



Engineers, Planners & Development Consultants

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July 15, 2022

Mr. Adam Mendez, Planner
Lee County Division of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RE: **Gator Recreation (Planned Development Rezoning Application)**
DCI2022-00024

Dear Mr. Mendez,

Please find attached a set of revised plans for the above-mentioned project per your comments dated June 3, 2022. Below are written responses to the comments.

Zoning Section

Request. The Request Statement, Schedule of Uses and Property Development Regulations, Planned Development Application and Master Concept Plan establish varying thresholds of density and intensity. Please revise the referenced documents to reflect intensity and density consistency.

Response: Please see revised Request Statement, Schedule of Uses, Application and MCP.

Schedule of Uses.

- A. Please provide analysis as to how the following uses are to function with the proposed MCP: Automobile Service Station; Business Services Group II; Contractors and Builders, Groups II, III and IV; Convenience Food and Beverage Store with 32 Fuel Pumps; Live-Work Dwelling Units and proposed quantity; Open Storage.
- B. Warehouse types are not specified on the proposed schedule of uses.
- C. Social Services; how many beds pursuant to LDC Section 34-341(a)(8).
- D. Accessory Apartments and Accessory Dwelling Units are only permitted when accessory to a single-family residence.

Response: The above uses have been removed from the request.

Fee: The application was assessed as a Minor Planned Development. Please be advised that the assessment may change to a Major Planned Development based on the projects revised intensity and density in accordance with Comment I above. Please evaluate LDC Section 34-341 to distinguish between a minor and major planned development as the application fee will vary.

Response: Acknowledged

Existing Agricultural Use Affidavit: The request proposes to maintain agricultural use conditions adopted as part of the current zoning approval. The LDC requires a new agricultural use affidavit. If the property owner intends to continue an existing agricultural use subsequent to zoning approval, an affidavit signed by the property owner and sworn before a notary must be submitted. The affidavit must consist of (1) a statement as to the specific type and location of the agricultural use(s) existing on the property at the time of the application and (2) a sketch of the property, in metes and bounds, identifying the location and type of ongoing agricultural use(s). LDC Section 34-202(a)(13).

Response: The owner does not intend to continue with the existing agricultural use.

Development Services Section

The MCP show dots near the distance call outs for the property boundary on all side with overlaying text on the west side. Please remove or clarify.

Response: Please see revised MCP

The property development regulations have a minimum rear setback of 15 feet and development perimeter setback of 15 feet. The MCP shows the parking garage in the minimum setback. Please clarify.

Response: Please see revised MCP

Please provide a storm water narrative with your resubmittal in accordance with LDC 34-373(b)(1). The MCP does not show any areas reserved for water management.

Response: The water management system will consist of a series of underground stormwater chambers.

[10-285(a)] The connection separation distances must be determined on both sides of the roadway for undivided roadways. Existing and approved access points must be depicted on both sides of the road along the project frontage and to the nearest access point beyond the project frontage in each direction. The MCP provided does not appear to meet the minimum connection separation on Plantation Rd. Please clarify.

Response: The access point has been designed to align with Hope Center Loop, opposite side of the road. Furthermore, to meet minimum connection separation from Six Mile Cypress would create conflict with the Hope Center Loop access as well as the north access for Arthrex. Also, this access has previously approved DOS2005-00183 and DCI2004-00087.

34-373(a)(6)(j) requires the MCP to show any proposed facilities for public transit in accordance with LDC 10-442. Are any improvements anticipated for the existing bus stop and the northwest corner of the site on Plantation Blvd?

Response: During time of Development Order any required improvements to the bus stop will be address. Please see revised MCP

Note: At time of development order LDC 34-2015(2)(e) will require walkways to accommodate safe and convenient pedestrian movement from vehicles and buildings in any parking lot with more than one tier of parking.

Response: Acknowledged

What is the purpose of the interconnection to the north? Please clarify as it appears the interconnection provides access to a lake and may not be necessary. If the interconnection is not necessary, please request a deviation.

Response: North access has been removed

Environmental Sciences Section

According to the Land Development Code, a large development in the mixed-use overlay is required to provide 20% open space and a small development is required to provide 10% (10-425(a)). Please provide an open space table/exhibit demonstrating the open space calculations.

Response: Please see revised MCP showing the open space table.

Legal Description

Boundary survey. A boundary survey of the subject property must be submitted, unless the property consists of one or more undivided lots within a subdivision platted in accordance with F.S. ch. 177. The survey must be based upon the title certification submitted in accord with section 34-201(a)(7) and certified to the present owner as reflected in the title documentation submitted in accordance with section 34-201(a)(7). The boundary survey must identify and depict all easements affecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection.

Staff Comment: The survey included is not based on the April 6, 2022, title certification and does not include the required state plane coordinates.

Response: Please see revised survey

Natural Resources

Please provide a written description of the surface water management plan that complies with LDC 34-373 (b)(1).

Response: Please see attached surface water management plan

Please provide an analysis of Lee Plan objective 60.3 and policies 125.1.2, 125.1.3, and 125.1.4.

Response: Please see attached Request Statement addressing Lee Plan objective 60.3 and policies 125.1.2, 125.1.3, and 125.1.4.

Traffic Impact Analysis

The application indicates the project includes 60,000 sf of commercial, 58,000 sf of commercial-recreational (total of 118,000 sf of commercial), 160 hotel rooms, and 210 MF residential units. But there are 160,000 sf of commercial, 250 hotel rooms, and 210 MF residential units in the TIS analysis. A clarification is required.

Response: Please see revised TIS

The project will generate 801 trips in PM peak hour, but the Figure 3 only show 761 trips. A revision is required.

Response: Please see revised TIS

Since the project generates 801 trips per hour, the information of intersection level of service (LOS) analysis for project's accesses and the intersections within the area of influence shall be provided for review.

Response: Please see revised TIS

Six Miles Cypress Pkwy is a controlled access facility, the service volumes of Controlled Access Facility shall be used in the TIS analysis.

Response: Please see revised TIS

Solid Waste

Solid Waste has reviewed DCI2022-00024, the compactor area does not provide 65 feet of unobstructed collection access.

Response: The Compactor has been relocated, please see attached MCP

Planning Section

The MCP does not seem to match the description provided in the application. Please clarify where the 58,000 square foot commercial recreation will be located on the MCP. Also Please clarify if you are seeking approval for 70,000 square feet of commercial retail (as shown on MCP) or 60,000 square feet of office and retail as shown on the application form. In addition, the application form states there will be 160 hotel rooms, whereas the MCP shows 250 beds.

Response: Please see revised Request Statement, Schedule of Uses, Application and MCP.

The building mass appears to be more than would be required for the intensity of development proposed. Do the proposed buildings all need to be 135 feet tall?

Response: The MCP has been revised to show Northwest maximum height of 100' and the northeast maximum height of 60'

It seems this application is trying to preserve the most flexibility for future development. based on the property's location within the Mixed-Use Overlay this may be appropriate, but has the applicant considered rezoning the property to the C-1A. Bonus Density could be approved administratively in the C-1A zoning district.

Response: C-1A as well as other conventional commercial districts do not allow for Hotel/Motel, Residential and Recreational (Group IV), which the site will be proposing.

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Sharon Hrabak
Permitting Manager
Email: Sharon@qainc.net

Attachments:
Revised MCP
Revised TIS
Revised Survey
Revised Request Statement
Revised Schedule of Uses
Revised PD Application
Surface Water Management Plan



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Gator Recreation

Request: Rezone from: CPD To: MPD

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

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

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

Summary of Project:

Rezone 7.1 acres from CPD (commercial planned development) to (MPD) Mixed-Use Planned Development

To allow up to 90,000 sf of commercial, office and retail, 70,000 sf commercial-recreational, 250 hotel rooms,

And 210 M/F residential units. The project is located on the northwest corner of Six Mile Cypress and

Plantation Road, in the Intensive Development land use category and within the missed use overlay district.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Quattrone & Associates, Inc

Address: 4301 Veronica Shoemaker Blvd

City, State, Zip: Fort Myers, FL 33916

Phone Number: 239-936-5222

E-mail Address: permits@qainc.net

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

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

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

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: _____

Contact Person: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

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

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

**PART 2
PROPERTY OWNERSHIP**

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

Name: Gator Recreation Complex RLLP

Address: 7050 Crystal Lane

City, State, Zip: Fort Myers, FL 33907

Phone Number: 239-344-6147

Email: gatorlanes@comcast.net

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

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

C. Multiple parcels:

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

☐ Property owners map. [34-202(a)(8)]

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

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

2. Date property was acquired by present owner(s): June 16, 2004

**PART 3
PROPERTY INFORMATION**

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

30-45-25-00-00002.0000

B. Street Address of Property: Access Undetermined

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

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

OR

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

AND

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

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

OR

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

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

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

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

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

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

E. Current Zoning of Property: CPD (Z-05-046)

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

F. Use(s) of Property:

1. Current uses of property are: Vacant

2. Intended uses of property are: Mixed Use Development

G. Future Land Use Classification (Lee Plan):

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

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>±749.06</u>	Feet		
2. Depth (average if irregular parcel):	<u>±306.71</u>	Feet		
3. Total area:	<u>7.1</u>	Acres or square feet		
4. Frontage on road or street:	<u>±748.82</u>	Feet on	<u>Plantation Road</u>	Street
2 nd Frontage on road or street:	<u>±306.71</u>	Feet on	<u>Six Mile Cypress Parkway</u>	Street

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

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

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

TOTAL (should equal "C" above)

7.1 Acres

Notes:

