith  
Witness # 2 Signature  
Shirley Smith  
Printed Witness # 2 Name

Thomas DiLoreto  
Thomas DiLoreto

STATE OF FLORIDA  
COUNTY OF LEE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Thomas DiLoreto, to me known to be the person described in and who executed the foregoing instrument or who has produced drivers license as identification and acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 1<sup>st</sup> day of June, 2006.

Prepared Without Opinion By:  
William G. Morris, Esq.  
247 North Collier Boulevard, Suite 202  
Marco Island, Florida 34143  
(239) 642-6020



Kimberly T. Reshey  
NOTARY SIGNATURE  
Commission Expires: [SEAL]

## EXHIBIT IV.A.6

WM. G. MORRIS

Fax: 2396420722

Jun 1 2006 10:51

P.08

## EXHIBIT "A"

## PARCEL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S 88°46'28"E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 100.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 31; THENCE S 00°27'52"E ALONG SAID RIGHT-OF-WAY FOR 155.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N 86°34'14"E FOR 784.00 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE FOR 72.34 FEET TO A NON-TANGENT POINT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, AN INTERNAL (DELTA) ANGLE OF 11°50'30", AND A CHORD OF 72.21 FEET THAT BEARS N 80°38'59"E; THENCE S 05°11'18"E ALONG A PARCEL OF LAND, FOR 1426.40 FEET TO THE APPROXIMATE TOP BANK OF THE CALOOSAHATCHEE RIVER; THENCE S 33°43'58"W ALONG SAID TOP BANK FOR 557.34 FEET; THENCE CONTINUE ALONG SAID TOP BANK S 45°50'57"W FOR 903.47 FEET; THENCE S 81°50'48" FOR 19.77 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 31; THENCE N 08°09'13"W ALONG SAID RIGHT-OF-WAY FOR 22.61 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY FOR 307.44 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 5356.41 FEET, AN INTERNAL (DELTA) ANGLE OF 03°17'19" AND A CHORD OF 307.40 FEET THAT BEARS N 06°30'33"W; THENCE S 85°08'08"W RADIALLY ALONG SAID RIGHT-OF-WAY FOR 10.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY FOR 779.21 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 5366.41 FEET, AN INTERNAL (DELTA) ANGLE OF 08°19'10" AND A CHORD OF 778.53 FEET WHICH BEARS N 00°42'18"W; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY N 03°27'16"E FOR 855.44 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY FOR 133.97 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1959.86 FEET, AN INTERNAL (DELTA) ANGLE OF 03°55'00" AND A CHORD OF 133.95 FEET WHICH BEARS N 01°29'46"E; THENCE N 00°27'52"W FOR 364.35 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.

PARCEL CONTAINS 44.8 ACRES MORE OR LESS.

## TOGETHER WITH THE FOLLOWING DESCRIBED INGRESS/EGRESS EASEMENT

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 31 (100 FEET WIDE), RUN S 88°46'28" E FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 31 (100 FEET WIDE); THENCE RUN S 00°27'52" E ALONG SAID RIGHT-OF-WAY OF SAID STATE ROAD 31 FOR 54.91 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN N 86°34'14" E FOR 778.82 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 250.00, A CENTRAL ANGLE OF 18°38'54" AND A CHORD OF 81.01 FEET THAT BEARS N 77°14'47" E; THENCE RUN EASTERLY ALONG SAID CURVE FOR 81.37 FEET TO A POINT OF TANGENCY; THENCE RUN N 67°55'20" E FOR 525.39 FEET; THENCE RUN S 87°13'07" E FOR 800.66 FEET; THENCE RUN S 00°16'25" W FOR 100.10 FEET; THENCE RUN N 87°13'07" W FOR 783.00 FEET; THENCE RUN S 67°55'20" W FOR 503.35 FEET TO A POINT OF CURVE TO THE RIGHT WITH A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 18°38'54" AND A CHORD OF 113.41 FEET THAT BEARS S 77°14'47" W; THENCE RUN WESTERLY ALONG SAID CURVE FOR 113.92 FEET; THENCE RUN S 86°34'14" W FOR 784.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31; THENCE RUN N 00°27'52" W ALONG SAID RIGHT-OF-WAY FOR 100.13 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 5.02 ACRES MORE OR LESS.  
 BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING S 88°52'38" E.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.



## EllaMae Investments

Aerial Photo Date: Feb. 2006

Exhibit IV.A.7

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue



2,000 0 2,000 Feet

Edgewater, CO 80214

**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.

## LETTER OF AUTHORIZATION

This Letter fully authorizes and enables EllaMae Investments, LLC, its officers and/or any of its representatives to perform any measure of study, due diligence or preparatory work on the following property, including any requests to changes in the Comprehensive Plan (Amendments), Future Land Use Element and Map, and changes in service maps for water, sewer, utilities or other services. It also includes the authority to request changes to zoning, remove restrictions or obtain permitting that is needed for the intended uses by EllaMae Investments, LLC per its contract with the current owner, Michael L. Greenwell.

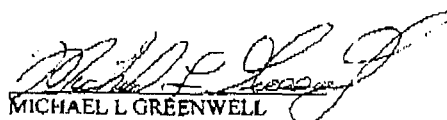
EllaMae Investments, LLC agrees to pay all costs for the work done by consultants and third parties and all appropriate fees for the work, permits and applications. It also agrees to indemnify the current Owner of any adverse impact that is a result of Buyer's activities or those of its contractors or representatives. All reports, studies and information will remain the property of EllaMae Investments, LLC. If any changes are made to zoning, permitting or other material improvements to the property are made and Buyer does not close on the property the Buyer will not be able to pursue reimbursement for those costs and is to release all reports, studies and information to the Seller at no cost to the Seller.

This Authorization will be in full effect until the closing of said Property or will become null and void upon cancellation of the contract.

Property Description: Strap number 19-43-26-00-0001.000 - 48 acres +/-, lying along the east side of SR 31 immediately contiguous and north of the Caloosahatchee River.

OWNER:

BUYER:

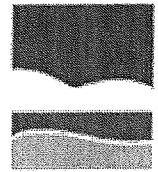
  
MICHAEL L. GREENWELL

  
ELLAMAE INVESTMENTS, LLC

BY:  
ITS:

EXHIBIT IV.A.8





# **COMPREHENSIVE PLAN TRAFFIC CIRCULATION ANALYSIS ELLA MAE PUD**

---

September 27<sup>th</sup>, 2006

**SR 31 & SR 78  
Lee County, Florida**

Prepared For:  
**EllaMae Investments, Inc.**  
180 N. Bridge Street  
Suite B  
LaBelle, Florida 33975

Prepared By:  
**Vanasse & Daylor, LLP**

Job # 81014.05

## **EXHIBIT IV.B.1**



## INTRODUCTION

### PROJECT DESCRIPTION

The Ella Mae PUD is a proposed mixed-use development on approximately 48 acres of land along the east side of SR 31 at the SR 78 intersection. The following land use program is contemplated:

- 144 multi-family dwelling units
- 60,000 sq ft retail commercial retail/office uses
- Marina with
  - 43 wet slips
  - 239 dry storage berths
  - 7,000 sq-ft Restaurant/Yacht Club
  - 3,000 sq ft Maintenance & Light Repair Shop
  - 1,500 sq ft Administrative Office

For purposes of this study the residential development is planned to be completed by the 2010 Planning Horizon.

A Pre-application Meeting was held with representatives from Lee County Long-range Planning on September 12<sup>th</sup>, 2006.

### STUDY SCOPE

This Comprehensive Plan Traffic Circulation Analysis (CPTCA) documents the technical traffic analysis of the proposed development consistent with the requirements set forth in the application document for Comprehensive Plan requests. It will document the examination of the potential impacts resulting from changing the future land use category from the existing Rural land use to Suburban.

## EXISTING CONDITIONS

The subject 48-acre site is bordered on the north by Old Rodeo Drive, on the west by SR 31, on the south by the Caloosahatchee River, and by a single-family residential property to the east. It is currently vacant.

**Old Rodeo Drive** is an east-west two-lane two-way undivided local road that extends from SR 31 east approximately ½ mile to its eastern terminus at a hammerhead cul-de-sac. It provides access to six ranchette properties.

**SR 31** is a north-south two-lane two-way undivided arterial roadway that extends from SR 80 north into Charlotte County. It has a 50 mph posted speed limit along the subject property. SR 31 is under FDOT maintaining and permitting authority. The Performance Standard Service Level designated by Lee County for SR 31 is LOS “E.”

**SR 78** (Bayshore Road) is an east-west two-lane two-way undivided arterial roadway that extends from SR 31 west to Pine Island. It has a 50 mph posted speed limit near the subject property. SR 78 is under FDOT maintaining and permitting authority. The Performance Standard Service Level designated by Lee County for SR 78 is LOS “E.”

**CR 78** (North River Rd) is an east-west two-lane undivided arterial roadway that extends from SR 31 east along the north side of the Caloosahatchee River to Hendry County. CR 78 is under Lee County maintaining and permitting authority. The Performance Standard Service Level designated by Lee County for CR 78 is LOS “E.”

**SR 80** (Palm Beach Boulevard) is a divided arterial roadway that extends through central Lee County along the south side of the Caloosahatchee River. It is a six-lane facility west of SR 31 and is a four-lane facility east of SR 31. SR 80 has a 45 mph posted speed limit in the vicinity of the SR 31 intersection. SR 80 is under FDOT maintaining and permitting authority.

SR 80 has been identified by FDOT as a Florida Intrastate Highway System (FIHS) route and a Strategic Intermodal System (SIS) Corridor. The Performance Standard Service Level designated

by Lee County for SR 31 is LOS “C” west of Buckingham Road and LOS “B” east of Buckingham Road to the Lee County Line.

SR 80 between SR 31 and Buckingham Road has also been identified in the Lee County Metropolitan Planning Organization’s (MPO) 2030 Long-range Transportation Plan (LRTP) as needing widening to a six-lane facility (#129 – see the **Appendix**). Funding has been identified as “contingent.” According to the Lee County MPO Transportation Improvement Program (FY 2006/2007 – 2010/2011) the critical year for the improvement is 2017. No programming was identified in the 2015 Interim Plan.

## **PROPOSED COMPREHENSIVE PLAN AMENDMENT**

The proposed Comprehensive Plan Amendment would change the future land use on the subject site from Rural to Suburban. Under the current zoning, the site could be developed at one (1) dwelling unit per acre. The proposed land use change would increase the density to 6.0 units per acre as well as commercial uses. This proposed change would result in the property being permitted to develop approximately 144 additional residential dwelling units than would be permitted under the current designation, and would allow development of commercial uses.

**Table 1** presents the intensity of uses that could be constructed under the existing and proposed land use categories.

**Table 1**  
**Land Uses**

<u>Condition</u>	<u>LU Category</u>	<u>Intensity</u>
Existing	Rural	48 Residential du
Proposed	Suburban	144 Residential du 100,000 sq ft commercial

## SITE-GENERATED TRAFFIC

### TRIP GENERATION

Site-generated trips were estimated for Traffic Analysis Zone (TAZ) 1289 based on ITE Trip Generation (7<sup>th</sup> Edition) and contemporary trip generation methodologies. For purposes of this evaluation, only the total site-generated trips for the existing and proposed uses were compared. Internal capture and pass-by trip reductions were also estimated. The restaurant and office uses were assumed to be incidental uses associated with the marina membership; no motor vehicle site-generated trips were estimated for these uses. The following trip generation equations were used for this analysis:

Single-Family Detached Housing (LU 210):

$$\text{ADT: } \ln(T) = 0.92 \ln(X) + 2.71$$

$$\text{AM Peak Hour: } T = 0.70(X) + 9.43$$

$$\text{PM Peak Hour: } \ln(T) = 0.90 \ln(X) + 0.53$$

Multi-family (LU 230):

$$\text{ADT: } \ln(T) = 0.85 \ln(X) + 2.55$$

$$\text{AM Peak Hour: } \ln(T) = 0.80 \ln(X) + 0.26$$

$$\text{PM Peak Hour: } \ln(T) = 0.82 \ln(X) + 0.32$$

Boat Repair/Maintenance/Office/Restaurant Uses Shopping Center (LU 820):

Marina (Wet or Dry) (LU 420):

$$\text{ADT: } T = 2.96 (X)$$

$$\text{AM Peak Hour: } T = 0.08 (X)$$

$$\text{PM Peak Hour: } T = 0.19 (X)$$

$$\text{ADT: } \ln(T) = 0.65 \ln(X) + 5.83$$

$$\text{AM Peak Hour: } \ln(T) = 0.60 \ln(X) + 2.29$$

$$\text{PM Peak Hour: } \ln(T) = 0.66 \ln(X) + 3.40$$

The motor vehicle trip generation estimates for this development are summarized in **Tables 2 and 2a**. It was presumed that the development currently included in TAZ 1289 would not be altered by the proposed land use change.

### TRIP DISTRIBUTION

Site-generated trips were distributed on the roadway network based on the site's proximity to existing attractors and producers. For purposes of this study, the residential, marina, and commercial land uses were assigned separately. The site-generated trip distribution percentages are shown in **Table 3**. Assignment estimates for the proposed land use changes are contained in the Appendix.

**Table 2****Site-generated Trip Estimates****Total Trips - TAZ 1289 Existing Uses**

<u>Land Use</u>	<u>Size</u>	<u>Unit</u>	<u>WKDY</u>		<u>AM Peak</u>		<u>PM Peak</u>		
			<u>Daily</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>
Single Family (LU 210):	22	DU	258	25	6	19	27	17	10
Residential Condominium/Townhouse (LU 230):	1	DU	13	1	0	1	1	1	0
<b>Totals</b>			<b>271</b>	<b>26</b>	<b>6</b>	<b>20</b>	<b>28</b>	<b>18</b>	<b>10</b>

**Site-generated Trip Estimates****Total Trips - TAZ 1289 Additional Uses**

<u>Land Use</u>	<u>Size</u>	<u>Unit</u>	<u>WKDY</u>		<u>AM Peak</u>		<u>PM Peak</u>		
			<u>Daily</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>
Residential Condominium/Townhouse (LU 230):	144	DU	875	69	12	57	81	54	27
Marina (LU 420)	282	Berths	835	23	8	15	54	32	22
Shopping Center (LU 820)	60,000	SF	4,872	115	70	45	447	215	232
<b>Totals</b>			<b>6,582</b>	<b>207</b>	<b>90</b>	<b>117</b>	<b>582</b>	<b>301</b>	<b>281</b>

**Table 2a****Site-generated Trip Estimates****Net External primary Trips - Proposed Uses**

<u>Land Use</u>	<u>Size</u>	<u>Unit</u>	<u>WKDY</u>		<u>AM Peak</u>		<u>PM Peak</u>		
			<u>Daily</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>
Residential Condominium/Townhouse (LU 230):	144	DU	875	69	12	57	81	54	27
Internal Capture Deduction			-267				-31	-17	-14
<i>Net External for Use</i>			608	69	12	57	50	37	13
Marina (LU 420)	282	Berths	835	23	8	15	54	32	22
Shopping Center (LU 820)	60,000	SF	4,872	115	70	45	447	215	232
Internal Capture Deduction			-267				-31	-14	-17
Pass-by Deduction	30%						-126	-63	-63
<i>Net External for Use</i>			4,605	115	70	45	290	138	152
<b>Totals</b>			<b>6,048</b>	<b>207</b>	<b>90</b>	<b>117</b>	<b>394</b>	<b>207</b>	<b>187</b>

**Table 3****Site-generated Trip Distributions**

Roadway Link		Trip Distributions		
<u>Name</u>	<u>Segment</u>	<u>Res</u>	<u>Marina</u>	<u>Comm</u>
SR 31	N of SR 80	50%	60%	30%
	N of SR 78	10%	5%	25%
	N of CR 78	10%	5%	10%
SR 78	W of SR 31	40%	35%	45%
CR 78	E of SR 31	0%	0%	15%
SR 80	W of SR 31	40%	30%	10%
	E of SR 31	10%	30%	20%

**POTENTIAL TRANSPORTATION IMPACTS**

Potential Transportation-related impacts were evaluated in accordance with the criteria contained in the application document. That document required evaluations of impacts of the proposed action for both the long-term (20-year) and short-range (5-year) planning horizons.

**LONG-RANGE (20-YEAR) IMPACTS**

Long-range impacts were evaluated based on the Lee County MPO 2030 LRTP demand model. The site is in TAZ 1289. According to the ZDATA1 and ZDAT2 files for the 2030 LRTP model, TAZ 1289 contains both producers (residential) and attractors (non-residential). The producers consist of both single-family and multifamily residential uses; employment attractors of a minor nature are also included. **Table 4** identifies the land uses presently coded in TAZ 1289 of the Lee County MPO 2030 LRTP model.

The proposed amendment would add an additional 144 residential dwelling units as well as commercial development to the subject property. The commercial development was assumed not to exceed a total of 100,000 sq ft, of which up to 40,000 sq ft would be dedicated to marina uses. **Table 5** indicates the revised TAZ 1289 data based on the proposed densities requested for this

LUP Amendment. The assumed population data are included in the Appendix, along with the ZDATA1 and ZDATA2 files.