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

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

A. Future Land Use Category: Intensive Development

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	7.1	x 14 equals	99
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
	c. Total impacted wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
	d. Total Allowed Standard Units ⁽¹⁾			99
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			_____
	b. Transferrable Dwelling Units			114
	c. Sub-total			_____
3.	Total Permitted Units ⁽¹⁾			213

Note:

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

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

		Height	Total Floor Area (Square Feet)
A. Commercial			
1.	Medical		
2.	General Office		
3.	Retail		90,000
4.	Other: Convention, Bowling Alley, Restaurant		70,000
5.	TOTAL FLOOR AREA		160,000
B. Industrial		Height	Total Floor Area (Square Feet)
1.	Under Roof		
2.	Not Under Roof		
3.	TOTAL FLOOR AREA		0
C. Mining		Depth	Total Acres
1.	Area to be excavated		0
D. Assisted Living Facilities		Height	Total Beds/Units
1.	Dependent Living Units		
2.	Independent Living Units		
3.	TOTAL BEDS/UNITS		0
E. Hotels/Motels (Room Size)		Height	Total Rental Units
1.	< 425 sq. ft.		
2.	426-725 sq. ft.		
3.	725 < sq. ft.	135'	250
4.	TOTAL UNITS		250

PART 7
ACTION REQUESTED

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

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

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

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

**PART 8
ENVIRONMENTAL REQUIREMENTS**

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

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

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

3. Expected life of the facility:
-

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

5. Receiving bodies or other means of effluent disposal:
-

C. Spray Irrigation: If spray irrigation will be used, specify: **N/A**

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

2. Current water table conditions:
-

3. Proposed rate of application:
-

4. Back-up system capacity:
-

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

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

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**
- G. **Flood Hazard:**
- ☒ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)
- H. **Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-174(h)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

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

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



REQUEST STATEMENT

Gator Recreational, MPD

Rezone from CPD to MPD

±7.1 ACRES

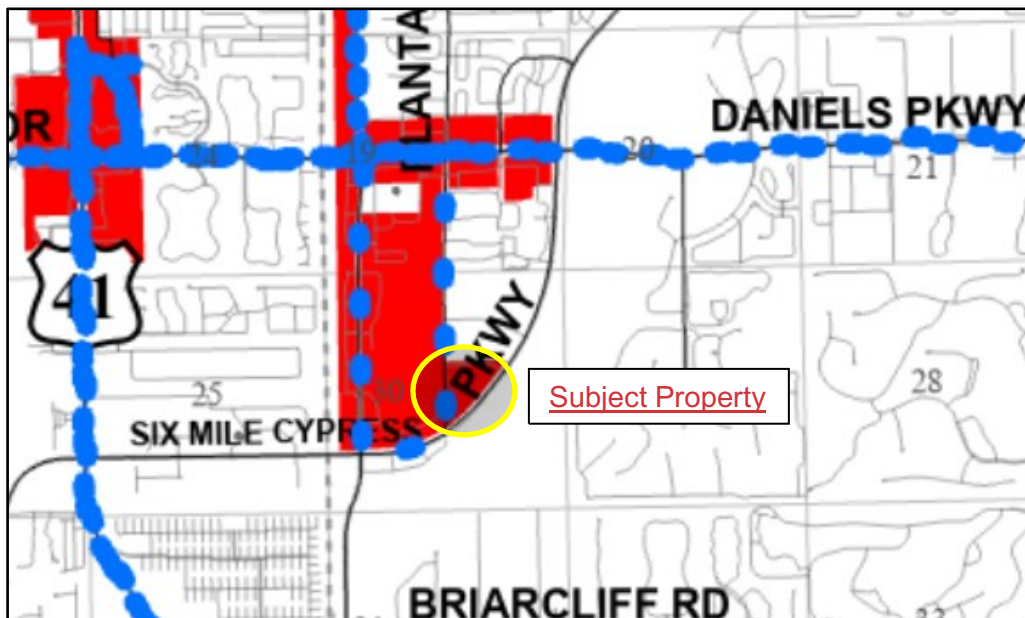
Strap # 30-45-25-00-00002.0000

Fort Myers, FL 33912

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

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

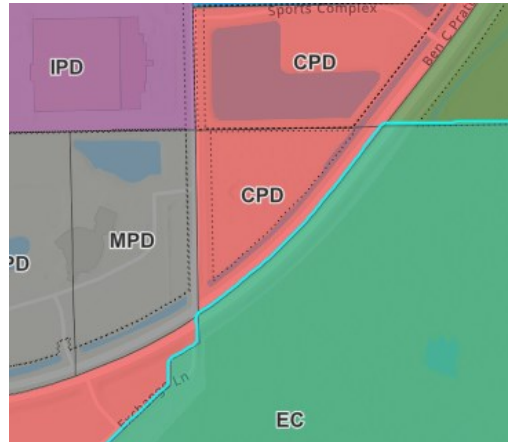
The parcel is a vacant parcel is ±7.1 acres with frontage on Six Mile Cypress Blvd and Plantation Rd. generally located in the northeast corner of the two roads, within the South Fort Myers Planning Community. The Lee Plan has designated the subject property as Intensive Development Future Land Use and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



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



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



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

LEE PLAN COMPLIANCE

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

POLICY 1.1.2: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 1.1.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94- 30, 09-06, 10-10, 16-07, 21-09)

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

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



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

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

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

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

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ord. No. 94-30, 00-22)

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

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

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

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only



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

POLICY 2.2.1: Rezoning's and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)

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

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

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

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

GOAL 5: RESIDENTIAL LAND USES. *To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types. (Ord. No. 94-30, 07-12, 21-09)*

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

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

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



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

GOAL 6: COMMERCIAL LAND USES.

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

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

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

c. *Screening and buffering (planned development rezoning and development orders);*

The proposed rezoning to MPD will not be requesting deviations from the buffer requirements in the Land Development Code as set forth in LDC 10-425(f)

d. *Availability and adequacy of services and facilities (rezoning and development orders);*

The proposed rezoning has availability from Lee County Utilities according to the letter received March 17,2022.

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

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

f. *Proximity to other similar centers (rezoning); and*

The proposed rezoning is compatible with adjacent uses.

g. *Environmental considerations (rezoning and development orders).*

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

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



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

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

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

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

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

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

GOAL 11: MIXED USE.

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

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

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

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

RESPONSE: The proposed development is centrally located, as identified in the Lee plan in the mixed-use overlay. The proposed rezoning contains commercial retail and



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

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

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

OBJECTIVE 60.3: CRITICAL AREAS. The Six Mile Cypress Basin (as defined in the LDC, Chapter 10) and the DR/GR land use category are both identified as "critical areas for surface water management." The County will maintain existing regulations to protect the unique environmental and water resource values of these areas. (Ord. No. 94-30, 00-22, 19-02)

RESPONSE: The project is a previously permitted and relatively flat cleared site with no native vegetation or existing natural features that can be incorporated into the final stormwater management system.

GOAL 125: WATER QUALITY. To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County. (Ord. No. 17-19, 18-28)

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality. (Ord. No. 00-22, 18-28)

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems. (Ord. No. 00-22, 18-28)

POLICY 125.1.4: Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data. (Ord. No. 00-22, 18-28)

RESPONSE: The water management system will consist of a series of underground stormwater chambers designed to limit maximum discharge rates to the established rates in the Six Mile Cypress Watershed Plan which is 37 CSM, which based on a +/-7-acre site is approximately 0.40 CFS. As previously permitted with SFWMD the water management system will discharge to the Six-Mile Cypress Pkwy roadside swale. This water management system will also ensure that the project limits nutrients levels of runoff to below predevelopment levels and not have an adverse impact on the Six Mile Cypress watershed. The water management system will be designed in accordance with both Lee County Land Development Code requirements and SFWMD design criteria.

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



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

Division 2-Bonus Density Program

Sec 2-145(b) Minimum Requirements

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

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

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

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

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

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

(4) The resulting development will be compatible with existing and planned surrounding land uses

The surrounding land uses include intensive commercial development, public recreational facilities, dense multi-family, health care and other compatible with the requested schedule of uses and intensity and density.

Land Development Code Analysis

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

(A) All planned developments must be consistent with the provisions of the Lee Plan.

The proposed rezoning to a MPD is consistent with the Comprehensive Plan as demonstrated above.

(b) All planned developments must be designed and constructed in accordance with the provisions of all applicable County development regulations in force at that time. Deviations from the general provisions of this chapter may be permitted if requested as part of the application for a planned development in accordance with section 34-373(a)(9) and approved by the Board of County Commissioners based on the findings established in section 34-377(b)(4). Pursuant to section 34-373(a)(10) the establishment of property development regulations for planned developments does not require deviations from articles VI and VII of this chapter. Amendments to approved master concept plans may be reviewed pursuant to section 34-380.



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

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

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

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

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

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

The property is within the Lee Tran public transit service area, route 80. Lee Tran stops #11786 is within ¼ mile and adjacent to the property

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

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

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

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

(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement



of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

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

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

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

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

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

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

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

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

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

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

The proposed development includes a variety of general commercial, office, recreational, hotel/motel and high-density residential uses. The MPD promotes a compact development footprint in an area of the county that is classified as intensive development. Common open space, parking and walkways with supportive



infrastructure will be integrated within the development. The proposed development will not have conflicting uses within the planned development.

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

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

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

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

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

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

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

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

a) Complies with the Lee Plan.

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

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



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

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

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

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

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

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

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

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

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

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

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



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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

GATOR RECREATIONAL MPD

(PROJECT NO. F1510.02)

PREPARED BY:

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

June 30, 2022



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I. INTRODUCTION

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

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

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





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

II. EXISTING CONDITIONS

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

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

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



III. PROPOSED DEVELOPMENT

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

**Table 1
Land Uses
Gator Recreational MPD**

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

*Proposed bowling center included in proposed retail square footage.

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

IV. TRIP GENERATION

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



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

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

Table 2
Trip Generation – Approved
Gator Recreational MPD

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

Table 3
Trip Generation – Proposed
Gator Recreational MPD

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

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



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

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

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

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



Table 5
Trip Generation – Net New Trips of Proposed Uses
Gator Recreational MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	226	201	427	510	521	1,031	13,282
Less LUC 820 Pass-By Trips	-33	-33	-66	-115	-115	-230	-2,912
Net New Trips	193	168	361	395	406	801	10,370

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

Table 6
Trip Generation Comparison – Approved Zoning vs Proposed Zoning
Table 4 vs Table 5

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Zoning	193	168	361	395	406	801	10,370
Approved Zoning	-77	-15	-92	-91	-70	-161	-792
Resultant Trip Change	+116	+153	+269	+304	+336	+640	+9,575

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

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

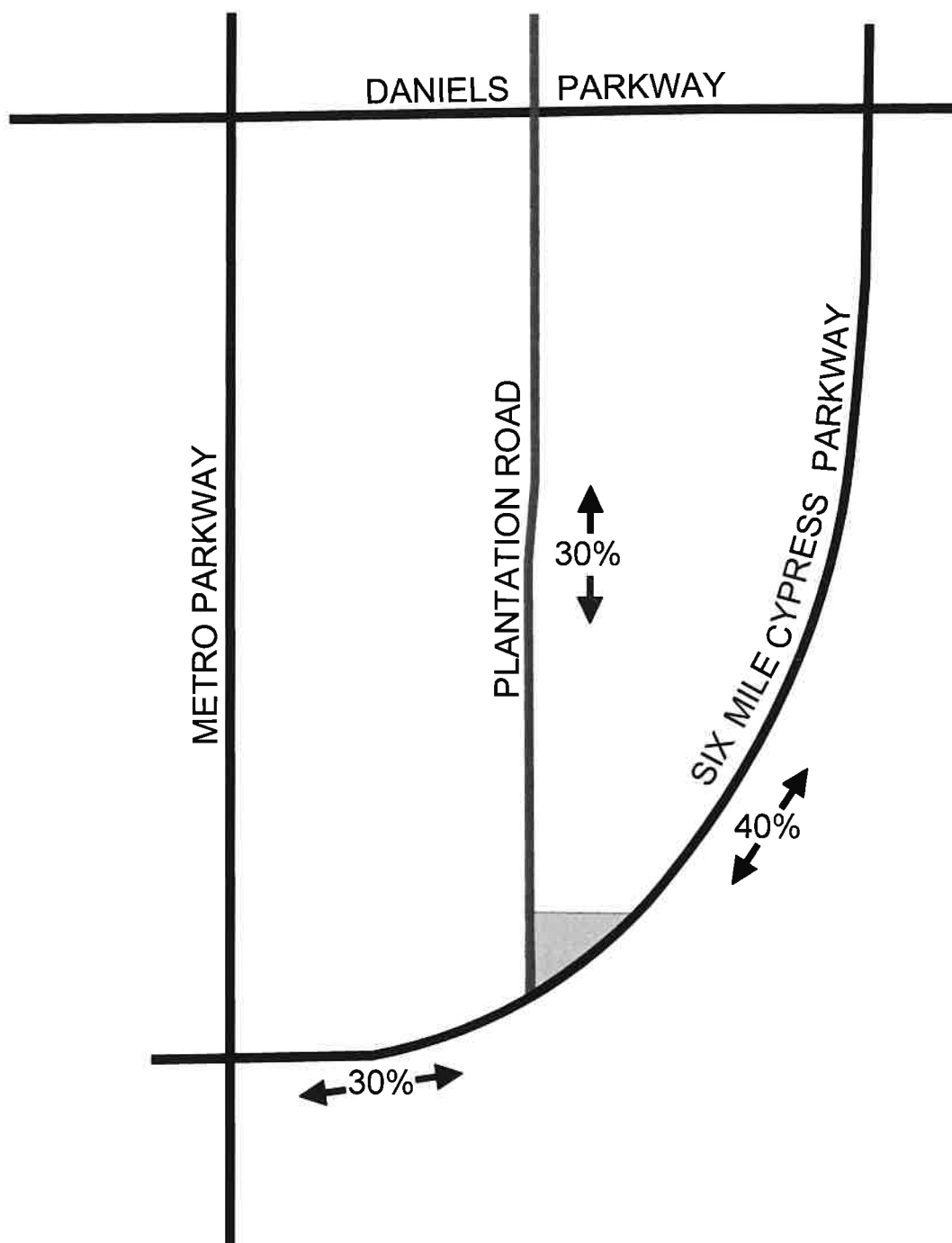


V. TRIP DISTRIBUTION

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

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

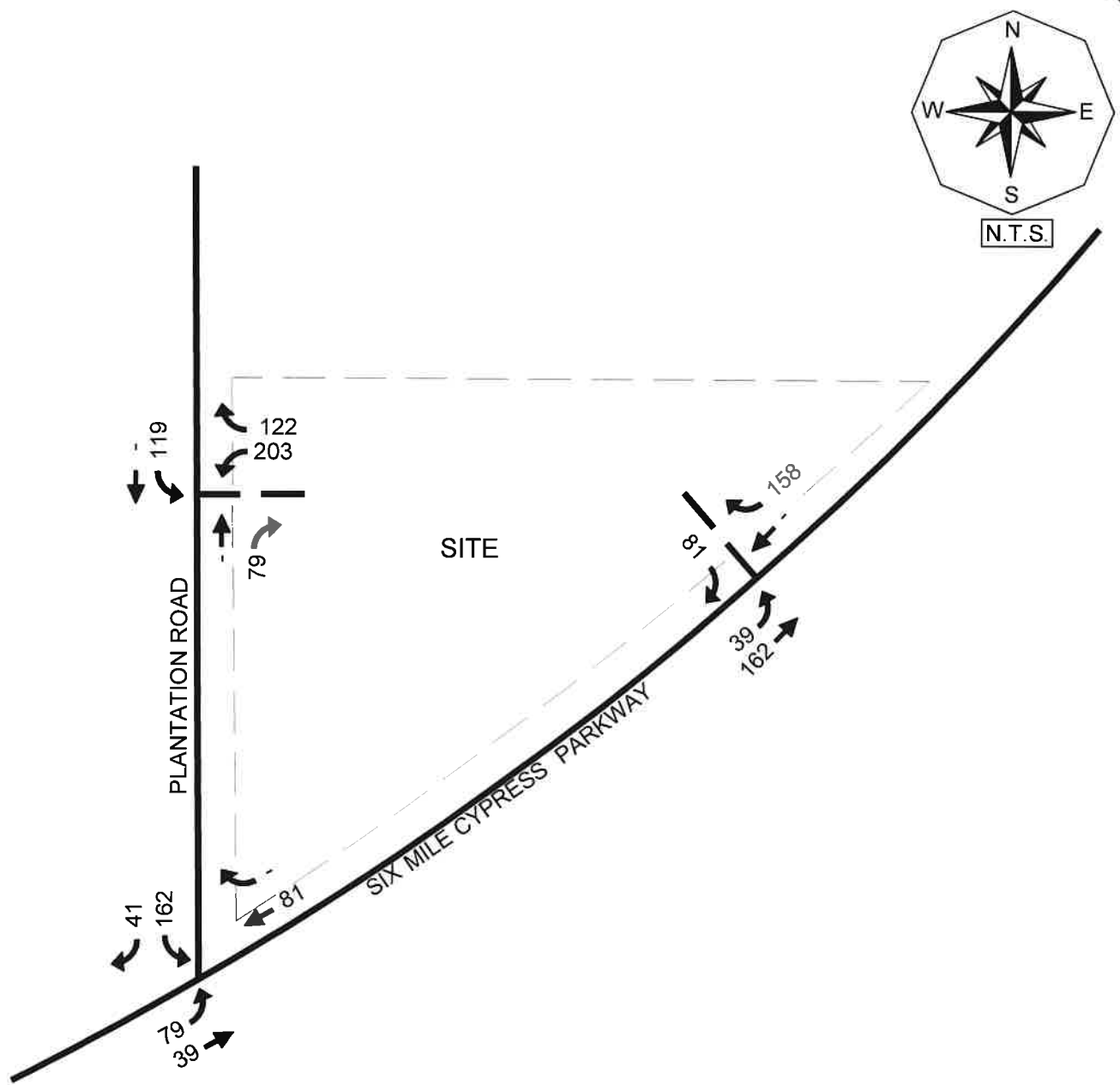
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LEGEND