**Table 4**  
**Land Uses in Current 2030 LRTP**  
**Model TAZ 1289**

<u>LU Category</u>	<u>Intensity</u>
Single-family Residential	21 Units
Multi-family Residential	1 Unit
Industrial Employees	1 Employee
Commercial Employees	0 Employees
Service Employees	8 Employees

**Table 5**  
**Land Uses Proposed in 2030 LRTP**  
**Model TAZ 1289**

<u>LU Category</u>	<u>Intensity</u>
Single-family Residential	21 Units
Multi-family Residential	145 Units
Industrial Employees	5 Employees
Commercial Employees	150 Employees
Service Employees	16 Employees

Based on demand volumes assigned by the current LRTP model, SR 80 between SR 31 and Buckingham Road is the only segment projected to operate below its adopted LOS Standard by the 2030 Planning Horizon (see **Table 6**). This condition is projected to exist with the current Future Land Use and not the proposed Comprehensive Plan Amendment. This segment will need to be widened to six lanes so growth anticipated from previously-approved projects can be supported. Widening SR 80 east of SR 31 is projected to restore service levels to within the established standard under existing conditions (see **Table 7**).

<b>Table 6</b>												
<b>Link LOS Estimates - 2030 LRTP</b>												
Existing Density, Existing + Programmed Network												
Roadway Link		# of	LOS	PCS	PSWT/ AADT	FSUTMS	2030			PK HR		
Name	Segment	Lanes	STD	No.	Factor	PSWT	AADT	$K_{100}$	D	DIR	$SF_{MAX}$	LOS
SR 31	N of SR 80	2LU	E	5	1.060	12,900	12,200	10.2%	60%	750	920	C
	N of SR 78	2LU	E	5	1.060	13,400	12,600	10.2%	60%	770	920	D
	N of CR 78	2LU	E	4	1.093	9,500	8,700	9.4%	51%	420	920	C
SR 78	W of SR 31	2LU	E	5	1.060	12,600	11,900	10.2%	60%	730	920	C
CR 78	E of SR 31	2LU	E	4	1.093	4,500	4,200	9.4%	51%	200	920	B
SR 80	W of SR 31	6LD	C	5	1.060	48,100	45,400	10.2%	60%	2,780	2,850	C
	E of SR 31	4LD	B	5	1.060	33,600	31,700	10.2%	60%	1,940	1,950	D

**Table 7****Link LOS Estimates - 2030 LRTP**

Existing Density, w/Roadway Improvements

Roadway Link		# of Lanes		PK HR		Prop
<u>Name</u>	<u>Segment</u>	<u>Exist</u>	<u>Prop</u>	<u>DIR</u>	<u>SF<sub>MAX</sub></u>	<u>LOS</u>
SR 80	E of SR 31	4LD	6LD	1,940	2,490	B

The potential long-range impacts associated with the proposed land use change were evaluated assuming the 2030 LRTP model link assignments were the background volume and the total volume was derived by adding the distributed site-generated trips to the respective background volumes. **Table 8** shows the potential impacts of the proposed land use on the studied roadway network. All of the studied links, except for SR 80 east of SR 31, are projected to remain within level of service standards with the proposed land use change. Since the generalized LOS tables do not present a maximum service flowrate greater than the LOS D threshold value, any assignment exceeding that value automatically creates an LOS "F" condition.

**Table 8****Link LOS Estimates - 2030 LRTP**

Proposed Density, Existing + Programmed Network

Roadway Link		# of Lanes	LOS		PK HR DIR		SF <sub>MAX</sub>	LOS	
<u>Name</u>	<u>Segment</u>		<u>STD</u>	<u>BKGD</u>	<u>SITE</u>	<u>TOTAL</u>		<u>BKGD</u>	<u>TOTAL</u>
SR 31	N of SR 80	2LU	E	750	111	861	920	C	D
	N of SR 78	2LU	E	770	62	832	920	D	D
	N of CR 78	2LU	E	420	27	447	920	C	C
SR 78	W of SR 31	2LU	E	730	130	860	920	C	D
CR 78	E of SR 31	2LU	E	200	35	235	920	B	B
SR 80	W of SR 31	6LD	C	2,780	54	2,834	2,850	C	C
	E of SR 31	4LD	B	1,940	56	1,996	1,950	D	F

**Table 9** presents the analysis of the same SR 80 link with the planned improvements on SR 80 that were identified as needed for projected demands with the "existing" assignments in the 2030 LRTP model. The results show that the planned improvement will be sufficient to accommodate

both the projected demands and the additional demands associated with the proposed land use change.

**Table 9**

**Link LOS Estimates - 2030 LRTP**

Proposed Density, w/Roadway Improvements

Roadway Link		# of Lanes		PK HR	Prop	
Name	Segment	Exist	Prop	DIR	SF <sub>MAX</sub>	LOS
SR 80	E of SR 31	4LD	6LD	1,996	2,490	B

## SHORT-RANGE (5-YEAR) IMPACTS

The Lee County Capital Improvement Program for FY 2006/2007 – 2010/2011 and the FDOT Work Program for FY 2006/2007 – 2010/2011 were reviewed to determine whether any improvements were planned which would influence the analysis. No improvements were identified that would provide additional capacity on any of the routes in the project's area of influence.

Historical traffic volume data collected by Lee County were used to estimate projected impacts on the roadway network within the 5-year planning horizon. These data included AADT data from the Lee County Traffic Count Report 2005 and the Concurrency Management Inventory and Projections 2005/2006 – 2007/2007. **Table 10** presents the projected traffic volumes based on historical growth rate data. It should be noted that the 2011 projected AADT volumes for nearly all of the studied links are greater than their 2030 counterparts.

**Table 11** presents the 5-year link LOS analysis results. The results indicate that the proposed land use change will not adversely impact the studied links. The only link that has projected volumes exceeding the maximum service flowrate is the SR 80 link east of SR 31. This link was identified earlier as a link requiring six-laning some time before 2030. The site-generated trips were found not to be significant on any link.

**Table 10****Short-range Background Traffic Projections**

Based on Historical Data

Roadway Link		AADT		Growth	2011	2030	PK HR DIR		
Name	Segment	1996	2005	Rate	AADT	AADT	2006	2011	2030
SR 31	N of SR 80	6,900	11,100	5.4%	15,200	12,200	605	830	750
	N of SR 78	5,200	9,500	6.9%	14,200	12,600	480	720	770
	N of CR 78	3,500	7,900	9.5%	13,600	8,700	354	610	420
SR 78	W of SR 31	8,800	11,900	3.4%	14,600	11,900	533	650	730
CR 78	E of SR 31	1,900	2,900	4.8%	3,800	4,200	161	210	200
SR 80	W of SR 31	22,100	23,900	0.9%	25,200	45,400	1,577	1,660	2,780
	E of SR 31	22,200	31,700	4.0%	40,200	31,700	1,877	2,380	1,940

Notes: 1) SR 31 N of SR 78 estimated using average of the two available counts.

2) 2030 AADT Projections from Table 6.

**Table 11****Link LOS Estimates - 2011**

Existing + Programmed Network

Roadway Link		# of	LOS	PK HR DIR				LOS	Site as
Name	Segment	Lanes	STD	BKGD	SITE	TOTAL	SF <sub>MAX</sub>	BKGD	PCT of
SR 31	N of SR 80	2LU	E	830	79	909	920	D	E
	N of SR 78	2LU	E	720	40	760	920	C	C
	N of CR 78	2LU	E	610	17	627	920	C	C
SR 78	W of SR 31	2LU	E	650	88	738	920	C	D
CR 78	E of SR 31	2LU	E	210	23	233	920	B	B
SR 80	W of SR 31	6LD	C	1,660	39	1,699	2,850	B	B
	E of SR 31	4LD	B	2,380	38	2,418	1,950	F	F

## CONCLUSIONS

The proposed Ella Mae Comprehensive Plan Amendment would modify the future land use from Rural to Suburban on a 48-acres parcel of land just east of the SR 31 & SR 78 intersection in Lee County.

The Long-range analysis indicated that the segment of SR 80 between SR 31 and Buckingham Road is projected to operate below the adopted service level for that link by 2030. This confirms the LRTP analysis that resulted in identifying the link as needing improvements, but implementation of those improvements would be contingent on funding availability.

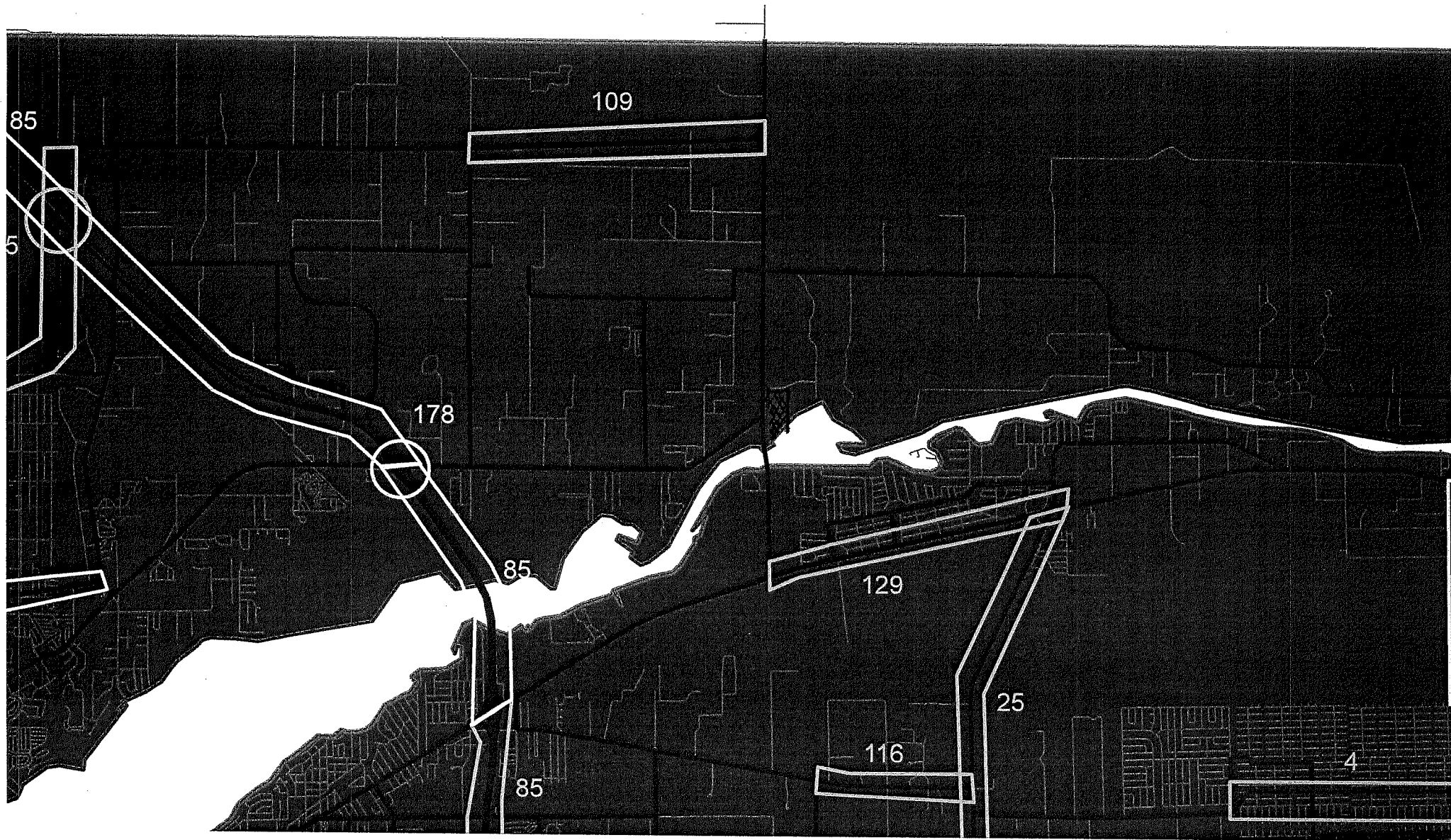
The short-range analysis suggests that if historical volume growth projections are valid, the widening of SR 80 between SR 31 and Buckingham Road will be needed much sooner than the 2017 “critical year” identified in the 2015 Interim Plan.

The estimated site-generated trips were not projected to both significantly and adversely impact the studied arterial and collector network under either scenario.

# APPENDIX

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- *Lee County MPO 2030 LRTP Excerpts*
- *Lee County MPO 5-year CIP Excerpt*
- *Lee County Generalized Service Volumes (2004 Data) Excerpt*
- *Lee County 2005 Traffic Count Report Excerpts*
- *Lee County Concurrency Report Inventory and Projections 2005/2006-2006/2007 Excerpts*
- *TAZ 1289 ZDATA*



## RECOMMENDED YEAR 2030 HIGHWAY ELEMENT

### Lee County MPO 2005 Transportation Plan Update

Agenda Item 2.3  
Attachment A  
MPO 12/07/05

ROAD SEGMENT: Name of new road or road to be improved	E + C: EXISTING roadway network plus COMMITTED roadway projects to be built by FY 04/05	Feasible in 2020 plan	FINANCIAL FEASIBILITY STATUS Contingent: Projects whose feasibility is contingent upon discretionary funding Feasible: Projects which can and should be funded by public agencies in the absence of opportunities for private sector funding
FROM: Start of segment to be added or improved	IMPROVEMENT: Description of facility following proposed improvement	Part of project feasible in 2020 plan	
TO: End of segment to be added or improved		SIS Project	

The TAC and CAC recommended that the ~~struckthrough~~ projects and notes be omitted from the adopted plan.

MAP KEY #	ROAD SEGMENT	FROM	TO	E + C	IMPROVEMENT	PROJECT LENGTH (MILES)	NOTES	NEEDS ASSESSMENT COST ESTIMATE IN 2005 DOLLARS	FINANCIALLY FEASIBLE	
									COST ESTIMATE IN 2005 DOLLARS	STATUS
126	SR 78 (Pine Island Rd)	Del Prado Blvd	Pondella Rd	4L	6L	0.31		\$1,503,528	-	Contingent
129	SR 80 (Palm Beach Blvd)	SR 31 (Arcadia Rd)	Buckingham Rd	4L	6L	2.49	SIS	\$18,056,122	-	Contingent
130	SR 82 (Dr Martin Luther King Jr Blvd)	Michigan Link	Park 82 Dr	5L	6L	1.11	Emerging SIS connector Not needed if interchange @ Ortiz is included	\$347,102	-	Contingent
133	SR 82 (Dr Martin Luther King Jr Blvd)		@ Ortiz Ave	at-grade	Grade separation		Emerging SIS connector - Too close to I-75 Not needed if 6L + 2 auxiliary lanes from Ortiz to I-75	\$58,955,000	-	Contingent
131	SR 82 (Dr Martin Luther King Jr Blvd)	Park 82 Dr	Teter Rd	4L	6L	0.60	Included in I 75 interchange modification project	-	-	Feasible
132	SR 82 (Dr Martin Luther King Jr Blvd)	Teter Rd	Wallace Ave	2L	6L	2.99	Emerging SIS	\$25,628,100	\$25,628,100	Feasible
132	SR 82 (Immokalee Rd)	Wallace Ave	Hendry County line	2L	6L	13.91	Emerging SIS	\$87,175,286	-	Contingent
134	SR 865 (San Carlos Blvd)	Summerlin Rd	Gladiolus Dr	2L	4L	1.50	Not needed by 2030	\$7,590,880	-	Contingent
106	SR 867 (McGregor Blvd)	Gladiolus Dr	A & W Bulb Rd	4L	6L	2.14	Not needed by 2030	\$31,661,117	-	Contingent
105	SR 867 (McGregor Blvd)	A & W Bulb Rd	Cypress Lake Dr	4L	6L	0.67		\$9,912,593	-	Contingent
105	SR 867 (McGregor Blvd)	Cypress Lake Dr	College Pkwy	4L	6L	0.84	Not needed by 2030	\$11,983,881	-	Contingent
182	SR 867 (McGregor Blvd)	500' south of Davis Dr	750' north of Colonial Blvd	2L	3L		Add 1 NB Lane	\$900,000	\$900,000	Feasible
165	US 41		@ Bonita Beach Rd		Grade separation		4L overpass; in 2020 FF plan as county project; Not needed by 2030	\$41,415,200	Test with tolls -	Contingent
197	US 41	Corkscrew Rd	San Carlos Blvd	4L	6L	2.24	Dropped from FDOT's draft tentative work program	\$14,379,097	\$14,379,097	Feasible
166	US 41		@ Gladiolus Dr/Six Mile Cypress Pkwy	at grade	Grade separation		In 2020 FF plan as county project; includes \$1,700,000 for open road tolling of 4L overpass; not needed by 2030 if Alico Expwy is included	\$43,115,200	Test with tolls	Contingent
167	US 41		@ Daniels Pkwy-Cypress Lake Dr	at grade	Grade separation		Includes \$1,700,000 for open road tolling of 4L overpass	\$43,115,200	Test with tolls	Contingent
168	US 41 (Caloosahatchee River bridge)	Victoria Ave	North shore	4L	8L	1.69	New 4L span; 6L on McGregor Blvd overpass; cost includes 1 toll collection gantry on each span & equipment building	\$59,031,157	\$59,031,157	Feasible
164	US 41	Caloosahatchee River	North of Pondella Rd	4-6L	6L + 4 express lanes	0.46	Includes SB on & NB off slip ramps south of Pondella Rd Toll project, financed with bridge; cost includes 1 toll collection gantry	\$69,292,679	\$69,292,679	Feasible
163	US 41	North of Pondella Rd	Diplomat Pkwy	4L	6L	1.75	Can fund with bridge tolls as far as 50% of traffic uses bridge	\$7,940,433	\$7,940,433	Feasible
163	US 41	Diplomat Pkwy	Del Prado Blvd	4L	6L	2.66	Not needed by 2030	\$41,645,748	-	Contingent
163	US 41	Del Prado Blvd	Durden Pkwy ext	4L	6L	3.40	Not needed by 2030 if Durden Pkwy ext is included	\$6,352,346	-	Contingent
163	US 41	Durden Pkwy ext	Charlotte County line	4L	6L	2.04		\$9,256,276	-	Contingent
Set-aside for retrofitting bicycle and pedestrian facilities along state highways							\$1,500,000 per year	\$18,456,550	\$18,456,550	Feasible
Set-aside for congestion mitigation and transportation system management improvements							\$909,000 per year	\$17,888,250	\$17,888,250	Feasible
<p>This table does not imply a commitment on the part of this jurisdiction to complete the projects listed for it.</p> <p>Cost estimates and revenue projections for FDOT do not include project development, design, construction engineering and inspection, or other "product support" phases.</p>								Eligible bridge replacement projects:	\$0	\$0
								XU Funds set-asides:	\$36,344,800	\$36,344,800
								Other state highway projects:	\$643,554,349	\$351,967,178
								PROJECT COSTS Subtotal:	\$1,813,623,816	\$768,083,078
								SIS funds available:	\$354,143,000	\$354,143,000
								Other Arterials:	\$166,700,000	\$166,700,000
								XU Funds:	\$96,600,000	\$96,600,000
								Toll revenue bond proceeds:	\$136,264,269	\$136,264,269
								STATE & FEDERAL FINANCIAL RESOURCES Subtotal:	\$753,707,269	\$753,707,269
								SIS balance / (Unfunded or from other sources):	(\$779,581,667)	(\$25,628,100)
								BALANCE / (DEFICIT):	(\$1,059,916,547)	(\$14,375,809)