←20%→ PERCENT DISTRIBUTION

F1510.02



LEGEND

← 000 PM PEAK HOUR SITE TRAFFIC ASSIGNMENT



VI. FUTURE TRAFFIC CONDITIONS

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

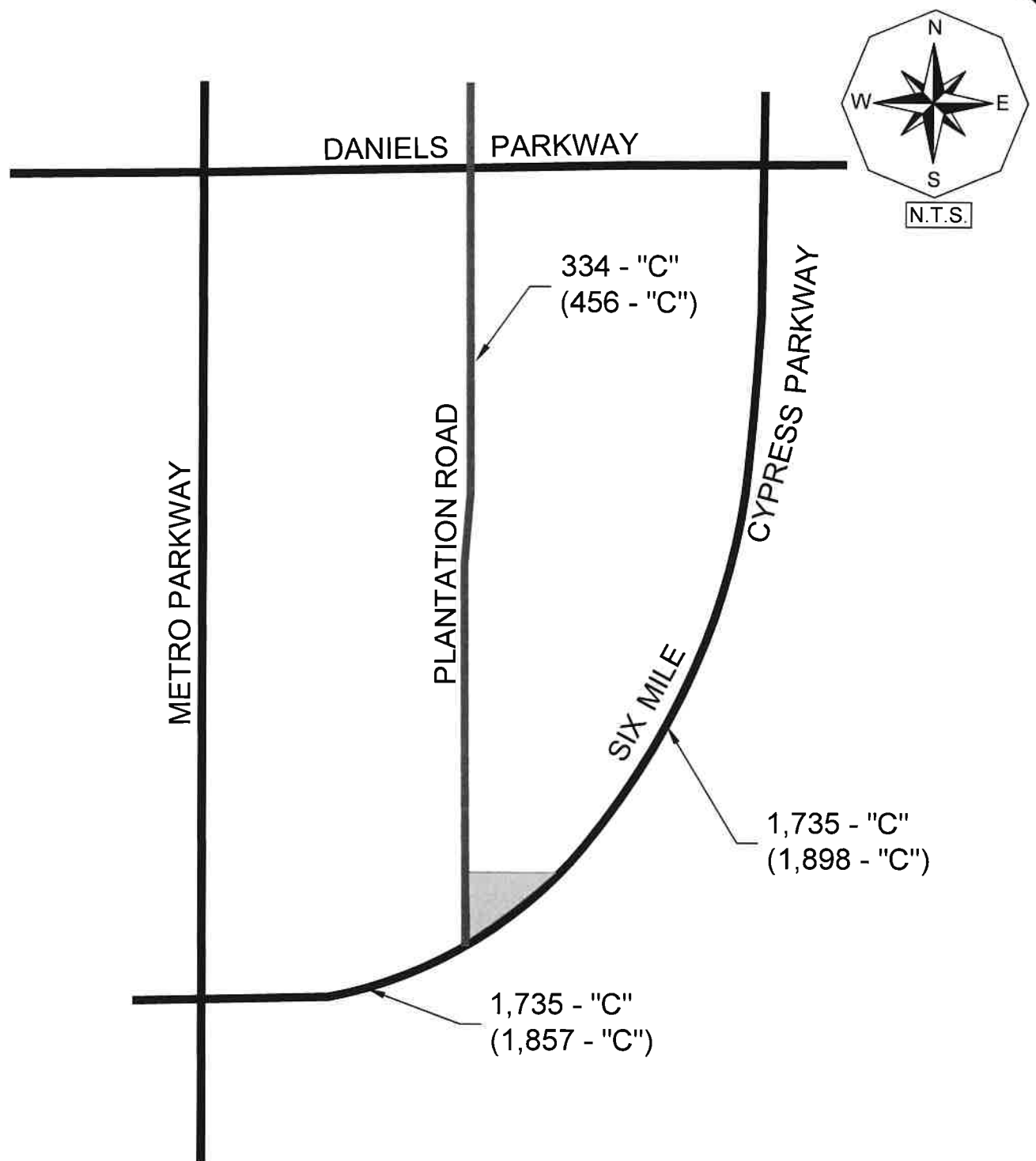
Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2028 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2021 *Lee County Public Facilities Level of Service and Concurrency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

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

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

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

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

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

VIII. INTERSECTION ANALYSIS

Intersection analysis was conducted at the Six Mile Cypress Parkway with Plantation Road utilizing the *Highway Capacity Software* (HCS[®]) to determine the operational characteristics of the intersection during the weekday P.M. peak hours. The peak hour through volumes were derived based on the A.M. and P.M. peak hour turning movement count that was conducted by TR Transportation Consultants at Six Mile Cypress Parkway intersection with Plantation Road on January 12, 2022. The peak hour volumes were then adjusted for peak season conditions based on peak season factor data obtained from the FDOT's *Florida Traffic Online* webpage.

The existing peak season traffic volumes were then increased by a growth rate factor to determine the projected 2028 background turning movement volumes. The project turning volumes projected to be added to the intersection as illustrated on Figure 2 were then added to the 2028 background volumes to estimate the future 2028 traffic volumes with the project. The volumes utilized for the intersection analysis can be found in the Appendix of this report in the *Development of Future Year Background Turning Movement* volumes spreadsheets.



Based upon the results of the capacity analysis at the unsignalized intersections of Six Mile Cypress Parkway with Plantation Road, all major approach movements along Six Mile Cypress Parkway were shown to operate at an acceptable Level of Service 2028 both with and without the project trips added to the intersections in the weekday P.M. peak hours. The minor street approach movements were shown to operate at a poor Level of Service in 2028 both with and without the project trips in the weekday P.M. peak hours. This project will be responsible for the payment of the road impact fees, which will be used to mitigate all projects off-site roadway impacts. Therefore, no intersection capacity improvements will be warranted at the off-site intersections Six Mile Cypress Parkway with Plantation Road as a result of this analysis.

The results of the intersection analysis at the proposed site access drive on Plantation Road and Six Mile Cypress indicate all major movements to operate at an acceptable Level of Service in 2028 under the unsignalized conditions.

XIII. CONCLUSION

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

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

APPENDIX

TABLE 1A & 2A

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

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

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	<u>PERCENT</u>		
								<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJ/</u> <u>LOS C</u>
Plantation Road	N. of Site	2LN	0	140	800	860	860	30%	122	15.2%
Six Mile Pkwy	E. of Plantation Rd	4LD	0	270	1,970	2,100	2,100	40%	162	8.2%
	W. of Plantation Rd	4LD	0	270	1,970	2,100	2,100	30%	122	6.2%

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

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

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

ROADWAY	SEGMENT	SITE/ STATION	BASE YR	LATEST	YRS OF GROWTH. ¹	ANNUAL RATE	2020	2028		PERCENT V/C	PROJECT TRAFFIC	PM PROJ TRAFFIC	2028				
							PK HR	PK HR	PK SEASON				BCKGRND				
							PK SEASON	PEAK	DIRECTION				V/C	PROJECT	PM PROJ	+ PM PROJ	V/C
							PEAK DIR. ²	VOLUME	LOS				Ratio	TRAFFIC	TRAFFIC	VOLUME	LOS
Plantation Road	N. of Daniels Pkwy	370	12,400	12,200	6	2.00%	285	334	C	0.39	30%	122	456	C	0.53		
Six Mile Pkwy	E. of Plantation Rd	387	26,900	29,600	7	2.00%	1,481	1,735	C	0.83	40%	162	1,898	C	0.90		
	W. of Plantation Rd	387	26,900	29,600	7	2.00%	1,481	1,735	C	0.83	30%	122	1,857	C	0.88		

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

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

LEE COUNTY GENERALIZED SERVICE VOLUMES TABLE

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

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

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

9/23/2021

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

LINK NO	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2020 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURN'T STORE RD	2LN	E	950	E	594	E	644	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,621	D	2,037	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,580	C	1,855	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	489	C	535	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	293	D	552	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	293	C	308	
21900	PLANTATION RD	SIX MILE PKWY	DANIEL'S PKWY	2LN	E	860	C	285	C	410	Interned Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	740	D	778	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	510	C	536	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	B	774	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,101	B	1,176	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,094	B	1,150	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	93	C	98	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	77	C	89	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	77	C	81	
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS E	MAIN ST	2LD	D	970	F	1,022	F	1,151	Constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,022	C	1,151	PD&E Study
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	970	C	680	C	767	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	2,100	C	680	C	767	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	448	C	471	*
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	D	591	D	621	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	937	E	985	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	294	C	309	*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,512	C	1,704	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,481	B	1,530	
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,069	B	1,272	
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,038	B	1,091	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,038	A	1,091	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	399	C	419	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	640	D	673	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	652	C	831	PD&E/SEIR Study
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	820	B	460	B	669	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	211	C	237	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	712	E	813	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	712	E	809	
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,896	A	2,126	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,896	A	1,993	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,896	A	1,993	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,517	C	1,618	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,489	B	1,565	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,526	B	1,604	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,526	B	1,604	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,189	D	1,250	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,189	D	1,250	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	42	C	53	Old Count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	443	C	466	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	443	C	466	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	730	E	767	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	D	600	D	630	
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	E	855	F	1,012	Copperhead
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,502	B	1,685	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	855	B	964	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	855	B	1,198	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	199	C	209	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	188	D	701	Elementary U.
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,050	A	1,288	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	799	A	840	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	793	A	833	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,020	C	2,373	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	1,901	C	2,354	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,069	C	2,812	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,069	C	2,467	