## JOINT REGIONAL PRIORITIES

### List 1: PRIORITIES FOR SIS OR STATEWIDE DISCRETIONARY FUNDING

Adopted by Lee County and Collier MPOs on October 22, 2004

Amended December 2005

Priority	Project	From	To	Improvement Type	Next Unprogrammed Phase	FIHS Plan	2004 AADT	2030 AADT	Critical Year <sup>1</sup>	2004 V/C <sup>2</sup>
1	I 75 Airport Access	I 75	Midfield terminal at SW Florida International Airport	Extension of midfield terminal entrance road to I 75, and connecting ramps and 2L C-D roads	CST	2011	0	54,309	0	0.00
2	I 75	SR 951	Golden Gate Pkwy	6L	PE	2011	41,000	71,800	2037	0.50
2	I 75	@ SR 951/SR 84		Major interchange improvements	ROW	2011	NA	NA	NA	NA
3	SR 82	I 75	Lee Blvd	6L	CST	Not in FIHS	21,600	37,423	1994	1.39
4	SR 82	Lee Blvd	Gunnery Rd	6L	PE	Not in FIHS	14,700	31,537	2005	0.95
5	I 75	@ Everglades Blvd		New interchange	PD&E	Not in FIHS	NA	NA	NA	NA
6	SR 82	Gunnery Rd	Alabama Rd	6L	PE	Not in FIHS	15,400	44,034	2004	0.99
7	SR 82	Alabama Rd	Homestead Rd	6L	PE	Not in FIHS	7,800	40,369	2010	0.50
8	SR 82	Homestead Rd	SR 29	6L	PE	Not in FIHS	10,000	43,165	2008	0.65
9	SR 80	SR 31	Buckingham Rd	6L	PD&E	Not in FIHS	29,500	38,496	2017	0.87
10	I 75	SR 80	North of SR 78	8 lanes	CST	Not in FIHS	55,500	93,818	2021	0.69
11	I 75	SR 78	Charlotte County line	6L	ROW	Not in FIHS	38,000	77,966	2032	0.47
12	I 75	@ Bonita Beach Rd		Major interchange improvements	PE	Not in FIHS	NA	NA	NA	NA
13	I 75	@ Colonial Blvd		Major interchange improvements	CST	2013	NA	NA	NA	NA
14	SR 29 Bypass	CR 29 @ Immokalee Rd ext	SR 29 @ SR 82	4L	PE	Not in FIHS	13,336	47,700	2037	0.11

## c:\input2

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

## PERIODIC COUNT STATION DATA

### Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	M A. P	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	NOTE	PERM- ANENT STATION
A & W BULB RD	N OF GLADIOLUS DR	215	G	2200	2400	3000	4000	3700	3300	3800	4300	4700	5700		37
ALABAMA RD	N OF IMMOKALEE RD	201	F	2800	3000	3700	2800	2600	3200	4200	4200	5100	5300		21
	S OF HOMESTEAD RD	200	F	6100	5900	5900	5800	4900	5600	6400	7100	8100	8800		6
BELL BLVD	N OF IMMOKALEE RD	202	F	1000	1000	1000	1000	1000	1100	1400	1300	2100	2600		21
	S OF LEELAND HEIGHTS BV	203	F	2500	2700	2600	3000	2700	3200	3700	4000	4900	6100		6
ALICO RD	E OF US 41	204	G	13300	14700	12800	15100	15700	17800	19100	17700	19800		1	10
	E OF LEE RD	207	H	11000	11600	12000	13900	14200	16000	17400	18000	20000		1	10
	W OF I - 75	10	H	12200	13400	14900	16300	15700	17200	18000	19000	U/C		1	
	E OF BEN HILL GRIFFIN PKWA	205	H	4000	4700	5200	5500	5800	6500	9800	U/C	14700	13100	1	25
	E OF I - 75	53	H							10100	11300	14500	12500	1	
	N OF CORKSCREW RD	206		700	1000	900	1000	1000	N/A	800	2000	2100	1600		25
ARROYAL ST	N OF BONITA BEACH RD	496	H		4500	3600	4000	4000	5900	4300	5000	6200	6500		16
BABCOCK RD	E OF US 41	461	H		1600	1300	1500	1600	N/A	1500	1600	1700			25
BALLARD RD	W OF ORTIZ AV	504	E		4600	4800	4900	3500	N/A	5200	5100	5800	5300		22
BARRETT RD	S OF PINE ISLAND RD	509	C		2800	2700	2900	2500	2800	3300	3100	3300	3200		49
BASS RD	N OF SUMMERLIN RD	216	G	4400	6400	5700	6800	6200	5700	6000	7600	7400	9200		39
BAYSHORE RD	E OF BUSINESS 41	218	C	31400	33100	27500	31300	31800	32300	34000	31000	35700	37800		4
(SR 78)	E OF HART RD	219	C	23500	24200	24600	26800	26000	24900	27800	25700	27300	28700		4
	W OF WILLIAMSBURG DR	4	D	16200	15900	16400	17000	18400	19500	20000	20600	22000	22300		
	E OF NALLE RD	217	D	8800	8900	8400	8900	9300	10000	9300	10100	11900	11900		4
BEN HILL GRIFFIN PKWY	S OF ALICO RD	514	H			2400	2800	5300	N/A	6500	7100	8200		1	10
	N OF CORKSCREW RD	517	H			1000	2800	3000	4500	5000	7800	10200	17200		25
BETH STACEY RD	S OF HOMESTEAD RD	220	F	4700	4700	4600	4100	4000	4600	5200	5200	6500	6900		6

# PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	Daily Traffic Volume (AADT)										NOTE	PERM- ANENT STATION
				1996	1997	1998	1999	2000	2001	2002	2003	2004	2005		
MICHIGAN AVE	E OF SEABOARD ST	608	A					6800	5400	4800	4400	4500	4100		28
	E OF VERONICA SHOEMAKER	609	A					11400	8800	10500	9700	10600	8900		28
	N OF M.L.K. BLVD (SR 82)	610	A					7500	7800	7400	7600	8900	8700		28
MILWAUKEE BLVD	E OF BELL BLVD	340	F	200	200	200	200	200	200	300	400	300	1300		6
	E OF ALABAMA RD		F	< 100	< 100	< 100	100	100	100	100					
	E OF HOMESTEAD RD	341	F										2100		6
MOODY RD	N OF HANCOCK BRIDGE PKW	507	C		2400	2600	2900	2300	2800	2900	3000	3000	3400		34
MOORE AVE	N OF SENTINELA BLVD	477	F		400	300	300	200	300	400	400	500			6
NALLE RD	N OF BAYSHORE RD	344	D	2500	2700	2700	2400	3000	2700	3100	3000	2500	2900		4
NALLE GRADE RD	W OF NALLE RD	487	D		1100	1000	1000	1400	1200	1200	1200	1200	1500		4
NEAL RD	S OF ORANGE RIVER BLVD	485	D		1000	1300	1200	1400	1300	1400	1300	1500	1600		11
NORTH AIRPORT RD	E OF US 41		B	15100											
NORTH RIVER RD	E OF SR 31	348	D	1900	2100	2300	2200	1800	2300	2500	2800	3100	2900		5
	W OF PARKINSON RD	346	D	1100	1100	1100	1200	1200	1300	1500	1500	1700	1600		5
	W OF HENDRY CO LINE	347	D	1500	1700	1600	1900	1900	1900	2300	2200	2100	1900		5
OLD 41 RD	N OF COLLIER CO LINE	16	H	8500	8300	9500	10200	10200	10200	10700	12600	13700	14000		
	N OF BONITA BEACH RD	251	H	14800	17200	16200	17300	15700	16700	17000	16500	18500	17600		16
	N OF WEST TERRY ST	253	H	14500	16300	15000	16800	11800	16900	21800	22000	24600	26300		16
	S OF US 41	252	H	6600	6400	7400	8700	9300	12100	13400	13000	14200	15000		16
OLGA RD	N OF PALM BEACH BLVD	484	D		3000	3100	5400	3900	3500	4100	4200	2900	1600		11
OMNI BLVD	N OF COLONIAL BLVD	629	E					1000	1000	1100	1500	2300	6400		18
ORANGE GROVE BLVD	S OF HANCOCK BR. PKWY	351	C	9900	9500	8900	8600	7600	8700	11600	9300	9700	9700		34
	S OF PONDELLA RD	350	C	8900	8400	8100	8600	7700	9400	9800	10500	10700	10900		34

## PERIODIC COUNT STATION DATA

				Daily Traffic Volume (AADT)											NOTE	PERM-ANENT STATION
STREET	LOCATION	Sta- tion #	M A P	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005			
ORANGE RIVER BLVD	S OF PALM BEACH BLVD	353	D	7500	7400	7100	7200	6900	7000	7800	7800	7400	8100	5		
	E OF STALEY RD	352	D	4500	4800	4900	5000	4500	4400	5600	5800	5900	7100	5		
ORIOLE RD	S OF ALICO RD	462	H		1800	3000	3000	2500	2900	2600	2600	2300	2400	25		
ORTIZ AVE	N OF COLONIAL BLVD	354	E	10900	11000	10400	11700	9900	12800	13500	13700	18100	18300	18		
	N OF M.L.K. BLVD (SR 82)	355	A	11400	11700	11800	12100	11700	13300	13700	U/C	15100	17000	18		
	N OF TICE ST	356	A	7300	7500	8300	8900	8400	8800	9200	8400	9200	9500	18		
PALM BEACH BLVD (SR 80)	W OF ORTIZ BLVD		A													
	W OF TICE STREET	452	A	23100	24800	25500	26300	26400	27100	28700	28700	27800	29100	5		
	E OF ORTIZ BLVD	359	A	24500	24300	26700	26700	27000	25800	27400	29200	27000	26000	5		
	W OF SR 31	5	D	22100	22700	23800	24500	24900	25300	25000	22800	25800	23900			
	E OF SR 31	360	D	22200	24700	24700	26000	25200	27000	27900	27900	29400	31700	5		
	E OF BUCKINGHAM RD	362	D	12600	13700	14200	15400	14900	15800	16800	18100	18900	21900	5		
	W OF HENDRY CO LINE	358	D	8500	9200	9700	10500	9300	9000	11200	12100		15700	5		
PALOMINO RD	N OF DANIELS	501	E		600	800	600	700	700	2100			5000	31		
PAUL J DOHERTY PKWY	S OF DANIELS PKWY	51	E							1600	1700	1400	1000	4		
PARK MEADOWS DR	W OF US 41	363	B	4300	4500	4300	4200	4200	4700	3900	3400	3900	4000	9		
PENNSYLVANIA AVE	W OF OLD 41	494	H		3900	2700	4000	3700	3400	4100	4100	4000	4900	16		
PENZANCE BLVD	W OF SIX MILE CYPRESS PKW	483	E		900	1000	1200	1100	1500	1600	2100	2500	2300	45		
PERIWINKLE DR	E OF CAUSEWAY RD										4800					
	W OF CAUSEWAY RD										17800					
PINE ISLAND RD	@ MATLACHA PASS	3	I	9400	10000	10300	10400	10600	10900	11200	11500	12200	11900			

## PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	Daily Traffic Volume (AADT)										NOTE	PERM- ANENT STATION
				1996	1997	1998	1999	2000	2001	2002	2003	2004	2005		
SOLOMAN AVE	N OF COLONIAL BLVD	623	B					7400	8100	8100	8200	10400	8100		28
	N OF WINKLER AVE	622									4600	7000	5100		28
SR 31	N OF PALM BEACH BLVD	391	D	6900	7100	7200	7200	6600	8600	8500	9500	10100	11100		5
	S OF CHARLOTTE CO LINE	392	D	3500	3300	4000	4100	4300	4500	5300	5800	7200	7900		4
STALEY RD	S OF ORANGE RIVER BLVD	398	D	2100	2200	2400	2400	2400	2300	2500	2600	2600	2900		5
SR 78 - SEE BAYSHORE RD OR PINE ISLAND RD															
SR 80 - PALM BEACH BLVD.															
SR 82 - SEE DR. MARTIN LUTHER KING, JR. BLVD OR IMMOKALEE RD															
SR 739 - SEE BUS 41, FOWLER ST, HANSON ST, OR METRO PKWY															
SR 865 - SEE SAN CARLOS BLVD.															
SR 867 - SEE MCGREGOR BLVD															
SR/CR 884 - SEE COLONIAL BLVD, LEE BLVD, LEELAND HEIGHTS BLVD, OR JOEL BLVD															
STRINGFELLOW BLVD	N OF CASTILE RD	27	I	4200	4300	4400	4600	4400	4500	4800	4700	5700	4100		
	S OF PINE ISLAND RD	400	I	8700	9400	9500	9100	8600	9000	9400	9400	9900	9800		27
	N OF AVENUE C	399	I	8100	8600	8700	8400	7800	7800	9200	8900	9000	9100		27
	N OF HOWARD RD	401	I	3400	3600	3500	3300	3300	3400	3600	3200	3600	3700		27
SUMMERLIN RD	E OF JOHN MORRIS RD	36	G	18400	18300	19100	19800	19200	19300	18900	17900	15300	18200		
	W OF SAN CARLOS BLVD	402	G	20000	20400	20100	21300	21300	21300	20700	21200	20800	19600		36
	E OF SAN CARLOS BLVD	408	G	22700	22400	20700	22700	21100	20200	19400	20400	24500	23100	1	39
	E OF PINE RIDGE RD	410	G	28900	29900	28400	30800	30100	31000	30200	31700	26800	32400	1	39
	W OF WINKLER RD	19	G	32000	33000	32500	34000	33800	34400	34000	34600	37600	42200	1	
	N OF GLADIOLUS DR	409	G	23400	20600	25700	26300	24200	21100	23300	26500	26700	26200	1	39
	N OF CYPRESS LAKE DR	407	G	28500	27500	26400	28200	29600	26900	27500	27400	31200	30400		35
	S OF PARK MEADOWS	35	B	30400	32400	32200	32600	33200	33200	34600	34600	36300	36300		
	N OF MAPLE DR	405	B	28700	31100	30100	31700	33200	28100	32500	36100	39900	37700		35
	N OF BOY SCOUT DR	403	B	19200	18300	19100	20700	22100	21800	24800	22100	25400	22000		35
	S OF COLONIAL BLVD	411	B	19700	15100	17100	20300	21200	20900	21000	22100	25400	23600		35