TRAFFIC DATA FROM THE LEE COUNTY TRAFFIC COUNT REPORT

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

Updated 3/31/22			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
SAN CARLOS BLVD	S OF PINE RIDGE	127									23200	28000
SANIBEL BLVD	E OF US 41	467			7300		8900		9400			
SANTA BARBARA BV	S OF SW 22 TERR	54	22200	21800	22800	24900	25000	24400	23900	24200	29700	
SANTA BARBARA BV	S OF SW 28 ST	55	22200	22600	23400	24800	25200	25700	26100	26300	24700	26500
SIX MILE CYPRESS PKWY	E OF US 41	386		29300								
SIX MILE CYPRESS PKWY	E OF METRO PKWY	387		26900	26700		30600		32700		29600	
SIX MILE CYPRESS PKWY	N OF DANIELS PKWY	388		15400	17000	18200	20200	20500	21900	23300	19400	
SIX MILE CYPRESS PKWY	N OF WINKLER AVE	18	11500	14000	15200	18000	17800	18300	19300	19900	17600	20200
SLATER RD	N OF BAYSHORE RD (SR 78)	389		6600		7600		7600				
STALEY RD	S OF ORANGE RIVER BLVD	398		3400		2600		3900		4300		
STRINGFELLOW BLVD	N OF CASTILE RD	27	4000	4000	4200	4400	4500	4600	4600	4600	4500	4400
STRINGFELLOW BLVD	N OF AVENUE C	399	7700	8000	8100	8700	8400	9300	9400	8600	10900	
SUMMERLIN RD	E OF JOHN MORRIS RD	36	18300	18900	19700	20800	21200	21600	21800			
SUMMERLIN RD	E OF PINE RIDGE RD	19	26300	32100	33500	32000	31800	35700	35000	34200	33800	38100
SUMMERLIN RD	S OF LAKEWOOD BLVD	47	22000	22200	23300	24300	22800	24700	25700	26500	22000	25000
SUMMERLIN RD	S OF UNINVERSITY DR	66	22000	24500	28000	30500		32500	33300	32700	27300	31400
SUMMERLIN RD	N OF PARK MEADOWS	35	26400	28100	29800	29000	31500	32700	33400	32900	26200	30700
SUMMERLIN RD	N OF MATTHEWS RD	74		18100	19100	19700	19000	19300	18800	20000	17100	18800
SUMMERLIN RD	S OF COLONIAL BLVD	411			20000							
SUNNILAND BLVD	N OF LEE BLVD						2500					
SUNSHINE BLVD	N OF IMMOKALEE RD	413		3900	4000		3900		3300			

TRAFFIC COUNTS
SIX MILE CYPRESS
@ PLANTATION ROAD

Six Mile Cypress Pkwy @ Plantation Rd 1-12-2022 PM

File Name: Six Mile Cypress Pkwy @ Plantation Rd 1-12-

Site Code:

Location:

Cars and Peds

Study Date: 01/12/2022





Time	Plantation Rd Southbound						Six Mile Cypress Pkwy Westbound						Exchange Ln Northbound						Six Mile Cypress Pkwy Eastbound						Int Total
	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	
16:00		70	1	1	0	72		6	188	0	0	194		0	0	0	0	0		0	220	61	4	285	551
16:15		67	0	7	0	74		1	173	0	2	176		2	0	0	0	2		1	192	44	1	238	490
16:30		52	0	1	0	53		4	193	0	0	197		1	1	0	0	2		0	200	62	1	263	515
16:45		51	0	3	0	54		4	159	0	1	164		1	2	0	0	3		0	192	42	1	235	456
Total	0	240	1	12	0	253	0	15	713	0	3	731	0	4	3	0	0	7	0	1	804	209	7	1021	2012
17:00		65	0	3	0	68		5	196	1	0	202		2	0	0	0	2		0	235	50	5	290	562
17:15		71	0	3	0	74		6	153	1	1	161		2	0	0	0	2		0	221	60	2	283	520
17:30		47	0	7	0	54		4	174	0	0	178		2	0	0	0	2		0	194	56	1	251	485
17:45		35	0	6	0	41		2	164	1	1	168		4	1	0	0	5		0	191	59	1	251	465
Total	0	218	0	19	0	237	0	17	687	3	2	709	0	10	1	0	0	11	0	0	841	225	9	1075	2032
Grand Total	0	458	1	31	0	490	0	32	1400	3	5	1440	0	14	4	0	0	18	0	1	1645	434	16	2096	4044
Appr %		93.5	0.2	6.3	0			2.2	97.2	0.2	0.3			77.8	22.2	0	0			0	78.5	20.7	0.8		
Total %		11.3	0	0.8	0			0.8	34.6	0.1	0.1			0.3	0.1	0	0			0	40.7	10.7	0.4		
PM Pk Hr		16:30	16:30	16:30	16:30	16:30		16:30	16:30	16:30	16:30	16:30		16:30	16:30	16:30	16:30	16:30		16:30	16:30	16:30	16:30	16:30	16:30
PM Pk Vol		239	0	10	0	249		19	701	2	2	724		6	3	0	0	9		0	848	214	9	1071	2053
PM PHF		0.842	NaN	0.833	NaN	0.841		0.792	0.894	0.500	0.500	0.896		0.750	0.375	NaN	NaN	0.750		NaN	0.902	0.863	0.450	0.923	0.913





Six Mile Cypress Pkwy @ Plantation Rd 1-12-2022 PM

File Name: Six Mile Cypress Pkwy @ Plantation Rd 1-12-
Location: 0000 PM





All Vehicles

Site Code:
Study Date: 01/12/2022

Six Mile Cypress Pkwy			
0	848	214	9
Right	Thru	Left	U-Turn
			

Plantation Rd			
239	0	10	0
Right	Thru	Left	U-Turn
			

PM Peak Hour Statistics
 PM Peak Hour Begins: 16:30
 PM Peak Hour Volume: 2053
 PM Peak Hour Factor: 0.913

Exchange Ln			
0	0	3	6
U-Turn	Left	Thru	Right
			

Six Mile Cypress Pkwy			
19	701	2	2
Right	Thru	Left	U-Turn
			

FDOT PEAK SEASON FACTOR

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: COUNTY
CATEGORY: 1200 LEE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2021 - 01/02/2021	0.96	1.00
2	01/03/2021 - 01/09/2021	1.00	1.04
3	01/10/2021 - 01/16/2021	1.03	1.03
4	01/17/2021 - 01/23/2021	1.02	1.06
5	01/24/2021 - 01/30/2021	1.01	1.05
6	01/31/2021 - 02/06/2021	0.99	1.03
* 7	02/07/2021 - 02/13/2021	0.98	1.02
* 8	02/14/2021 - 02/20/2021	0.97	1.01
* 9	02/21/2021 - 02/27/2021	0.96	1.00
*10	02/28/2021 - 03/06/2021	0.95	0.99
*11	03/07/2021 - 03/13/2021	0.94	0.98
*12	03/14/2021 - 03/20/2021	0.93	0.97
*13	03/21/2021 - 03/27/2021	0.94	0.98
*14	03/28/2021 - 04/03/2021	0.95	0.99
*15	04/04/2021 - 04/10/2021	0.96	1.00
*16	04/11/2021 - 04/17/2021	0.96	1.00
*17	04/18/2021 - 04/24/2021	0.97	1.01
*18	04/25/2021 - 05/01/2021	0.98	1.02
*19	05/02/2021 - 05/08/2021	0.99	1.03
20	05/09/2021 - 05/15/2021	1.00	1.04
21	05/16/2021 - 05/22/2021	1.01	1.05
22	05/23/2021 - 05/29/2021	1.02	1.06
23	05/30/2021 - 06/05/2021	1.02	1.06
24	06/06/2021 - 06/12/2021	1.03	1.07
25	06/13/2021 - 06/19/2021	1.04	1.08
26	06/20/2021 - 06/26/2021	1.06	1.10
27	06/27/2021 - 07/03/2021	1.07	1.11
28	07/04/2021 - 07/10/2021	1.08	1.13
29	07/11/2021 - 07/17/2021	1.10	1.15
30	07/18/2021 - 07/24/2021	1.09	1.14
31	07/25/2021 - 07/31/2021	1.09	1.14
32	08/01/2021 - 08/07/2021	1.09	1.14
33	08/08/2021 - 08/14/2021	1.08	1.13
34	08/15/2021 - 08/21/2021	1.08	1.13
35	08/22/2021 - 08/28/2021	1.08	1.13
36	08/29/2021 - 09/04/2021	1.07	1.11
37	09/05/2021 - 09/11/2021	1.07	1.11
38	09/12/2021 - 09/18/2021	1.06	1.10
39	09/19/2021 - 09/25/2021	1.04	1.08
40	09/26/2021 - 10/02/2021	1.03	1.07
41	10/03/2021 - 10/09/2021	1.01	1.05
42	10/10/2021 - 10/16/2021	0.99	1.03
43	10/17/2021 - 10/23/2021	0.98	1.02
44	10/24/2021 - 10/30/2021	0.98	1.02
45	10/31/2021 - 11/06/2021	0.97	1.01
46	11/07/2021 - 11/13/2021	0.97	1.01
47	11/14/2021 - 11/20/2021	0.96	1.00
48	11/21/2021 - 11/27/2021	0.96	1.00
49	11/28/2021 - 12/04/2021	0.96	1.00
50	12/05/2021 - 12/11/2021	0.96	1.00
51	12/12/2021 - 12/18/2021	0.96	1.00
52	12/19/2021 - 12/25/2021	1.00	1.04
53	12/26/2021 - 12/31/2021	1.04	1.08

* PEAK SEASON

11-MAR-2022 14:24:13

830UPD

1_1200_PKSEASON.TXT

DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Six Mile Cypress @ Plantation Road
January 12, 2022
2028

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	3	6	10	0	239	223	848	0	4	701	19
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	0	3	6	11	0	258	241	916	0	4	757	21
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2028 Background Turning Volumes	0	3	7	12	0	291	271	1,032	0	5	853	24
Project Turning Volumes	0	0	0	162	0	41	79	39	0	0	81	0
2028 Background + Project	0	3	7	174	0	332	350	1,071	0	5	934	24

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Plantation Road @ Site Access
January 12, 2022
2028

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	5	236	0	0	249	1	1	0	5	0	0	0
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	5	255	0	0	269	1	1	0	5	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2028 Background Turning Volumes	5	287	0	0	303	1	1	0	5	0	0	0
Project Turning Volumes	0	0	39	119	0	0	0	0	0	203	0	122
2028 Background + Project	5	287	39	119	303	1	1	0	5	203	0	122