**PERMANENT COUNT STATION 4  
BAYSHORE RD (SR 78) W OF WILLIAMSBURG**

2005 AADT = 22300

K100 Factor - 0.094

Monthly ADT as a % of Annual ADT

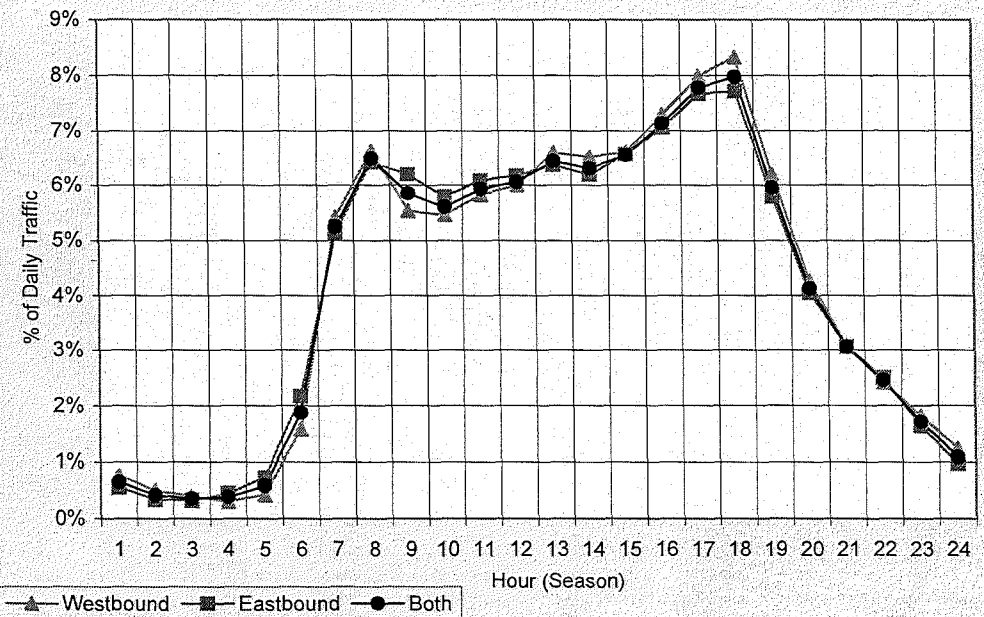
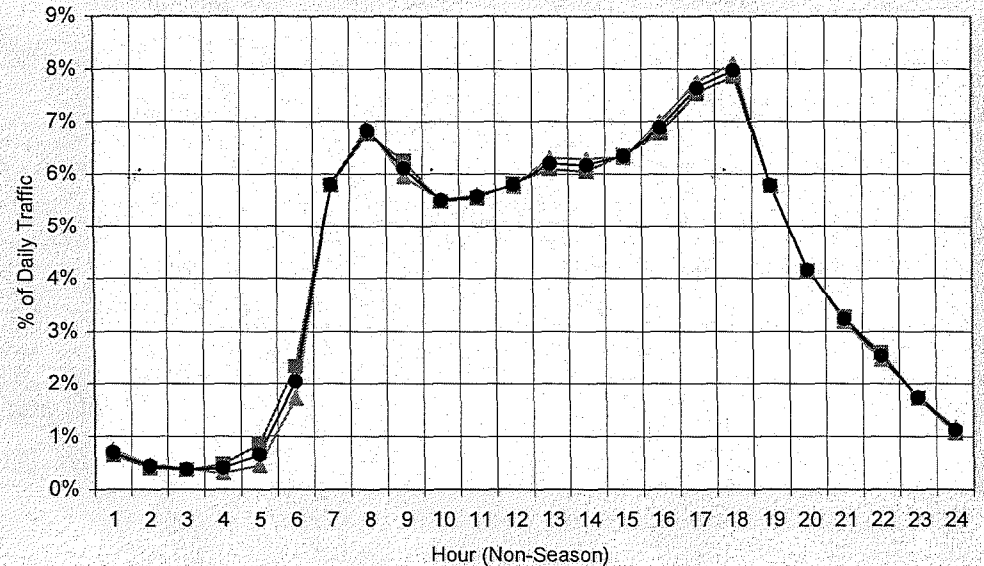
January	105%
February	112%
March	111%
April	104%
May	97%
June	94%
July	92%
August	97%
September	96%
October	94%
November	UNDER CONSTRUCTION
December	

Day of Week as a % of Annual ADT

Monday	101%
Tuesday	108%
Wednesday	109%
Thursday	109%
Friday	113%
Saturday	88%
Sunday	73%

Weekday Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m.		
1) as a % of weekday traffic	6.5%	6.2%
2) directional Split (peak direction)	50%	51%
	Eastbound	Eastbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.8%	7.9%
2) directional Split (peak direction)	51%	51%
	Westbound	Westbound

**PERMANENT COUNT STATION 4  
BAYSHORE RD (SR 78) W OF WILLIAMSBURG**



**PERMANENT COUNT STATION 5  
PALM BEACH BLVD (SR 80) W OF SR 31**

2005 AADT = 23900

K100 Factor - 0.102

Monthly ADT as a % of Annual ADT

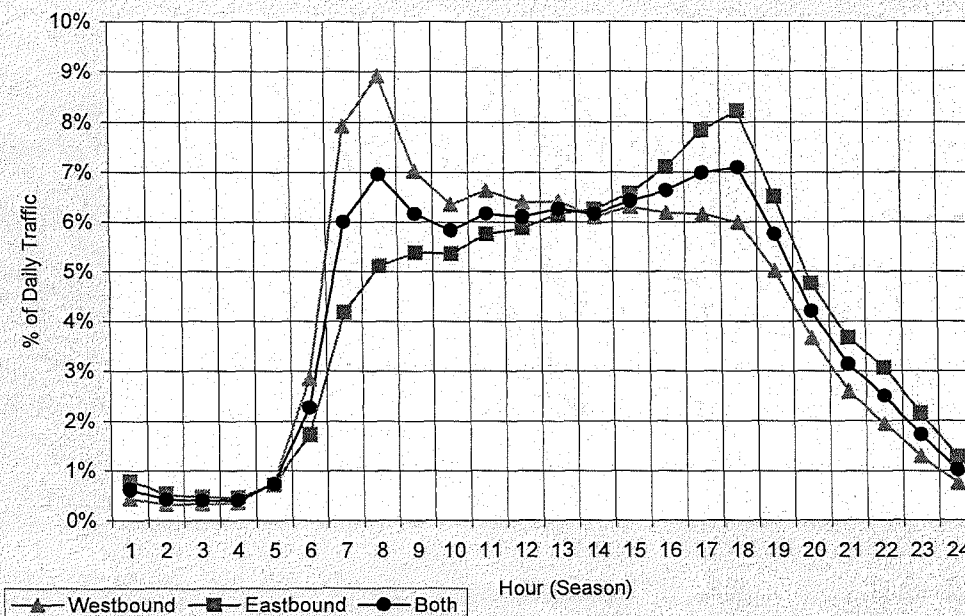
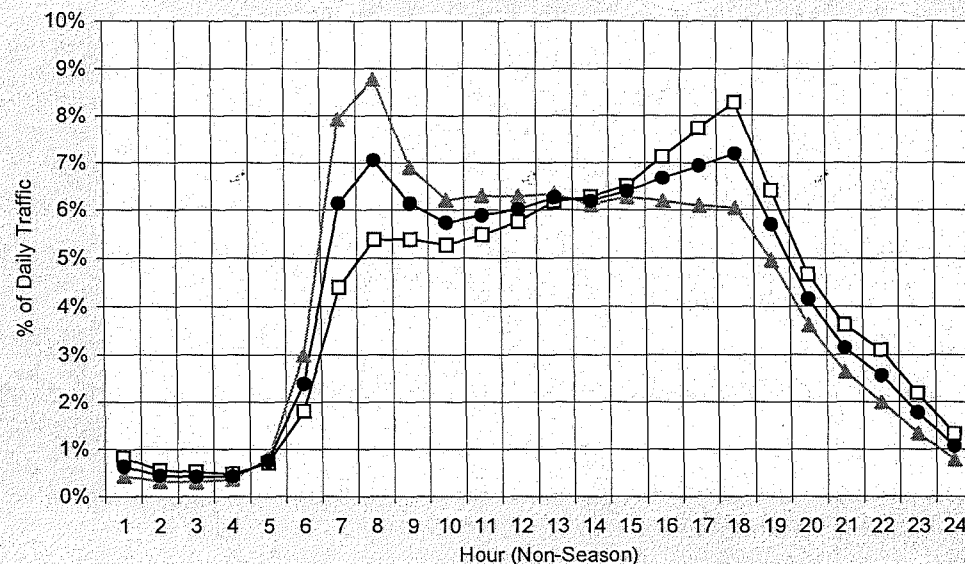
January	102%
February	106%
March	108%
April	104%
May	102%
June	93%
July	91%
August	99%
September	96%
October	93%
November	104%
December	104%

Day of Week as a % of Annual ADT

Monday	101%
Tuesday	105%
Wednesday	107%
Thursday	107%
Friday	115%
Saturday	91%
Sunday	76%

Weekday Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m.		
1) as a % of weekday traffic	6.6%	6.6%
2) directional Split (peak direction)	59%	60%
	Westbound	Westbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.1%	7.0%
2) directional Split (peak direction)	57%	57%
	Eastbound	Eastbound

**PERMANENT COUNT STATION 5  
PALM BEACH BLVD (SR 80) W OF SR 31**



ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BAYSHORE RD. (S.R. 78)	HART RD.	SLATER RD.	4LD	E	1,990	D	1,285	D	1,285	D	1,285		01700
BAYSHORE RD. (S.R. 78)	SLATER RD.	I-75	4LD	E	1,950	B	1,069	B	1,069	B	1,069	4 Ln under const by FDOT	01800
BAYSHORE RD. (S.R. 78)	I-75	NALLE RD.	2LN	E	1,080	D	533	D	533	D	533		01900
BAYSHORE RD. (S.R. 78)	NALLE RD.	S.R. 31	2LN	E	1,080	D	533	D	533	D	533		02000
BEN HILL GRIFFIN BLVD.	CORKSCREW RD.	UNIVERSITY ENT.	4LD	E	2,190	A	928	A	1,015	A	1,039		02100
BEN HILL GRIFFIN BLVD.	UNIVERSITY ENT.	COLLEGE CLUB DR.	4LD	E	2,190	A	442	A	533	A	659		02200
BEN HILL GRIFFIN BLVD.	COLLEGE CLUB DR	ALICO RD.	6LD	E	2,920	A	442	A	832	B	2,131		02300
BETH STACEY BLVD.	23RD ST.	HOMESTEAD RD.	2LU	E	860	C	301	C	334	D	531		02300
BONITA BEACH RD. (C.R. 865)	HICKORY BLVD. (C.R. 865)	VANDERBILT RD. (C.R. 901)	4LD	E	1,940	C	606	C	617	C	661		02400
BONITA BEACH RD. (C.R. 865)	VANDERBILT RD. (C.R. 901)	U.S. 41	4LD	E	1,940	C	1,183	C	1,222	D	1,280		02500
BONITA BEACH RD. (C.R. 865)	U.S. 41	OLD 41 (C.R. 887)	4LD	E	1,870	C	1,165	C	1,259	C	1,336		02600
BONITA BEACH RD. (C.R. 865)	OLD 41 (C.R. 887)	IMPERIAL ST.	4LD	E	1,870	C	1,278	C	1,297	C	1,322	6 Ln under design	02700
BONITA BEACH RD. (C.R. 865)	IMPERIAL ST.	I-75	6LD	E	2,900	C	1,422	C	1,427	C	1,517		02800
BONITA BEACH RD. EAST	I-75	BONITA GRANDE DR.	4LD	E	1,920	B	753	B	1,022	B	1,485		02900
BONITA GRANDE DR.	COLLIER COUNTY LINE	BONITA BEACH RD.	2LU	E	860	C	179	C	196	C	219		03000
BONITA GRANDE DR.	BONITA BEACH RD.	EAST TERRY ST.	2LU	E	860	C	364	C	365	C	390		03100
BOY SCOUT RD.	SUMMERLIN RD.	U.S. 41	6LD	E	2,710	D	1,414	D	1,414	D	1,428		03200

ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
NEAL RD.	ORANGE RIVER BLVD.	BUCKINGHAM RD.	2LU	E	860	B	82	B	82	B	82		18100
NORTH RIVER RD.	S.R. 31	FRANKLIN LOCK RD.	2LN	E	1,010	C	157	C	161	C	161		18200
NORTH RIVER RD.	FRANKLIN LOCK RD.	BROADWAY	2LN	E	1,010	B	87	B	95	B	133		18300
NORTH RIVER RD.	BROADWAY	HENDRY COUNTY LINE	2LN	E	1,010	B	103	B	107	B	121		18400
OLD 41	COLLIER COUNTY LINE	BONITA BEACH RD. (C.R. 865)	2LN	E	980	C	716	C	729	C	791		18500
OLD 41	BONITA BEACH RD. (C.R. 865)	WEST TERRY ST.	2LN	E	1,080	B	841	B	849	B	853		18600
OLD 41	WEST TERRY ST.	ROSEMARY ST.	4LD	E	1,950	B	1,257	B	1,261	B	1,282		18700
OLD 41	ROSEMARY ST.	U.S. 41	4LD	E	1,950	B	717	B	849	B	1,283	4 Ln Funded by City of BS	18800
OLGA RD.	S.R. 80 W.	S.R. 80 E.	2LU	E	860	C	148	C	153	C	153		18900
ORANGE GROVE BLVD.	LOCKMOOR COUNTRY CLUB	HANCOCK BRIDGE PKWY.	4LD	E	1,330	B	439	B	442	B	481		19100
ORANGE GROVE BLVD.	HANCOCK BRIDGE PKWY.	PONDELLA RD. (C.R. 78A)	4LD	E	1,330	B	493	B	498	B	509		19200
ORANGE RIVER BLVD.	PALM BEACH BLVD. (S.R. 80)	STALEY RD.	2LU	E	1,010	D	440	D	443	D	452		19300
ORANGE RIVER BLVD.	STALEY RD.	BUCKINGHAM RD.	2LU	E	1,010	D	386	D	403	D	466		19400
ORIOLE RD.	SAN CARLOS BLVD.	ALICO RD.	2LU	E	860	B	108	B	115	B	115		19500
ORTIZ AVE.	DR. M.L. KING, JR. BLVD. (S.R. 82)	LUCKETT RD.	2LN	E	950	C	867	C	867	C	870	4 Ln in 08/09	19700
ORTIZ AVE.	LUCKETT RD.	PALM BEACH BLVD. (S.R. 80)	2LN	E	950	B	484	B	484	B	503	4 Ln in 08/09	19800
PALM BEACH BLVD. (S.R. 80)	PROSPECT AVE.	ORTIZ AVE. (S.R. 80B)	4LD	E	2,030	C	1,580	C	1,581	C	1,581		19900
PALM BEACH BLVD. (S.R. 80)	ORTIZ AVE. (S.R. 80B)	I-75	6LD	D	2,970	C	1,412	C	1,421	C	1,434		20000

ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PALM BEACH BLVD.(S.R. 80)	I-75	S.R. 31	6LD	E	3,080	A	1,390	A	1,577	A	1,740		20100
PALM BEACH BLVD. (S.R. 80)	S.R. 31	BUCKINGHAM RD.	4LD	D	2,050	B	1,721	B	1,877	B	1,886		20200
PALM BEACH BLVD. (S.R. 80)	BUCKINGHAM RD.	HICKEY CREEK RD.	4LD	B	2,040	A	1,189	A	1,263	F	2,065		20300
PALM BEACH BLVD. (S.R. 80)	HICKEY CREEK RD.	HENDRY COUNTY LINE	4LD	B	1,470	A	853	A	871	B	963	4 Ln under const by FDOT	20400
PALOMINO LN.	DANIELS PKWY.	PENZANCE BLVD.	2LU	E	860	C	299	C	300	C	306		20500
PARK MEADOW DR.	SUMMERLIN RD.	U.S. 41	2LU	E	860	C	213	C	213	C	213		20600
PENNSYLVANIA AVE.	ARROYAL ST.	OLD 41	2LU	E	860	C	251	C	257	C	260		20700
PENZANCE BLVD.	RANCHETTE RD.	SIX MILE CYPRESS PKWY.	2LU	E	860	B	104	B	107	C	131		20800
PINE ISLAND RD. (S.R. 78)	STRINGFELLOW RD. (C.R. 767)	BURNT STORE RD. (C.R. 765)	2LN	E	1,010	E	600	E	605	E	612	Constrained in part v/c=0.59	20900
PINE ISLAND RD. (S.R. 78)	DEL PRADO BLVD.	BARRETT RD.	4LD	E	2,100	B	1,131	B	1,132	B	1,132		21300
PINE ISLAND RD. (S.R. 78)	BARRETT RD.	U.S. 41	4LD	E	2,100	B	1,057	B	1,087	B	1,087		21400
PINE ISLAND RD. (S.R. 78)	U.S. 41	BUSINESS 41	4LD	E	1,990	D	1,474	D	1,481	D	1,495		21500
PINE RIDGE RD.	SAN CARLOS BLVD. (S.R.865)	SUMMERLIN RD. (C.R. 869)	2LU	E	860	D	492	D	542	D	549		21600
PINE RIDGE RD.	SUMMERLIN RD. (C.R. 869)	GLADIOLUS DR.	2LU	E	860	C	248	C	279	C	305		21700
PINE RIDGE RD.	GLADIOLUS DR.	McGREGOR BLVD. (S.R. 867)	2LU	E	860	C	257	C	257	C	257		21800
PLANTATION RD.	SIX MILE CYPRESS PKWY.	DANIELS RD.	2LU	E	860	C	168	C	304	E	685	4 Ln Const prop in '10/11	21900
PLANTATION RD.	DANIELS RD.	IDLEWILD RD.	2LU	E	860	D	456	D	541	D	586		22000

ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SIX MILE CYPRESS PKWY.	METRO PKWY.	DANIELS RD.	4LD	E	2,020	B	1,128	B	1,146	B	1,200		23600
SIX MILE CYPRESS PKWY.	DANIELS PKWY.	WINKLER AVE. EXT.	4LD	E	2,030	B	1,010	B	1,013	B	1,046	4 Ln Funded in 06/07	23700
SLATER RD.	BAYSHORE RD. (S.R. 78)	NALLE GRADE RD.	2LU	E	970	C	300	C	304	C	306		24000
SOUTHPONTE BLVD.	CYPRESS LAKE DR.	COLLEGE PKWY.	2LN	E	860	D	529	D	529	D	583		24100
S.R. 31	PALM BEACH BLVD. (S.R. 80)	BAYSHORE RD. (S.R. 78)	2LN	E	1,010	D	603	D	605	D	605		24200
S.R. 31	BAYSHORE RD. (S.R. 78)	CHARLOTTE COUNTY LINE	2LN	E	1,010	C	354	C	354	C	356		24300
STALEY RD.	ORANGE RIVER BLVD./S.R. 80A	TICE ST.	2LU	E	860	C	148	C	150	C	150		24400
STRINGFELLOW RD. (C.R. 767)	FIRST AVENUE	BERKSHIRE RD.	2LN	E	1,010	C	241	C	270	D	434		24500
STRINGFELLOW RD. (C.R. 767)	BERKSHIRE RD.	PINE ISLAND RD.	2LN	E	1,010	E	577	E	615	E	700		24600
STRINGFELLOW RD. (C.R. 767)	PINE ISLAND RD.	PINELAND RD.	2LN	E	1,010	D	500	D	519	E	590		24700
STRINGFELLOW RD. (C.R. 767)	PINELAND RD.	MAIN ST.	2LN	E	1,010	C	203	C	233	C	250		24800
SUMMERLIN RD. (C.R. 869)	MCGREGOR BLVD. (C.R. 867)	KELLY COVE RD	4LD	E	2,050	B	936	B	936	B	1,011		24900
SUMMERLIN RD. (C.R. 869)	KELLY COVE RD	SAN CARLOS BLVD. (S.R.865)	4LD	E	2,050	B	1,008	B	1,008	B	1,008		25000
SUMMERLIN RD. (C.R. 869)	SAN CARLOS BLVD. (S.R.865)	PINE RIDGE RD.	6LD	E	3,040	B	875	B	905	B	912	6 Ln under construction	25100
SUMMERLIN RD. (C.R. 869)	PINE RIDGE RD.	BASS RD.	6LD	E	3,040	B	1,227	B	1,256	B	1,465	6 Ln under construction	25200
SUMMERLIN RD. (C.R. 869)	BASS RD.	GLADIOLUS DR.	6LD	E	3,040	B	1,712	B	1,769	B	1,796	6 Ln under construction	25300
SUMMERLIN RD. (C.R. 869)	GLADIOLUS DR.	CYPRESS LAKE DR.	4LD	E	1,960	B	993	B	1,067	B	1,085		25400
SUMMERLIN RD. (C.R. 869)	CYPRESS LAKE DR.	COLLEGE PKWY.	6LD	E	3,040	B	1,535	B	1,535	B	1,535	6 Ln funded in 07/08	25500

# EXISTING 2030 Financially Feasible Plan

## ZDATA1 File

TAZ			Single-family Data							Multi-family Data							Hotel Data		
1	2	1289	21	6	4	52	0	14	86	1	13	13	2	0	42	58	0	0	0

Population: TAZ 1289  
 Single-family: 2.5 persons/unit  
 Multi-family: 2.0 persons/unit

## ZDATA2 File

TAZ			Ind Emp	Comm Emp	Serv Emp	Total Emp	School Enr
1	2	1289	1	0	8	9	0

# PROPOSED 2030 Financially Feasible Plan

## ZDATA1 File

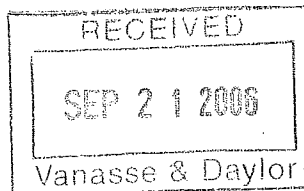
TAZ			Single-family Data							Multi-family Data							Hotel Data		
1	2	1289	21	6	4	52	0	14	86	145	13	13	290	0	42	58	0	0	0

Population: TAZ 1289  
 Single-family: 2.5 persons/unit  
 Multi-family: 2.0 persons/unit

## ZDATA2 File

TAZ			Ind Emp	Comm Emp	Serv Emp	Total Emp	School Enr
1	2	1289	11	120	24	155	0





## Bayshore Fire Rescue District

17350 Nalle Road, North Fort Myers, Florida 33917

Office (239)543-3443 FAX (239)543-7075 Ops (239)567-2833

September 20, 2006

To: Ron Nino "Vanasse & Daylor, LLP"

Fr: Chad Jorgensen, Bayshore Fire Chief.

Re: Proposed Comp Plan Amendment

Mr. Nino, based on the very limited information that you have provided referencing the proposed amendment, Bayshore Fire Rescue would require fire hydrants or their equivalent to be installed prior to development.

In addition depending on the exact nature of the development further modifications may be required. The exact requirements can be referenced through the Lee County Land Planning Code.

If I may be of any further assistance, or if you would simple like to discuss the issue further please do not hesitate to contact me at 543-3443.

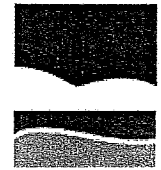
Sincerely,

Chad Jorgensen  
Fire Chief Bayshore Fire/ Rescue

Office 239-543-3443

Fax 239-543-7075

**EXHIBIT IV.B.3a**



Project No. 81014  
September 7, 2006

Chief Chad Jorgensen  
Fire Chief  
Bayshore Fire Protection & Rescue District  
17350 Nalle Rd  
North Fort Myers, FL 33917

**RE: PROPOSED LEE PLAN AMENDMENT – ABILITY TO PROVIDE SERVICES**

Dear Chief Jorgensen:

You are receiving this letter as a request for comment on the ability of Bayshore Fire Protection & Rescue to provide fire protection with adequate response times to the businesses and future residents of the project that may result from an amendment to the Lee County Plan.

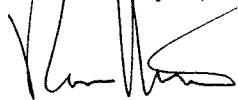
~~Hamilton Square~~ will be a 49-acre mixed land use development located along the east side of SR 31 immediately contiguous and north of the Caloosahatchee River. The property is strap number 19-43-26-00-00001.0000. For a visual identification of the property location, please refer to the enclosed location map.

The project is to consist of 144 multi-family dwelling units (condominium) and 10 acres of commercial development including:

- Marina and related 12,000 SF yacht club facility
  - 7,000 SF restaurant
  - Marina offices
  - Maintenance & repair facilities
- 40,000 SF boat storage facility (239 spaces)
- 60,000 SF shopping center (retail, service, and office uses)

We would appreciate your agency providing us with a letter that indicates your agency's ability to provide fire protection services and facilities to the above referenced project. If you need more information or otherwise wish to discuss the content of this request, please do not hesitate to call me at (239) 437-4601.

Sincerely,  
Vanasse & Daylor, LLP

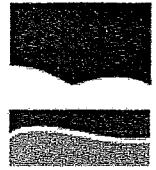


Ron Nino, AICP  
Senior Planner

cc: File

## Lee County Comp Plan Amendment Application

The following letter was sent to Chief Hansen, Deputy Chief of Public Safety, on September 7, 2006 regarding the ability to provide Emergency Medical Services. No response had been received at the time of this application submittal.



Project No. 81014  
September 7, 2006

Chief Chris Hansen  
Deputy Chief, Public Safety  
Lee County Emergency Medical Services  
P.O. Box 398  
Fort Myers, FL 33902-0398

**RE: PROPOSED LEE PLAN AMENDMENT – ABILITY TO PROVIDE SERVICES**

Dear Chief Hansen:

You are receiving this letter as a request for comment on the ability of Lee County Emergency Medical Services to provide emergency medical service to the businesses and future residents of the project that may result from an amendment to the Lee County Plan.

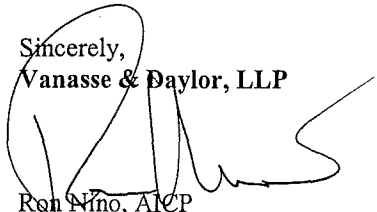
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  - 7,000 SF restaurant
  - Marina offices
  - Maintenance & repair facilities
- 40,000 SF boat storage facility (239 spaces)
- 60,000 SF shopping center (retail, service, and office uses)

We would appreciate your agency providing us with a letter that indicates your agency's ability to provide emergency medical services and facilities to the above referenced project. If you need more information or otherwise wish to discuss the content of this request, please do not hesitate to call me at (239) 437-4601.

Sincerely,  
Vanasse & Daylor, LLP



Ron Nino, AICP  
Senior Planner

cc: File

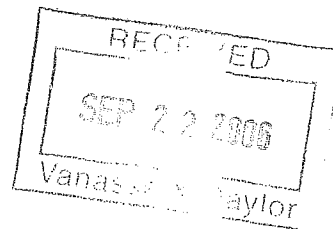
**Mike Scott**  
Sheriff



**State of Florida**  
**County of Lee**

Mr. Ron Nino  
Vanasse & Daylor, LLP  
12730 New Brittany Boulevard  
Suite 600  
Fort Myers, Florida 33907

September 19, 2006



Dear Mr. Nino:

The Sheriff's Office has reviewed your letter dated September 7, 2006 outlining your intention to request a comprehensive plan amendment from Lee County for the project referenced as *Project No. 81041 "Hamilton Square" located along the east side of SR 31 just north of the Caloosahatchee River (strap # 19-43-26-00-00001.0000)* in North Lee County, Florida. It is my understanding that the purpose of the amendment, if approved, would be to allow the development of the 49 acre site for mixed use, consisting of 144 condominiums, 60,000 square feet of retail shopping space and approximately 60,000 square feet of Marina related operations including a restaurant. According to my staff, this project has a tentative start of 2008 and a completion date of approximately 2015.

If the proposed development follows that which you have discussed with my staff then the Sheriff's Office has no objection to this project and I am confident that we can provide an adequate "core" level of law enforcement services to the area. As is our policy, we evaluate from year to year the demand for law enforcement services based on a formula derived from our calls for service, size of the service population and optimal response times. As this project builds out we will factor its impact into our annual manpower review and make adjustments accordingly.

We look forward to further discussions on this matter as the development progresses. Please let us know if there are any significant changes in the proposed use or density of the project.

Sincerely,

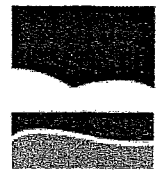
A handwritten signature in cursive script that reads "Mike Scott".

Mike Scott  
Sheriff, Lee County Florida



**EXHIBIT IV.B.3c**

14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



Project No. 81014  
September 7, 2006

Sheriff Mike Scott  
Sheriff  
Lee County Sheriff's Office  
14750 Six Mile Cypress Parkway  
Fort Myers, FL 33912

**RE: PROPOSED LEE PLAN AMENDMENT – ABILITY TO PROVIDE SERVICES**

Dear Sheriff:

You are receiving this letter as a request for comment on the ability of Lee County Sheriff's Office to provide law enforcement to the businesses and future residents of the project that may result from an amendment to the Lee County Plan.

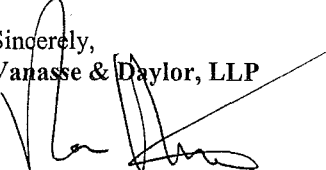
~~Hamilton Square~~ will be a 49-acre mixed land use development located along the east side of SR 31 immediately contiguous and north of the Caloosahatchee River. The property is strap number 19-43-26-00-00001.0000. For a visual identification of the property location, please refer to the enclosed location map.

The project is to consist of 144 multi-family dwelling units (condominium) and 10 acres of commercial development including:

- Marina and related 12,000 SF yacht club facility
  - 7,000 SF restaurant
  - Marina offices
  - Maintenance & repair facilities
- 40,000 SF boat storage facility (239 spaces)
- 60,000 SF shopping center (retail, service, and office uses)

We would appreciate your agency providing us with a letter that indicates your agency's ability to provide law enforcement services and facilities to the above referenced project. If you need more information or otherwise wish to discuss the content of this request, please do not hesitate to call me at (239) 437-4601.

Sincerely,  
Vanasse & Daylor, LLP

  
Ron Nino, AICP  
Senior Planner

cc: File



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

(239) 338-3302

Writer's Direct Dial Number: \_\_\_\_\_

Bob Janes  
*District One*

Douglas R. St. Cerny  
*District Two*

Ray Judah  
*District Three*

Tammy Hall  
*District Four*

John E. Albion  
*District Five*

Donald D. Stilwell  
*County Manager*

David M. Owen  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

September 19, 2006

Mr. Ron Nino, AICP  
Vanasse & Daylor, LLP  
12730 New Brittany Blvd.  
Suite 600  
Fort Myers, FL 33907

**SUBJECT: Hamilton Square, Project # 81014 – Lee Plan Amendment**

Dear Mr. Nino:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the businesses and future residents of the proposed ~~Hamilton Square~~ development located in North Ft. Myers on the east side of SR31 through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

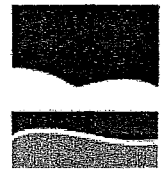
The Solid Waste Ordinance (05-13, Section 21) and the Lee County Land Development Code, Chapter 10, Section 10-261 have requirements for providing on-site space for placement and servicing of certain multi-family and commercial solid waste containers. Please review these requirements when planning the project. If you have any questions, please call me at (239) 338-3302.

Sincerely,

William T. Newman  
Operations Manager  
Solid Waste Division

cc: Wayne Gaither

**EXHIBIT IV.B.3d**



Project No. 81014  
September 7, 2006

Lindsey Sampson  
Director  
Lee County Solid Waste Management  
1500 Monroe St  
Fort Myers, FL 33901

**RE: PROPOSED LEE PLAN AMENDMENT – ABILITY TO PROVIDE SERVICES**

Dear Ms. Sampson:

You are receiving this letter as a request for comment on the ability of Lee County Solid Waste Management to provide solid waste management to the businesses and future residents of the project that may result from an amendment to the Lee County Plan.

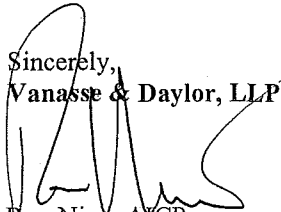
~~Hamilton Square~~ will be a 49-acre mixed land use development located along the east side of SR 31 immediately contiguous and north of the Caloosahatchee River. The property is strap number 19-43-26-00-00001.0000. For a visual identification of the property location, please refer to the enclosed location map.

The project is to consist of 144 multi-family dwelling units (condominium) and 10 acres of commercial development including:

- Marina and related 12,000 SF yacht club facility
  - 7,000 SF restaurant
  - Marina offices
  - Maintenance & repair facilities
- 40,000 SF boat storage facility (239 spaces)
- 60,000 SF shopping center (retail, service, and office uses)

We would appreciate your agency providing us with a letter that indicates your agency's ability to provide solid waste management services and facilities to the above referenced project. If you need more information or otherwise wish to discuss the content of this request, please do not hesitate to call me at (239) 437-4601.

Sincerely,  
Vanasse & Daylor, LLP

  
Ron Nino, AICP  
Senior Planner

cc: File



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

239-533-0333

Writer's Direct Dial Number: \_\_\_\_\_

Bob Janes  
District One

Douglas R. St. Cerny  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

John E. Albion  
District Five

Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

September 14, 2006

Mr. Ron Nino, AICP  
Vanasse & Daylor, LLP  
12730 New Brittany Blvd  
Suite 600  
Fort Myers, FL 33907

**RE: HAMILTON SQUARE PUD PROPOSED LEE PLAN AMENDMENT**  
STRAP #19-43-26-00-00001.0000

Dear Mr. Nino:

Lee County Transit staff has reviewed the information you provided in regards to your service adequacy request for the above-mentioned Lee Plan Amendment application. We currently do not provide transit service to this area north of the Caloosahatchee River, nor have we identified the capacity with which to do so in the future. The nearest transit service is approximately 1 1/3 miles south on Palm Beach Boulevard, SR 80.