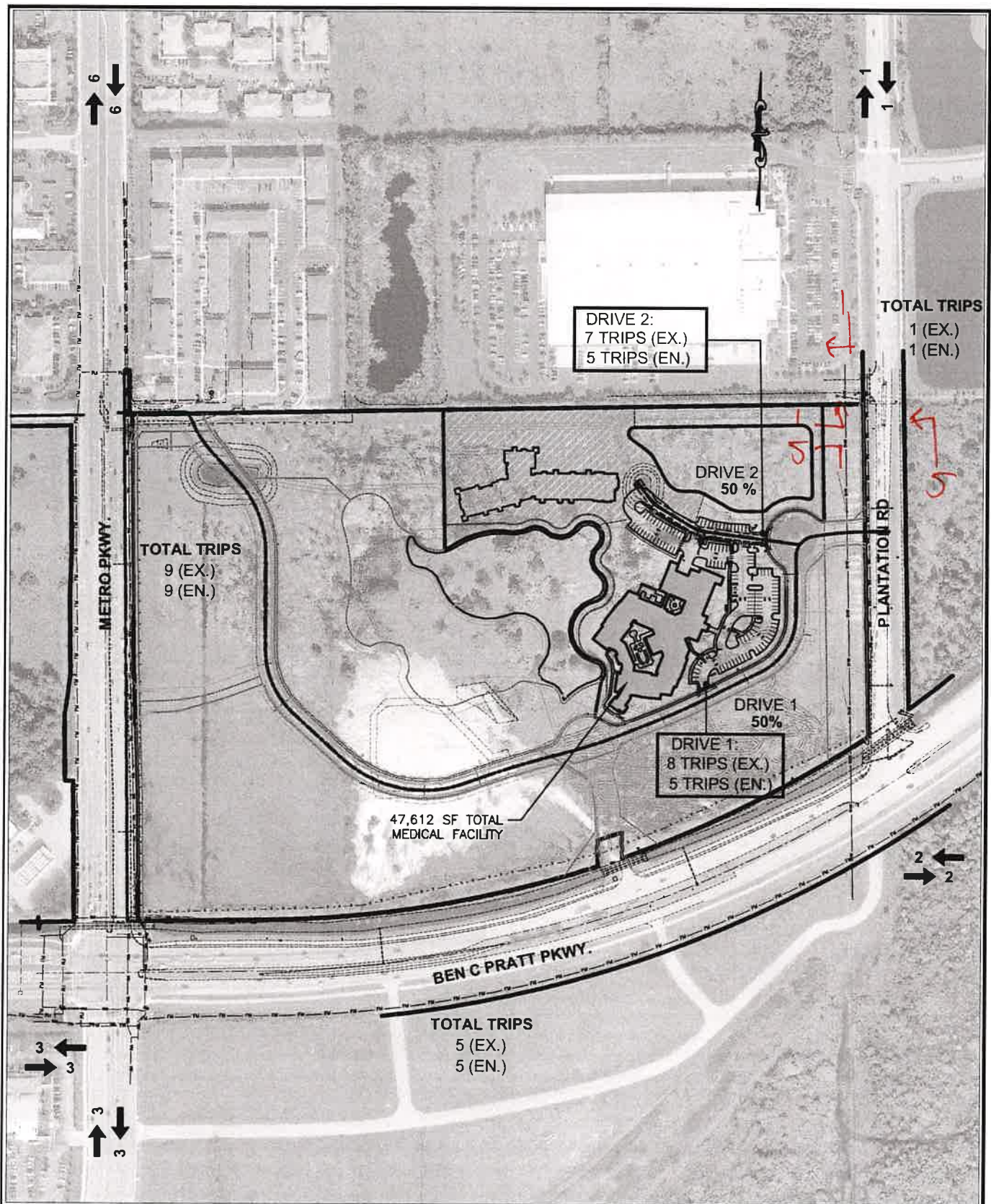
Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Six Mile Cypress @ Site Access
January 12, 2022
2028

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	864	0	0	724	0
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	0	0	0	0	0	0	0	933	0	0	782	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2028 Background Turning Volumes	0	0	0	0	0	0	0	1,051	0	0	881	0
Project Turning Volumes	0	0	0		0	81	39	162	0	0	0	158
2028 Background + Project	0	0	0	0	0	81	39	1,213	0	0	881	158

PM PEAK HOUR TRIPS FROM DDAI REPORT (HOPE PRESERVE)



DATE : 10.11.17
SCALE : N.T.S.
DESIGN: GB
CAD : AH
CHECK : GB
FILE : 16-0064 TIS

NO.	REVISION
1	8/14/2017
2	10/26/2017

DAVID DOUGLAS ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - CONTRACT ADMINISTRATORS
1821 Victoria Ave. Fort Myers, Florida 33901
Ph. 239-337-3330
Web: www.ddai-engineers.com
Florida Certificate of Business # 7568



PROPOSED PM PK HR TRIPS

VOA
LEE COUNTY, FLORIDA
STRAP # 3045250000050000

EXHIBIT
3

DDAI JOB
NUMBER
16-0064

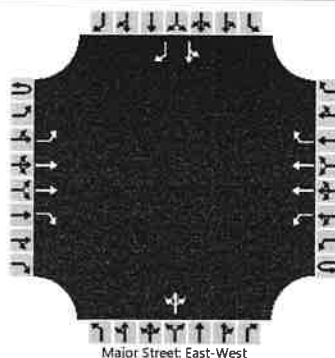
HCS SUMMARY SHEETS
SIX MILE CYPRESS
@ PLANTATION ROAD

HCS Two-Way Stop-Control Report

General Information

Analyst	RCF	Intersection	Six Mile Cypress/Plantation Road
Agency/Co.	TR Transportation	Jurisdiction	Lee County
Date Performed	6/29/2022	East/West Street	Six Mile Cypress
Analysis Year	2028	North/South Street	Plantation Road
Time Analyzed	PM PEAK Background	Peak Hour Factor	0.91
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		0	1	1
Configuration		L	T	R		L	T	R			LTR			LT		R
Volume (veh/h)	9	262	1032	0	2	3	853	24		0	3	7		12	0	291
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No								No			
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)	6.46	4.16			6.46	4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)	2.5	2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)	2.53	2.23			2.53	2.23				3.53	4.03	3.33		3.53	4.03	3.33

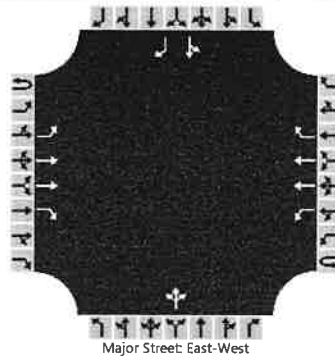
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		298				5					11				13		320
Capacity, c (veh/h)		625				400					59				69		538
v/c Ratio		0.48				0.01					0.19				0.19		0.59
95% Queue Length, Q ₉₅ (veh)		2.6				0.0					0.6				0.6		3.8
Control Delay (s/veh)		15.9				14.1					79.6				69.1		21.0
Level of Service (LOS)		C				B					F				F		C
Approach Delay (s/veh)	3.3				0.1				79.6				22.9				
Approach LOS	A				A				F				C				

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	RCF	Intersection	Six Mile Cypress/Plantation Road
Agency/Co.	TR Transportation	Jurisdiction	Lee Counrty
Date Performed	6/29/2022	East/West Street	Six Mile Cypress
Analysis Year	2028	North/South Street	Plantation Road
Time Analyzed	PM PEAK With Project	Peak Hour Factor	0.91
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		0	1	1
Configuration		L	T	R		L	T	R			LTR			LT		R
Volume (veh/h)	9	341	1071	0	2	3	934	24		0	3	7		174	0	322
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No								No			
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)	6.46	4.16			6.46	4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)	2.5	2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)	2.53	2.23			2.53	2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		385				5					11			191		354
Capacity, c (veh/h)		565				379					120			31		503
v/c Ratio		0.68				0.01					0.09			6.08		0.70
95% Queue Length, Q ₉₅ (veh)		5.2				0.0					0.3			23.1		5.5
Control Delay (s/veh)		23.9				14.6					37.9			2536.9		27.3
Level of Service (LOS)		C				B					E			F		D
Approach Delay (s/veh)	5.9				0.1				37.9				907.7			
Approach LOS	A				A				E				F			

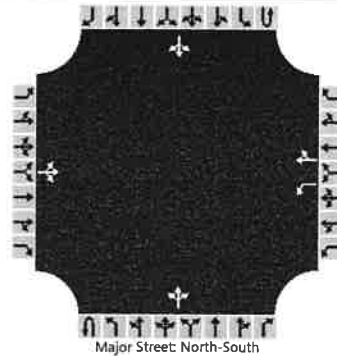
HCS SUMMARY SHEETS
PLANTATION ROAD
@ SITE ACCESS

HCS Two-Way Stop-Control Report

General Information

Analyst	RCF	Intersection	Plantation Rd/Site Access
Agency/Co.	TR Transportation	Jurisdiction	Lee County
Date Performed	6/29/2022	East/West Street	Site Access
Analysis Year	2028	North/South Street	Plantation Road
Time Analyzed	PM PEAK	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	0	0	0	1	0
Configuration			LTR			L		TR			LTR				LTR	
Volume (veh/h)		1	0	5		203	0	122		5	287	39		119	303	1
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			7			221		133		5				129		
Capacity, c (veh/h)			474			210		706		1223				1199		
v/c Ratio			0.01			1.05		0.19		0.00				0.11		
95% Queue Length, Q ₉₅ (veh)			0.0			9.8		0.7		0.0				0.4		
Control Delay (s/veh)			12.7			123.5		11.3		8.0	0.0	0.0		8.4	1.1	1.1
Level of Service (LOS)			B			F		B		A	A	A		A	A	A
Approach Delay (s/veh)	12.7				81.4				0.2				3.1			
Approach LOS	B				F				A				A			