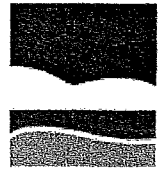
Transit service on SR 31 north of the river has not been identified as a need in either the Lee County Transit Development Plan or in the Lee County Long Range Transportation Plan. However, with the pace of growth projected for Lee County and the potential the SR 31 corridor has for becoming a transit corridor in the future, we recommend the design and development of ~~Hamilton Square~~ to include "transit ready" features. Such features should include pedestrian walkways and bike ways internal to the project that will connect with the SR 31 corridor for future access to a transit system, as well as ROW and land preservation for future transit passenger amenities. Such items will facilitate easier access to public transportation and will allow for ease of implementation of such service in the future.

If you have any questions or comments, please call me at the number listed above or e-mail me at [mhorsting@leegov.com](mailto:mhorsting@leegov.com).

Sincerely,  
TRANSIT DIVISION

Michael Horsting, AICP  
Planner

**EXHIBIT IV.B.3e**



Project No. 81014  
September 7, 2006

Mr. Mike Horsting  
LeeTran  
6035 Landing View Rd  
Fort Myers, FL 33907

**RE: PROPOSED LEE PLAN AMENDMENT – ABILITY TO PROVIDE SERVICES**

Dear Mr. Horsting:

You are receiving this letter as a request for comment on the ability of Lee Tran to provide mass transit to the businesses and future residents of the project that may result from an amendment to the Lee County Plan.

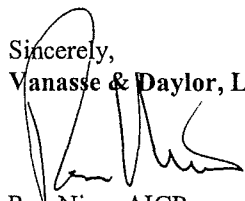
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  - Marina offices
  - Maintenance & repair facilities
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- 60,000 SF shopping center (retail, service, and office uses)

We would appreciate your agency providing us with a letter that indicates your agency's ability to provide mass transit services and facilities to the above referenced project. If you need more information or otherwise wish to discuss the content of this request, please do not hesitate to call me at (239) 437-4601.

Sincerely,  
Vanasse & Daylor, LLP



Ron Nino, AICP  
Senior Planner

cc: File



# THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

STEVEN K. TEUBER, J.D.  
CHAIRMAN • DISTRICT 4

ELINOR C. SCRIPCA, Ph.D.  
VICE CHAIRMAN • DISTRICT 5

ROBERT D. CHILMONIK  
DISTRICT 1

JEANNE S. DOZIER  
DISTRICT 2

JANE E. KUCKEL, Ph.D.  
DISTRICT 3

JAMES W. BROWDER, Ed.D.  
SUPERINTENDENT

KEITH B. MARTIN  
BOARD ATTORNEY

September 15, 2006

Mr. Ron Nino, AICP  
Vanasse Daylor  
12730 New Brittany Boulevard, Suite 600  
Fort Myers, FL 33907

Re: Proposed Lee Plan Amendment  
Project No. 81014  
Hamilton Square

Dear Mr. Nino:

Thank you for the opportunity to review the ~~Hamilton Square~~ project for comments on educational impacts. This proposed development is in the East Choice Zone of the District. This letter is in response to your request dated September 7, 2006.

Based on the proposed maximum total of 144 multi-family dwelling units, the Lee County School District is estimating that the proposal could generate up to 18 additional school aged children. This uses a generation rate of 0.125 students per dwelling unit.

The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, which was revised in November, 2005. This letter reflects the revised generation rate. The developers of the ~~Hamilton Square~~ project will be expected to pay the impact fee at the appropriate time.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 337-8678.

Sincerely,

Ellen Lindblad, Long Range Planner  
Planning, Growth & School Capacity

**EXHIBIT IV.B.3f**



Project No. 81014  
September 7, 2006

Ms. Ellen Lindblad  
Long Range Planner  
School District of Lee County  
2055 Central Ave  
Fort Myers, FL 33901

**RE: PROPOSED LEE PLAN AMENDMENT – ABILITY TO PROVIDE SERVICES**

Dear Ms. Lindblad:

You are receiving this letter as a request for comment on the ability of the School District of Lee County to provide public education to the businesses and future residents of the project that may result from an amendment to the Lee County Plan.

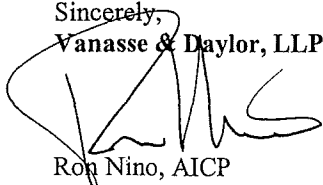
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- 60,000 SF shopping center (retail, service, and office uses)

We would appreciate your agency providing us with a letter that indicates your agency's ability to provide public education services and facilities to the above referenced project. If you need more information or otherwise wish to discuss the content of this request, please do not hesitate to call me at (239) 437-4601.

Sincerely,  
Vanasse & Daylor, LLP

  
Ron Nino, AICP  
Senior Planner

cc: File

# **Environmental Assessment**

**For**

**EllaMae Investment SR 31 Property**

**September 18, 2006**



**Turrell & Associates, Inc.**  
**Marine & Environmental Consulting**  
Phone : (239) 643-0166 Fax: (239) 643-6632  
Email: [tuna@turrell-associates.com](mailto:tuna@turrell-associates.com)

## **INTRODUCTION**

At the request of Mr. Abe Fitzsimmons, Turrell & Associates, Inc. has conducted a preliminary site evaluation one parcel of land located in Section 19, Township 43S, Range 26E, Lee County, Florida. The property is situated on the east side of S.R. 31 immediately adjacent to the Caloosahatchee River on the north side of the river. This parcel has been cleared and filled and is currently utilized as a cattle pasture.

Turrell & Associates, Inc. conducted a preliminary jurisdictional and ecological site assessment for the subject property. The goals of this assessment were:

- To map and classify the existing vegetation associations on the property.
- To estimate the extent of state and federal jurisdictional wetlands.
- To research the presence or absence of state or federal listed species.
- To assess the environmental permitting requirements that might be associated with the development of the property

This report documents the findings of this assessment in order to provide planning assistance to the potential owner of the site. This evaluation did not include a Phase I Environmental Site Assessment that may be necessary for the reduction of liability for hazardous materials under the provisions of the Federal Comprehensive Environmental Response, Compensation and Liability Act.

This assessment did not look at zoning, deed restrictions, easements, or other encumbrances that might be present and could affect the development of the property. This assessment was limited to environmental factors only and is presented solely to assist with the planning process.

## **METHODOLOGY**

Major vegetative communities were estimated based on photo interpretation of current Lee County aerial photography. Ground truthing of these estimates was conducted in May of 2006 to verify the vegetation and to estimate the extent of jurisdictional wetlands on site. Ground truthing consisted of walking transects through the different aerial signatures to determine the vegetative composition and relative functional state of the habitats being examined. The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual was used to classify the vegetation communities occurring within the site boundaries.

The site consisted of mostly upland open pasture with wetland forested habitats that parallel the waters edge. The attached aerial photograph shows the subject property and its vegetative cover. A general description is provided below for each category along with any site-specific nuances that may be relevant to the assessment.

### MAJOR FLUCFCS CATEGORIES

FLUCFCS CODE	FLUCFCS DESCRIPTION	TOTAL ACRES	POTENTIAL JURISDICTIONAL WETLANDS
211	Improved Pasture	39	
211h	Hydric Improved Pasture		0.8
422	Brazilian Pepper	1.4	
422h	Hydric Brazilian Pepper		2.6
510	Drainage Ditch		0.9
743	Spoil Piles	0.8	
	<b>Total</b>	<b>41.2</b>	<b>4.3</b>

Note: Acreages are approximate as no survey was used to determine vegetative coverages.

#### 211 – Improved Pasture

This is the dominant cover type found on this property. There is no canopy cover except for a few scattered cabbage palms (*Sabal palmetto*), Indian rosewood (*Dahlbergia sissoo*), and two small clumps of Australian pine (*Casuarina equisetifolia*). In addition, there are many Brazilian pepper (*Schinus terebinthifolius*) plants starting to grow throughout the habitat mainly concentrated along the waters edge. This area has been filled in the past and elevations are as much as 7 feet above the river.

#### 211h - Hydric Improved Pasture

This is a very small area of the pasture that runs parallel to a portion of the Caloosahatchee River. The vegetation includes mostly grasses as the rest of the pasture, but also shows definitive evidence of a higher water table and wetland hydrology.

#### 422 – Brazilian Pepper

These areas are located on the south and east side of the property within the pasture area. There are both upland and wetland habitats associated with this vegetation. This upland area is predominately Brazilian pepper and cabbage palm with a few scattered wax myrtle and some broomgrass (*Andropogon spp.*) growing in a couple of the open areas.

#### 422h – Hydric Brazilian Pepper

This wetland area runs along the river, and the vegetation include Brazilian pepper, leather fern (*Achrostichum spp.*), willow (*Salix caroliniana*), pond apple (*Anona glabra*), saltbush, cabbage palm, and white mangrove (*Laguncularia racemosa*).

#### 510 – Drainage Ditch

This area is a roadside ditch that is located running along the western side of the property paralleling the road and finally draining into the Caloosahatchee River. There are wetland indicators including but not limited to Pond Apple (*Annona glabra*), Maidencane (*Panicum hemitomon*), and Cattail (*Typha angustifolia L.*) that are growing within this ditch.

#### 743 – Spoil Piles

This area consist of past hurricane storm debris piles made up of stomps, branches, tress, etc...

### **SOILS**

The USDA Survey of Soils for Lee County shows that most of the property (pasture) has been filled in the past but is shown on the soils maps to be composed of Cocoa fine sand, a non-hydric soil.

### **FLORIDA MASTER SITE FILE**

The Florida Master Site File (MSF) is a database of the known historic and archaeological sites in the state of Florida. The MSF office was contacted and their response has been attached to this report.

### **LISTED WILDLIFE SPECIES**

-Endangered Wildlife Species is defined as any species of fish or wildlife naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; over-utilization for commercial, sporting scientific or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or manmade factors affecting its continued existence (FS 372.072).

-Threatened species include any species of fish or wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exist in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment.

-Species of Special Concern are animals that;

- 1) have a significant vulnerability to habitat modification, environmental alteration, human disturbance, or human exploitation which, in the foreseeable future, may result in its becoming a threatened species unless appropriate protective or management techniques are initiated or maintained,
- 2) data are limited or lacking,
- 3) may occupy such an unusually vital or essential ecological niche that should it decline significantly in numbers or distribution other species would be adversely affected to a significant degree,

- 4) has not sufficiently recovered from a past population depletion.

Taking into account the location and condition of the property, and conversations with state and federal agency personnel, listed wildlife species that could potentially be found on or around the site include:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>STATUS</u>
Tricolor Heron	<i>Egretta tricolor</i>	SSC
Snowy Egret	<i>Egretta thula</i>	SSC
Little Blue Heron	<i>Egretta caerulea</i>	SSC
Tricolored Heron	<i>Egretta tricolor</i>	SSC
White Ibis	<i>Eudocimus albus</i>	SSC
Wood Stork	<i>Mycteria americana</i>	E
Bald Eagle	<i>Haliaeetus leucocephalus</i>	T
Osprey	<i>Pandion haliaetus</i>	SSC
Gopher Tortoise	<i>Gopherus polyphemus</i>	SSC
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T
West Indian Manatee	<i>Trichechus manatus latirostris</i>	E
Florida Panther	<i>Felis concolor coryi</i>	E
Kestrel	<i>Falco sparverius paulus</i>	T

A full Threatened and Endangered species survey was not done as part of this review. During the site visit a couple of listed species were observed utilizing the site. Snowy egrets and little blue herons were observed along the river shoreline. It is also known that manatees utilize the river and with the proposed site plan to add boat docks or marina services, the project will require a manatee review. Additionally, these properties are located within the U.S. Fish and Wildlife Service's Panther Consultation Area. Any proposed development on the property will require a panther habitat analysis and appropriate mitigation. The wading birds usage will most likely not be precluded by the proposed activity and as long as proper construction techniques and habitat mitigation is provided, it is anticipated that the development of this property should not adversely impact any listed or protected species.

### JURISDICTIONAL WETLANDS

At the time of the site visit, no standing water was present on this parcel. It is evident from the aerial photographs and the site visit that this site has been affected by past activities such as clearing, filling, and surrounding road construction. There is a road side swale that runs along the western side of the property and drains directly into the Caloosahatchee River. This swale has wetland grasses growing within the depressional area, due to water runoff from the surrounding roads. Along the rivers edge the wetland habitat which is indicated on the attached FLUCCS are small in nature with no surrounding connectivity, and are made up mainly of Brazilian Pepper, leather fern, willow, and White Mangroves. Based on all the vegetation on this site, evidence of hydrology, and the soils, it is the opinion of Turrell & Associates, Inc. that this site has areas along the rivers edge and the swale that are jurisdictional wetlands. These areas will be impacted with the proposed site plan but due to the existing conditions of these wetland areas and the

amount of exotic vegetation these impacts will have minimal if any affects to any surrounding habitats, including the Caloosahatchee River.

### **CONCLUSION**

The development of the subject property will require full review of the proposed project by both state and federal agencies. The South Florida Water Management District will need to review and approve the storm water management plans and water quality assurances proposed for this project. Federal agencies including the Corps of Engineers and the US Fish and Wildlife Service will review all proposed wetland impacts including any proposed marina or dock structures. FWS will most likely be required to formulate a Biological Opinion relative to the potential impacts (or lack thereof) to Manatees and / or Florida panthers that could result from the project.

Based upon this evaluation, the current condition and location of the property, and the adjacent development, we believe that the proposed project will not adversely affect any of the surrounding properties or any listed species that might potentially use the property.



Drainage ditch along western edge of pasture area.



Cattle in pasture lazing under an Indian rosewood tree.

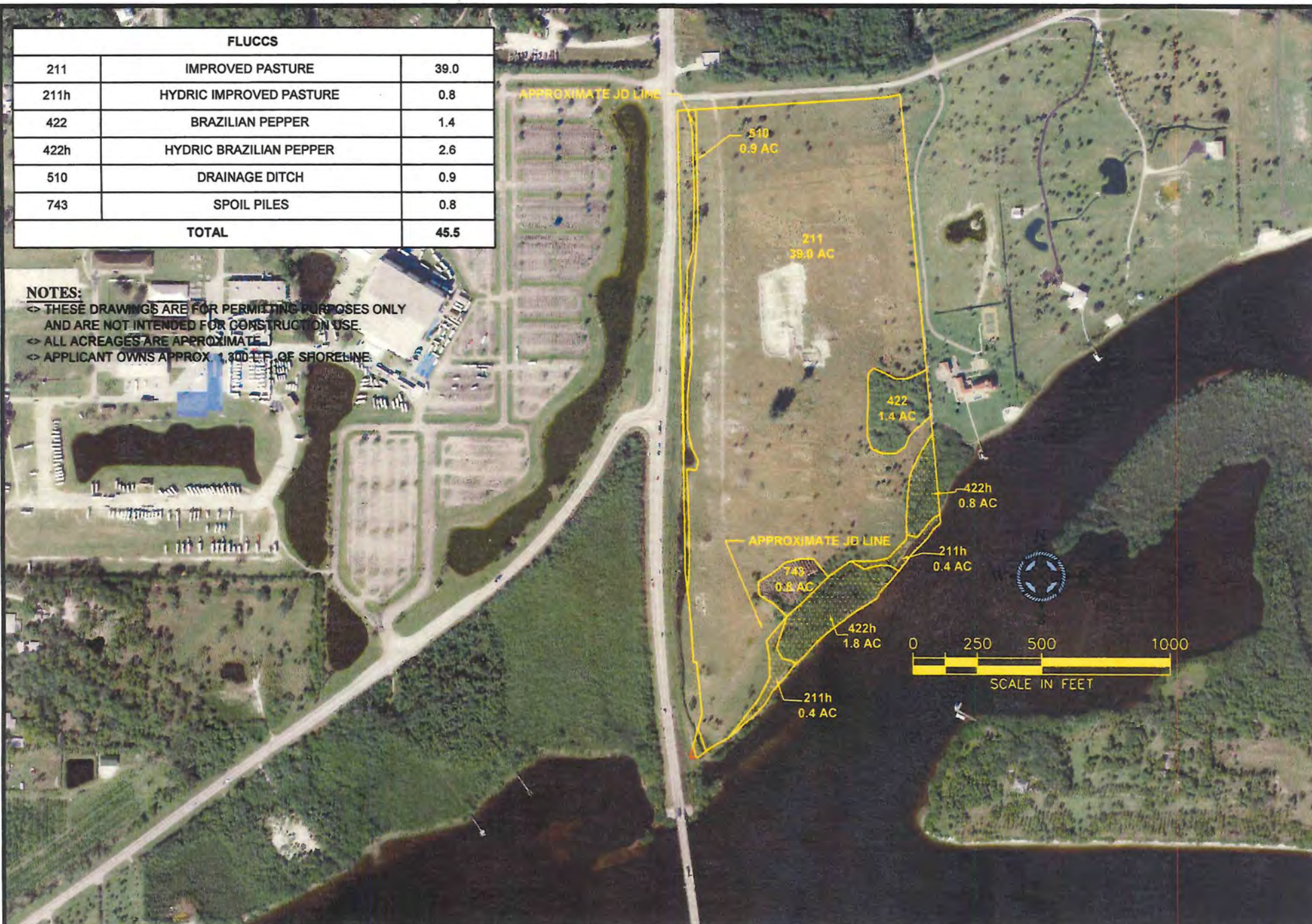


Brazilian pepper thicket on east side of pasture showing minimal groundcover underneath.