HCS SUMMARY SHEETS
SIX MILE CYPRESS
@ SITE ACCESS

HCS Two-Way Stop-Control Report

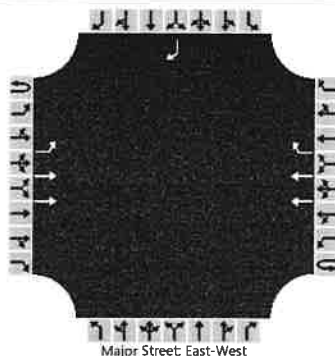
General Information

Analyst	RCF
Agency/Co.	TR Transportation
Date Performed	6/29/2022
Analysis Year	2028
Time Analyzed	PM PEAK
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	Six Mile Cypress/Site Access
Jurisdiction	Lee County
East/West Street	Six Mile Cypress
North/South Street	Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	39	1213				881	158								81
Percent Heavy Vehicles (%)	3	3														3
Proportion Time Blocked																
Percent Grade (%)															0	
Right Turn Channelized							No								No	
Median Type Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1														6.9
Critical Headway (sec)		4.16														6.96
Base Follow-Up Headway (sec)		2.2														3.3
Follow-Up Headway (sec)		2.23														3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		42														88
Capacity, c (veh/h)		609														530
v/c Ratio		0.07														0.17
95% Queue Length, Q ₉₅ (veh)		0.2														0.6
Control Delay (s/veh)		11.4														13.1
Level of Service (LOS)		B														B
Approach Delay (s/veh)		0.4													13.1	
Approach LOS		A													B	

RESOLUTION NO. Z-05-046

RESOLUTION NUMBER Z-05-046

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

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

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

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

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

SECTION A. REQUEST

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

SECTION B. CONDITIONS:

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

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

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

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

a. Schedule of Uses

Main Parcel: Gator Recreation Complex

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

Administrative Offices: Note (1)

Agricultural Use, in accord with Condition 11

ATM (automatic teller machine ancillary to buildings principle use)

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

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

Clubs: Commercial

Private (§34-2111 *et seq.*)

Cultural Facilities (§34-622(c))(10))

Consumption on Premises (§34-1261 *et seq.*): limited to bowling alley and restaurant

Drive-Through Facility for any permitted use

Emergency Operations Center

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

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

Fences, Walls

Food and Beverage Service, Limited (Note 1)

Gift and Souvenir Shop (ancillary to bowling alley)

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

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

Parking lot: Accessory

Temporary (§34-2022)

Recreation Facilities:

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

Restaurants (§34-622(c))(43)): Groups I, II, III, and IV (limited to one per parcel)

Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted
principal use on the same premises (limited to Main Parcel - Recreational
Facilities, Commercial [(§34-622(c))(38)): Groups I, III and IV] uses)

Signs (in accordance with Chapter 30, Note 1)

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

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

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

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

Warehouse: Mini-warehouse

Private

Public

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

Out Parcel

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

Administrative Offices: Note (1)

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

Restaurants (§34-622(c))(43)): Groups I, II, III, and IV (limited to one per parcel and by Condition 4)

Signs (in accordance with Chapter 30, Note 1)

Social Services (§34-622(c))(46)): Groups I, II, III (Note 28), IV (Note 28)

Specialty Retail Shops (§34-622(c))(47)): Groups I, II, III, IV

Studios (§34-622(c))(49))

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

Variety Store

b. Site Development Regulations

Minimum Lot Area and Dimensions: Main Parcel

Area	5.5 acres
Width	200 feet
Depth	300 feet

Minimum Lot Area and Dimensions: Out Parcel

Area	1.5 acres
Width	100 feet
Depth	100 feet

Minimum Building Setbacks:

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

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

Maximum Height:

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

Maximum Lot Coverage	25 percent
Minimum Open Space	2.13 acres

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

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

93-09-5, as amended by Resolution 00-04-09, and identified as Designated Access Point #452+50).

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

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

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

SECTION C. DEVIATIONS:

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

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

SECTION D. EXHIBITS AND STRAP NUMBER:

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

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

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

SECTION E. FINDINGS AND CONCLUSIONS:

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

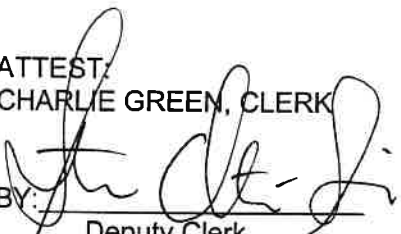
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

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


Robert P. Janes	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Nay
Tammy Hall	Aye
John E. Albion	Aye

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

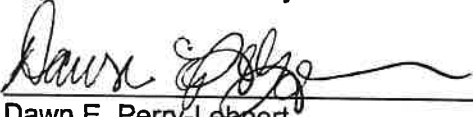
ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Chairman

Approved as to form by:


Dawn E. Perry-Lehnert
County Attorney's Office



Since 1946



January 21, 2005

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

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

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

Being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (NE ¼) of Section 30, run North 88°55'40" East along the South Line of land Described in Official Records Book 3262, Page 2761, Lee County Records, Lee County, Florida for a distance of 50.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue easterly along said line, for a distance of 749.06 feet; To a point of intersection with the Westerly Right Of Way Line of Ben C. Pratt Six Mile Cypress Parkway, a 250 feet wide Public Right of Way; thence departing said South line run South 38°15'54" West along said Westerly Right Of Way, for a distance of 306.49 feet to a point of curvature; thence run southwesterly along an arc of a curve to the right of radius 2,739.79 feet (delta 15°48'54") (chord bearing South 46°10'21" West) (chord 753.85 feet) for a distance of 756.25 feet to a point of intersection with the Easterly Right Of Way Line of Plantation Road; thence run North 01°10'06" West along said Easterly Right Of Way line for a distance of 748.82 feet to the POINT OF BEGINNING.

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

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

Applicant's Legal Checked
by Lgm 2/23/2005

RECEIVED
FEB 10 2005

PERMIT COUNTER

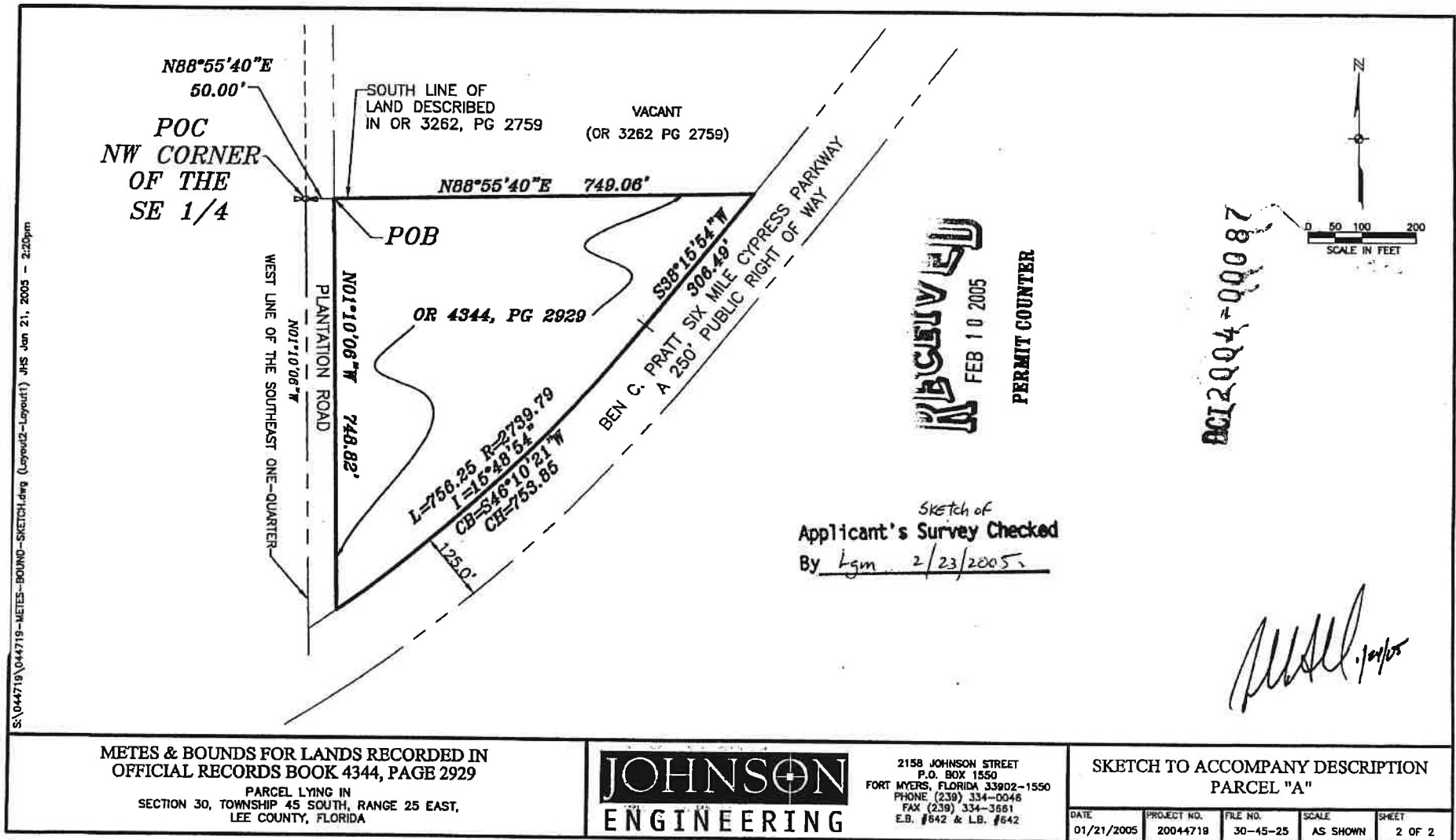
DCI2004-00087

MICHAEL A. WARD (FOR THE FIRM LB-642) PROFESSIONAL
SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5301
DATE SIGNED: 1/24/05
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