FLUCCS		
211	IMPROVED PASTURE	39.0
211h	HYDRIC IMPROVED PASTURE	0.8
422	BRAZILIAN PEPPER	1.4
422h	HYDRIC BRAZILIAN PEPPER	2.6
510	DRAINAGE DITCH	0.9
743	SPOIL PILES	0.8
TOTAL		45.5

**NOTES:**

- ◊ THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ◊ ALL ACREAGES ARE APPROXIMATE.
- ◊ APPLICANT OWNS APPROX. 1,300 L.F. OF SHORELINE.



**Turrell & Associates, Inc.**  
Marine & Environmental Consulting

3584 Exchange Ave. Suite B. Naples, FL 34104-3732

Email: tuna@turrell-associates.com

Phone: (239) 643-0166

Fax: (239) 643-6632

# SR 31 PROPERTY

## FLUCCS MAP

DESIGNED:	T.T.T.	REVISION:		TAB NAME:	FLUCCS
DRAWN BY:	TCH		N/A	SHEET:	
CREATED:	09-25-06		N/A	SCALE:	1" = 500'
JOB NO.:	0601.12		N/A		
SECTION-24		TOWNSHIP- 43 S		RANGE- 25 E	



**Turrell & Associates, Inc.**  
 Marine & Environmental Consulting  
 3584 Exchange Ave. Suite B. Naples, FL 34104-3732  
 Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

# **BAYSHORE / SR 31**

## **SOILS MAP**

DESIGNED:	T.T.T.	REVISION:		TAB NAME:	SOILS
DRAWN BY:	TCH		N/A	SHEET:	
CREATED:	09-27-06		N/A	SCALE:	1" = 500'
JOB NO.:	0601.12		N/A		
SECTION-24		TOWNSHIP- 43 S		RANGE- 25 E	



FLORIDA DEPARTMENT OF STATE  
Sue M. Cobb  
Secretary of State  
DIVISION OF HISTORICAL RESOURCES

September 13, 2006

Jeff Rogers  
Turrell & Associates, Inc.  
3584 Exchange Ave., Suite B  
Naples, FL 34104  
Fax: 239-643-6632

Dear Mr. Rogers:

In response to your inquiry of September 13, 2006, the Florida Master Site File lists no previously recorded cultural resources in the following parcels:

T43S, R26E, Section 19

In interpreting the results of our search, please remember the following points:

- Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites, unrecorded historically important structures, or both.
- As you may know, state and federal laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review of cultural resources. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-245-6333 or at this address.

If you have any further questions concerning the Florida Master Site File, please contact us as below.

Sincerely,

Celeste Ivory  
Archaeological Data Analyst, Florida Master Site File  
Division of Historical Resources  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, Florida 32399-0250

Phone: 850-245-6440, Fax: 850-245-6439  
State SunCom: 205-6440  
Email: [fmsfile@dos.state.fl.us](mailto:fmsfile@dos.state.fl.us)  
Web: <http://www.dos.state.fl.us/dhr/msf/>

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office  
(850) 245-6300 • FAX: 245-6435

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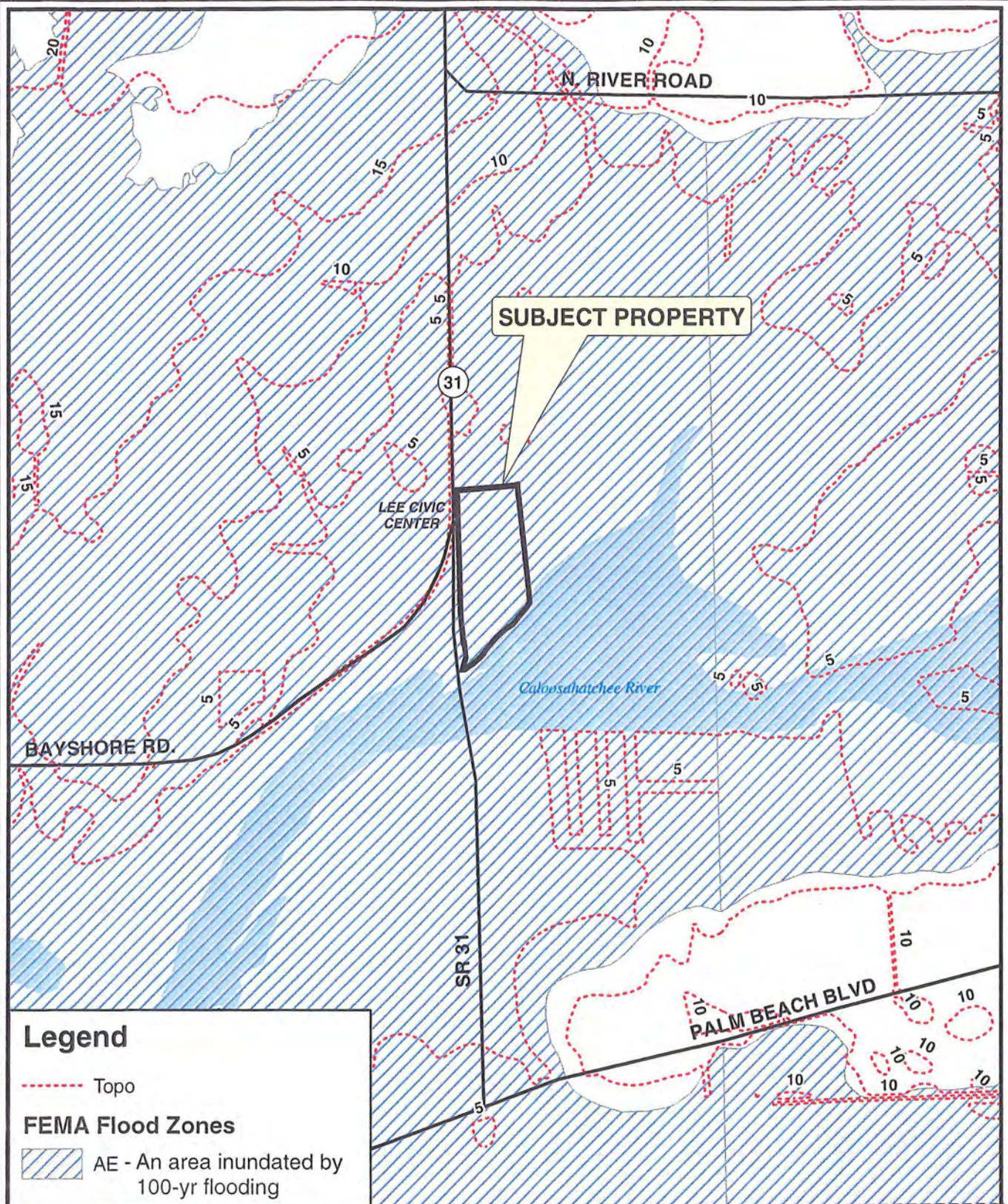
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**EllaMae Investments**

Topo Map  
Exhibit IV.C.3

Date: 09-07-06

EllaMae Investments, Inc.  
5840 W. 25th Avenue

2,000 0 2,000 Feet



Edgewater, CO 80214

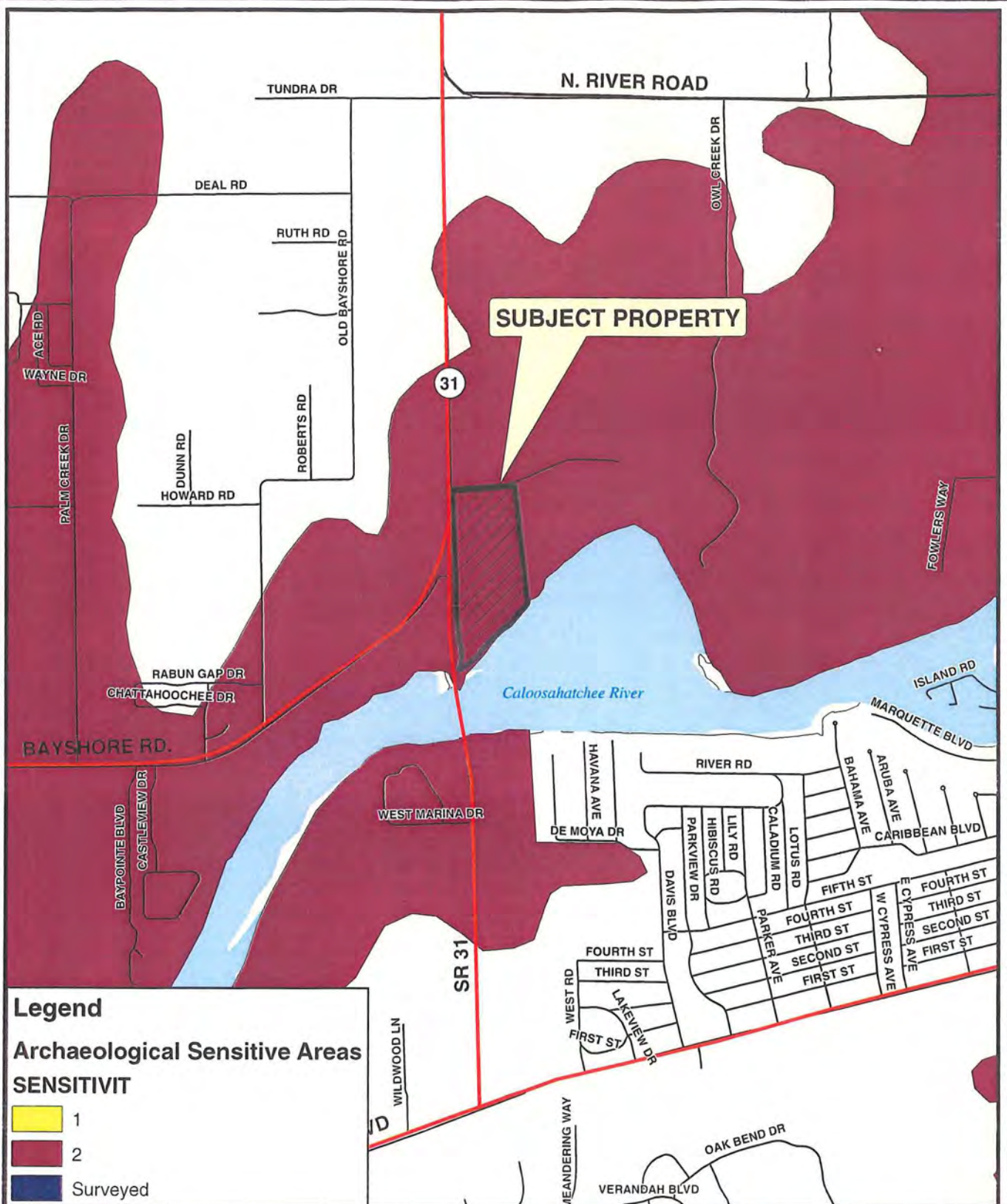
**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.



**EllaMae Investments**  
Archaeological Sensitive Map  
Exhibit IV.D

Date: 09-07-06

EllaMae Investments, Inc.  
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Edgewater, CO 80214

**Vanasse  
Daylor**



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 366

Sources: Lee County PA

It is the end user's responsibility to verify the data contained hereon.

Table 1(b)  
Planning Community Year 2020 Allocations

Future Land Use Category		Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,484				80		27		297			
	Central Urban	9,558				208				545			
	Urban Community	12,893	519	437		449							
	Suburban	15,448				1,803				206			
	Outlying Suburban	5,231	15			300	20	2	435				1,352
	Industrial	96								48		18	
	Public Facilities	2		1					1				
	University Community	860											
	Industrial Interchange												
	General Interchange	53											2
	General Commercial Interchange	7				7							
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community	1,644								360		1,284	
	Tradeport	9										9	
	Airport												
	Rural	8,977	1,419			783	633			184		111	1,255
	Rural Community Preserve	3,046											
	Outer Island	216	5			1			172				
	Open Lands	2,091	175				588						47
	Density Reduction/ Groundwater Resource	5,544	40									94	
	Wetlands												
Unincorporated County Total Residential		67,159	2,173	438		3,631	1,241	29	608	1,640		1,516	2,656
Commercial		9,460	46	56		257	26	17	112	153		824	398
Industrial		6,311	26	14		391	5	26		733		3,096	10
Non Regulatory Allocations													
Public		58,676	3,587	537		1,724	1,193	6	1,981	750		6,136	1,854
Active AG		34,145	6,098			620				279		569	254
Passive AG		65,414	14,633			4,375	6,987	10		631		3,580	575
Conservation		79,488	2,236	296		1,125	3,672		1,347	1,006		3,482	1,918
Vacant		44,720	1,525	2		33	1,569	25	5	495		792	578
Total		365,373	30,324	1,343		12,156	14,693	113	4,053	5,687		19,995	8,243

**Table 1(b)**  
**Planning Community Year 2020 Allocations**

Future Land Use Category		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
<b>Residential By Future Land Use Category</b>	Intensive Development				704	5			371			
	Central Urban	462	15		2,778		3,052		2,498			
	Urban Community	697	930		920	526	8,037			51	327	
	Suburban	2,471	2,250		1,217	636			5,293		1,572	
	Outlying Suburban	396				466			610	49	837	749
	Industrial	7	13		10							
	Public Facilities											
	University Community		860									
	Industrial Interchange											
	General Interchange							15	9		15	12
	General Commercial Interchange											
	Industrial Commercial Interchange											
	University Village Interchange											
	Mixed Use Interchange											
	New Community											
	Tradeport											
	Airport											
	Rural		160			1,129	10	702	383	57	900	1,251
	Rural Community Preserve									3,046		
	Outer Island	1				37						
	Open Lands								45			1,236
	Density Reduction/ Groundwater Resource							3,573				1,837
	Wetlands											
Unincorporated County Total Residential		4,034	4,228		5,629	2,799	11,099	4,290	9,209	3,203	3,651	5,085
Commercial		782	1,613		1,849	165	452	31	1,158	18	1,399	104
Industrial		298	350		723	64	216	55	209	5	87	3
<b>Non Regulatory Allocations</b>												
Public		2,970	1,085		3,394	1,722	13,738	7,700	2,015	2,114	4,708	1,462
Active AG						2,313		21,066	381	411	833	1,321
Passive AG			90			960		21,110	4,113	3,867	90	4,393
Conservation		8,879	3,283		128	13,703	1,455	30,882	1,293	359	3,626	798
Vacant		1,912	11		690	4,577	19,561	321	4,242	1,278	5,794	1,310
<b>Total</b>		<b>18,875</b>	<b>10,660</b>		<b>12,413</b>	<b>26,303</b>	<b>46,521</b>	<b>85,455</b>	<b>22,620</b>	<b>11,255</b>	<b>20,188</b>	<b>14,476</b>

Table 1(b)  
Planning Community Year 2020 Allocations  
Proposed Figures

Future Land Use Category		Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,484				80		27		297			
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	Industrial	96								48		18	
	Public Facilities	2		1					1				
	University Community	860											
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	Rural	8,866	1,308			783	633			184		111	1,255
	Rural Community Preserve	3,046											
	Outer Island	216	5			1			172				
	Open Lands	2,091	175				588						47
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Unincorporated County Total Residential		67,159	2,173	438		3,631	1,241	29	608	1,640		1,516	2,656
Commercial		9,460	46	56		257	26	17	112	153		824	398
Industrial		6,311	26	14		391	5	26		733		3,095	10
Non Regulatory Allocations													
Public		58,676	3,587	537		1,724	1,193	6	1,981	750		6,136	1,854
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Vacant		44,720	1,525	2		33	1,569	25	5	495		792	578
Total		365,373	30,324	1,343		12,156	14,693	113	4,053	5,687		19,995	8,243

Table 1(b)  
Planning Community Year 2020 Allocations

Proposed Figures

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	Outlying Suburban	396				466			610	49	637	749
	Industrial	7	13		10							
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	University Community		860									
	Industrial Interchange											
	General Interchange							15	9		15	12
	General Commercial Interchange											
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	University Village Interchange											
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	New Community											
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	Airport											
	Rural		160			1,129	10	702	383	57	900	1,251
	Rural Community Preserve									3,046		
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Conservation		8,879	3,285		128	13,703	1,455	30,882	1,293	359	3,626	798
Vacant		1,912	11		690	4,577	19,561	321	4,242	1,278	5,794	1,310
Total		18,875	10,660		12,413	26,303	46,321	85,455	22,620	11,255	20,188	14,476



H30. UNITS IN STRUCTURE [11] - Universe: Housing units  
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Corrected counts are available for one or more geographies displayed in this table.

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definition and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

	Florida
Total:	7,302,947
1, detached	3,816,527
1, attached	429,457
2	196,327
3 or 4	313,631
5 to 9	363,281
10 to 19	366,197
20 to 49	375,229
50 or more	565,483
Mobile home	849,304
Boat, RV, van, etc.	27,511

U.S. Census Bureau  
Census 2000

**Standard Error/Variance documentation for this dataset:**

[Accuracy of the Data: Census 2000 Summary File 3 \(SF 3\) - Sample Data \(PDF 141.5KB\)](#)

**EXHIBIT IV.E.1c**



**U.S. Census Bureau**  
**American FactFinder**

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**H33. TOTAL POPULATION IN OCCUPIED HOUSING UNITS BY TENURE BY UNITS IN STRUCTURE [23] - Universe: Population in occupied housing units**  
**Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data**

NOTE: Corrected counts are available for one or more geographies displayed in this table.

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definition and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

	<b>Florida</b>
Total population in occupied housing units:	15,593,328
Owner occupied:	11,132,099
1, detached	8,442,109
1, attached	588,301
2	64,818
3 or 4	126,852
5 to 9	127,381
10 to 19	113,516
20 to 49	196,269
50 or more	270,429
Mobile home	1,185,610
Boat, RV, van, etc.	16,814
Renter occupied:	4,461,229
1, detached	1,269,344
1, attached	311,763
2	343,470
3 or 4	456,881
5 to 9	487,668
10 to 19	465,373
20 to 49	330,012
50 or more	493,513
Mobile home	300,326
Boat, RV, van, etc.	2,879

U.S. Census Bureau  
 Census 2000

**Standard Error/Variance documentation for this dataset:**

Accuracy of the Data: Census 2000 Summary File 3 (SF 3) - Sample Data (PDF 141.5KB)

Lee County Comp Plan Amendment Application

H30. Units In Structure	
1, detached	3,816,527
1, attached	429,457
2	196,327
3 or 4	313,631
5 to 9	363,281
10 to 19	366,197
20 to 49	375,229
50 or more	565,483

H33. Total Population in Occupied Housing Units						Resulting PPH	
Owner		Renter		Total			
1, detached	8,442,109	1, detached	1,269,344	1, detached	9,711,453		2.54
1, attached	588,301	1, attached	311,763	1, attached	900,064		2.10
						<b>SF PPH</b>	<b>2.32</b>
2	64,818	2	343,470	2	408,288		2.08
3 or 4	126,852	3 or 4	456,881	3 or 4	583,733		1.86
5 to 9	127,381	5 to 9	487,668	5 to 9	615,049		1.69
10 to 19	113,516	10 to 19	465,373	10 to 19	578,889		1.58
20 to 49	196,269	20 to 49	330,012	20 to 49	526,281		1.40
50 or more	270,429	50 or more	493,513	50 or more	763,942		1.35
						<b>MF PPH</b>	<b>1.66</b>

Existing Site Population Allocation					
Designation	Use	Acreage	DU/Acre	PPH*	Population
Rural	Residential	48	1	2.32	111
Suburban	Residential	0	6	1.66	0
Suburban	Commercial	0	0	0	0
<b>Total Population</b>					<b>111</b>

Proposed Site Population Allocation					
Designation	Use	Acreage	DU/Acre	PPH*	Population
Rural	Residential	0	1	2.32	0
Suburban	Residential	38	3	1.66	189
Suburban	Commercial	10	0	0	0
<b>Total Population</b>					<b>189</b>

Potential Site Population Allocation					
Designation	Use	Acreage	DU/Acre	PPH*	Population
Rural	Residential	0	1	2.32	0
Suburban	Residential	38	6	1.66	378
Suburban	Commercial	10	0	0	0
<b>Total Population</b>					<b>378</b>

\*See Exhibit IV.E.1c.

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## Projections show larger than expected growth in Lee

By CHARLIE WHITEHEAD, [ckwhitehead@naplesnews.com](mailto:ckwhitehead@naplesnews.com)  
May 10, 2004

The growth in Lee County population has been rapid — some say runaway — in recent years. If a new study done for Lee County Smart Growth is correct, it's just starting.

Smart Growth director Wayne Daltry hired Paul Van Buskirk and Carlton Ryffel to do a detailed study of the future population of Lehigh Acres, the sprawling unincorporated community in east Lee. Lehigh, like the county's largest city, Cape Coral, is what planners call a pre-platted community. In other words, it's an example of those Florida communities of the 1950s in which tiny pieces of sunshine paradise were marketed to faraway buyers.

In studying growth expectations there, Van Buskirk and Ryffel formed a baseline for county growth expectations as well. Their findings, using methods Daltry said are more accurate than past efforts', show the population growing faster than expected and continuing to do so for the next several years.

"We're seeing it today," Daltry said. "We're going to get there quicker."

The eventual projection that just more than 1.6 million will make Lee County home does not change. In 2015, however, when planners had expected about 590,000 residents, they can instead look forward to closer to 630,000.

"One of my greatest concerns is the figures we've used in the past," said Brian Griffin, a Council of Civic Associations board member who's also co-chairman of the Smart Growth Committee. "If we're not careful we're going to have east coast gridlock before too long."

Daltry said he's confident the new population projections are more accurate than those the state's produced and the county's used in the past. He said it's not the percentages that matter, but the rapidly increasing number of people who will demand government services.

"Percentages become irrelevant when you're building a sewer line" he said. "We're adding numbers of people faster than expected."

## EXHIBIT IV.E.1d

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Both men said the county's already taking steps to deal with its rapid growth, but the faster-than-expected population increase adds to the sense of urgency.

Part of the problem, Daltry said, is the nature of the growth in areas such as Cape Coral and Lehigh Acres. Communities subdivided decades ago tend to be carved into small residential lots with little commercial space, meaning they become bedroom communities with workers having to drive long distances to reach jobs. The smaller lots also mean lower cost housing, which means those moving in tend to be younger working-class families.

Statistics in the new study bear that out. In Lee County, 25.4 percent of the population is 65 years or older, well more than the national rate of 12.4 percent. In Cape Coral, that rate is 19.6 percent, and, in Lehigh, that rate is 19.7 percent.

Griffin said there has been some discussion of lowering the eventual buildout projection of 1.6 million.

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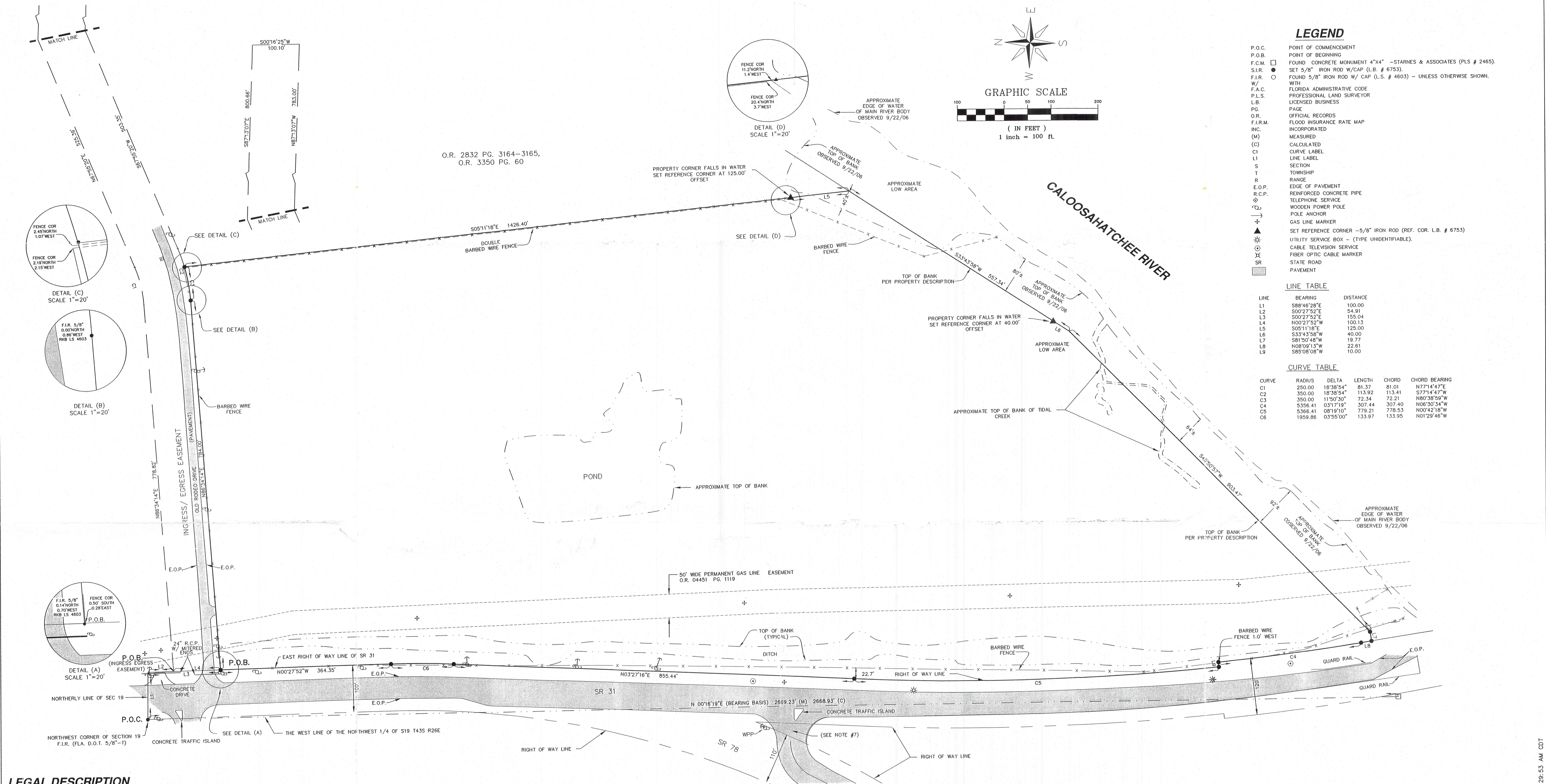
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## LEGAL DESCRIPTION

PARCEL DESCRIPTION:  
A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE S 88°46'28"E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 31, THENCE S 00°27'52"E ALONG SAID RIGHT OF WAY FOR 155.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE N86°34'14"E FOR 784.00 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE FOR 72.34 FEET TO A NON-TANGENT POINT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, AN INTERNAL (DELTA) ANGLE OF 11°50'30", AND A CHORD OF 72.21 FEET THAT BEARS N80°38'59"E, THENCE S05°11'18"E ALONG A PARCEL OF LAND, FOR 1426.40 FEET TO THE APPROXIMATE TOP BANK OF THE CALOOSAHATCHEE RIVER, THENCE S33°43'58"W ALONG SAID TOP BANK FOR 557.34 FEET, THENCE CONTINUE ALONG SAID TOP BANK S45°50'57"W FOR 903.47 FEET, THENCE S81°50'48"W FOR 19.77 FEET TO THE EASTERLY RIGHT OF WAY OF STATE ROAD 31, THENCE N08°09'13"W ALONG SAID RIGHT OF WAY FOR 22.61 FEET TO A POINT OF CURVATURE TO THE RIGHT, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY FOR 307.44 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 5356.41 FEET, AN INTERNAL (DELTA) ANGLE OF 0°31'19", AND A CHORD OF 307.40 FEET THAT BEARS N06°30'33"W, THENCE S 85°08'08"W RADIALLY ALONG SAID RIGHT OF WAY FOR 10.00 FEET TO A POINT ON A CURVE TO THE RIGHT, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY FOR 779.21 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 5356.41 FEET, AN INTERNAL (DELTA) ANGLE OF 0°31'19", AND A CHORD OF 779.21 FEET THAT BEARS N04°42'18"W, THENCE CONTINUE ALONG SAID RIGHT OF WAY N 03°27'16"E FOR 855.44 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1559.86 FEET, AN INTERNAL (DELTA) ANGLE OF 0°35'00" AND A CHORD OF 133.95 FEET WHICH BEARS N01°29'46"E, THENCE N 02°27'52"W FOR 364.35 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT OF WAYS OF RECORD.  
PARCEL CONTAINS 44.8 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED INGRESS/EGRESS EASEMENT:

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT OF WAY OF STATE ROAD 31 (100 FEET WIDE) RUN S88°46'28"E FOR 100.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 31 (100 FEET WIDE), THENCE RUN S 00°27'52"E ALONG SAID RIGHT OF WAY OF SAID STATE ROAD 31 TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN N86°34'14"E FOR 778.92 FEET TO A POINT OF CURVATURE TO THE LEFT WITH A RADIUS OF 250.00, A CENTRAL ANGLE OF 18°38'54" AND A CHORD OF 81.01 FEET THAT BEARS N77°14'47"E, THENCE RUN EASTERLY ALONG SAID CURVE FOR 81.37 FEET TO A POINT OF TANGENCY, THENCE RUN N 67°55'20"E FOR 525.39 FEET, THENCE RUN S 87°13'07"E FOR 800.69 FEET, THENCE RUN S 00°16'25"W FOR 100.10 FEET, THENCE RUN N 87°13'07"W FOR 783.00 FEET, THENCE RUN S 87°55'20"W FOR 503.35 FEET TO A POINT OF CURVATURE TO THE RIGHT WITH A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 18°38'54" AND A CHORD OF 113.41 FEET THAT BEARS S 77°14'47"W, THENCE RUN WESTERLY ALONG SAID CURVE FOR 113.92 FEET, THENCE RUN S 86°34'14"W FOR 784.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID STATE ROAD 31, THENCE RUN N 02°27'52"W ALONG SAID RIGHT OF WAY FOR 100.13 FEET TO THE POINT OF BEGINNING.  
BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING S 88°52'38"E.  
CONTAINING 5.02 ACRES MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT OF WAYS OF RECORD.

## CERTIFIED TO:

ELLAMAE INVEST, INC.

## CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 09/22/06. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PHILLIP T. GAETANO, STATE OF FLORIDA, (P.L.S. #5045)  
BBL SURVEYORS & MAPPERS INC. (L.B. #6753)

DATE 09/22/06  
F.B./P.O. 442/39-40  
DRAWN BY: JML/PTG  
APPROVED: PTG  
SCALE: 1" = 100'

## BOUNDARY SURVEY

A PORTION OF SECTIONS 18 AND 19  
TOWNSHIP 43 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

## LEGEND

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
F.C.M. FOUND CONCRETE MONUMENT 4"x4" - STARNES & ASSOCIATES (PLS # 2465)  
S.I.R. SET 5/8" IRON ROD W/ CAP (L.B. # 6753)  
F.I.R. FOUND 5/8" IRON ROD W/ CAP (L.S. # 4603) - UNLESS OTHERWISE SHOWN.  
W/ WITH  
F.A.C. FLORIDA ADMINISTRATIVE CODE  
P.L.S. PROFESSIONAL LAND SURVEYOR  
L.B. LICENSED BUSINESS  
PG. PAGE  
O.R. OFFICIAL RECORDS  
F.I.R.M. FLOOD INSURANCE RATE MAP  
INC. INCORPORATED  
(M) MEASURED  
(C) CALCULATED  
C1 CURVE LABEL  
L1 LINE LABEL  
S SECTION  
T TOWNSHIP  
R RANGE  
E.O.P. EDGE OF PAVEMENT  
R.C.P. REINFORCED CONCRETE PIPE  
+ TELEPHONE SERVICE  
+ WOODEN POWER POLE  
+ POLE ANCHOR  
+ GAS LINE MARKER  
+ SET REFERENCE CORNER - 5/8" IRON ROD (REF. COR. L.B. # 6753)  
+ UTILITY SERVICE BOX - (TYPE UNIDENTIFIABLE)  
+ CABLE TELEVISION SERVICE  
+ FIBER OPTIC CABLE MARKER  
+ STATE ROAD  
+ PAVEMENT

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°46'28"E	100.00
L2	S00°27'52"E	54.91
L3	S00°27'52"E	155.04
L4	N00°27'52"W	100.13
L5	S05°11'18"E	125.00
L6	S33°43'58"W	40.00
L7	S81°50'48"W	18.77
L8	N08°09'13"W	22.61
L9	S85°08'08"W	10.00

## CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	250.00	18°38'54"	81.37	81.01	N77°14'47"E
C2	350.00	18°38'54"	113.92	113.41	S77°14'47"W
C3	350.00	11°50'30"	72.34	72.21	N80°38'59"W
C4	5356.41	0°31'19"	307.44	307.40	N06°30'34"W
C5	5356.41	0°31'19"	307.44	307.40	N04°42'18"W
C6	1959.86	0°35'00"	133.97	133.95	N01°29'46"W

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BBL SURVEYORS & MAPPERS, INC.

BBL SURVEYORS & MAPPERS INC.  
1502-A RAIL HEAD BLVD.  
NAPLES, FLORIDA 34110 (239) 597-1315