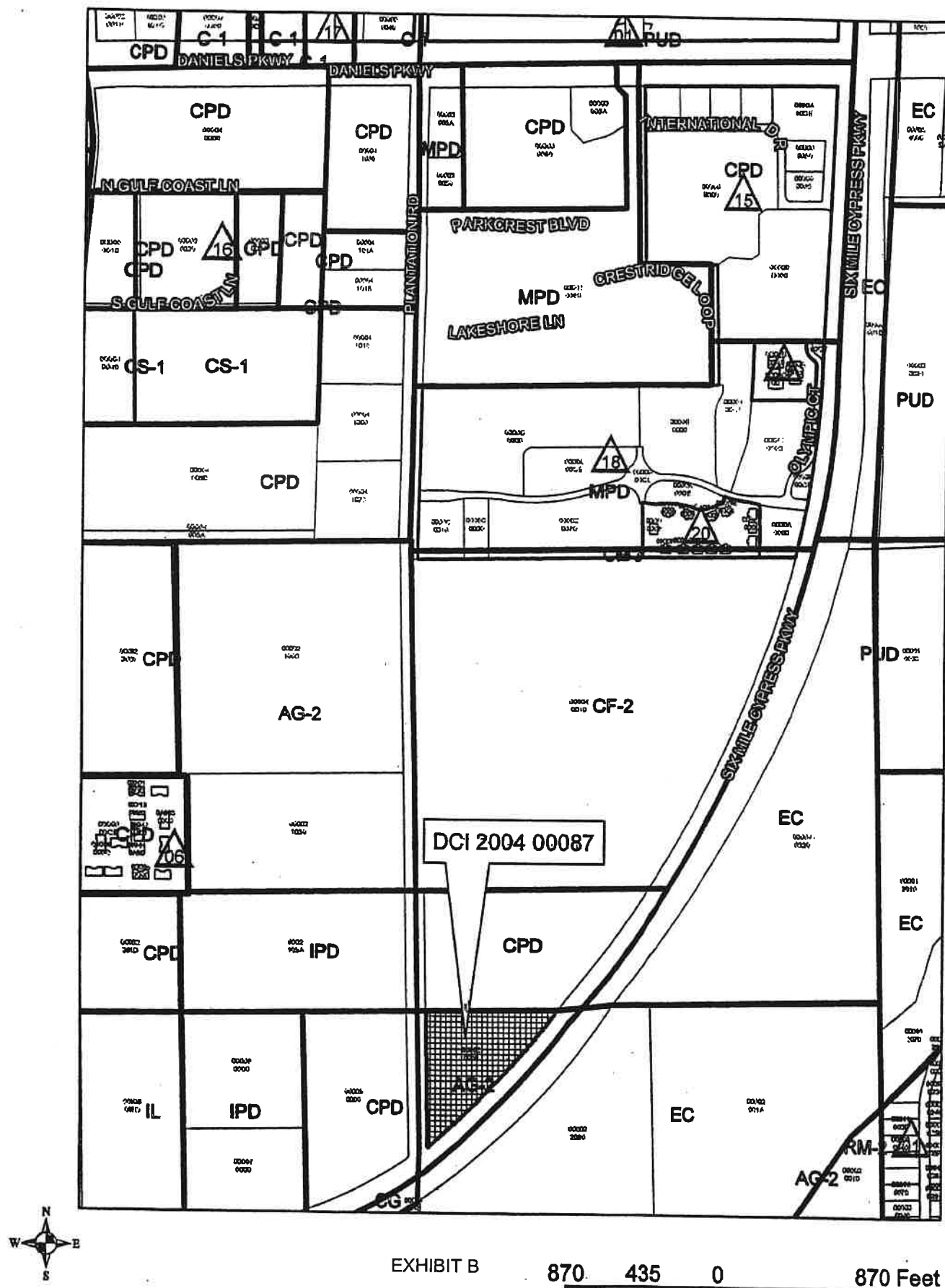
EXHIBIT A
Page 1 of 2

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Sheet 1 of 2



4/27/2005



MASTER CONCEPT PLAN FOR: GATOR RECREATION COMPLEX - REZONING TO CPD
LOCATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PROPOSED DEVELOPMENT:
 PHASE 1: MAIN BUILDING
 PHASE 2: MAX BLUM'S BUILDING
 PHASE 3: PROPOSED OFFICE COMBINATION OF MEDICAL & GENERAL AND/OR RETAIL SPACE

PHASE 1: MAIN BUILDING
 48 LANE BOWLING ALLEY W/
 ARCADE, POOL HALL,
 RESTAURANT AND BAR, AND
 CONVENTION CENTER
 200 PARKING SPACES

PHASE 2: MAX BLUM'S BUILDING
 70 PARKING SPACES

PHASE 3: PROPOSED OFFICE COMBINATION OF MEDICAL & GENERAL AND/OR RETAIL SPACE

PROJECT SUMMARY:

- STRAP NUMBER:
30-46-25-00-00002.0000
- OPEN SPACE:
REQUIRED PER L.C.D.C.
MAIN PARCEL: 6.59 AC = 1.96 AC (72,438 SF)
OUTPARCEL: 6.39 AC = 6.47 AC (28,000 SF)
TOTAL OPEN SPACE REQUIRED: = 2.13 AC (92,538 SF)
- SCATTERED OPEN SPACE:
THERE IS CURRENTLY A SCATTERED AMOUNT OF EXISTING TREES, PREDOMINANTLY SLASH PINE, LOCATED ON THE SITE. MOST OF THESE OCCUR ALONG THE NORTHERN BOUNDARY OF THE SITE. THE PROPOSED CONSTRUCTION WILL NECESSITATE THE REMOVAL OF THE MAJORITY OF THE SLASH PINES. HOWEVER, THE LANDSCAPING OF THE SITE WILL UTILIZE INDIGENOUS, NATIVE PLANTINGS WHEREVER POSSIBLE.

NOTE: SETBACKS SHOWN ARE APPLICABLE TO BOTH BUILDINGS

OUTPARCEL USE: USE FOR OUTPARCEL ON MCP IS CURRENTLY SHOWN AS AN OFFICE AND/OR RETAIL SPACE. AN ADMINISTRATIVE DEVIATION MAY BE REQUIRED TO RECONFIGURE THE SITE FOR ONE OF THE OTHER APPROVED USES (E.G. RESTAURANT) REFER TO REG 2-65-004 FOR A COMPLETE LIST OF USES.

IF APPROVED AS A RESTAURANT, THE BUILDING SIZE SHALL BE LIMITED TO 8,000 SF WITH A MINIMUM PARKING REQUIREMENT OF 51 SPACES PER REG 2-65-004 COND. 4

EXHIBIT 6 J

Quattrone & Associates, Inc.
 ENGINEERS, PLANNERS, & ENVIRONMENTAL CONSULTANTS
 1120 Metro Parkway, Suite 300 Fort Myers, Florida 33901-2000
 Tel: 813-938-0000 Fax: 813-938-0001

JANUARY 31, 2005

EXHIBIT C

EXHIBIT

Agricultural Uses at time of Zoning Application

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



Signature of Owner or Owner-authorized Agent

May 16 2005

Date

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

Typed or printed name and title

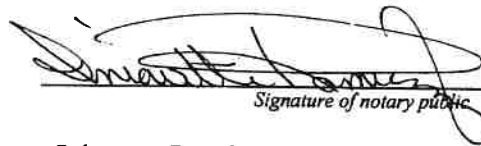
STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 16th day of May 2005,
By Kevin J. Walsh, as Managing Member of Gator Complex, LLC, on behalf of the limited liability
company who is personally known to me or who has
produced _____ as identification.

(SEAL)



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



Signature of notary public

Iniavette Ramirez

Printed name of notary public

DCI2004-00087

RECEIVED
MAY 16 2005



Since 1946



DCI 2004 00087

FEB 10 2005

PERMIT COUNTER

January 21, 2005

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

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

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

Being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (NE ¼) of Section 30, run North 88°55'40" East along the South Line of land Described in Official Records Book 3262, Page 2761, Lee County Records, Lee County, Florida for a distance of 50.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue easterly along said line, for a distance of 749.08 feet; To a point of intersection with the Westerly Right Of Way Line of Ben C. Pratt Six Mile Cypress Parkway, a 250 feet wide Public Right of Way; thence departing said South line run South 38°15'54" West along said Westerly Right Of Way, for a distance of 306.49 feet to a point of curvature; thence run southwesterly along an arc of a curve to the right of radius 2,739.79 feet (delta 15°48'54") (chord bearing South 46°10'21" West) (chord 753.85 feet) for a distance of 756.25 feet to a point of intersection with the Easterly Right Of Way Line of Plantation Road; thence run North 01°10'06" West along said Easterly Right Of Way line for a distance of 748.82 feet to the POINT OF BEGINNING.

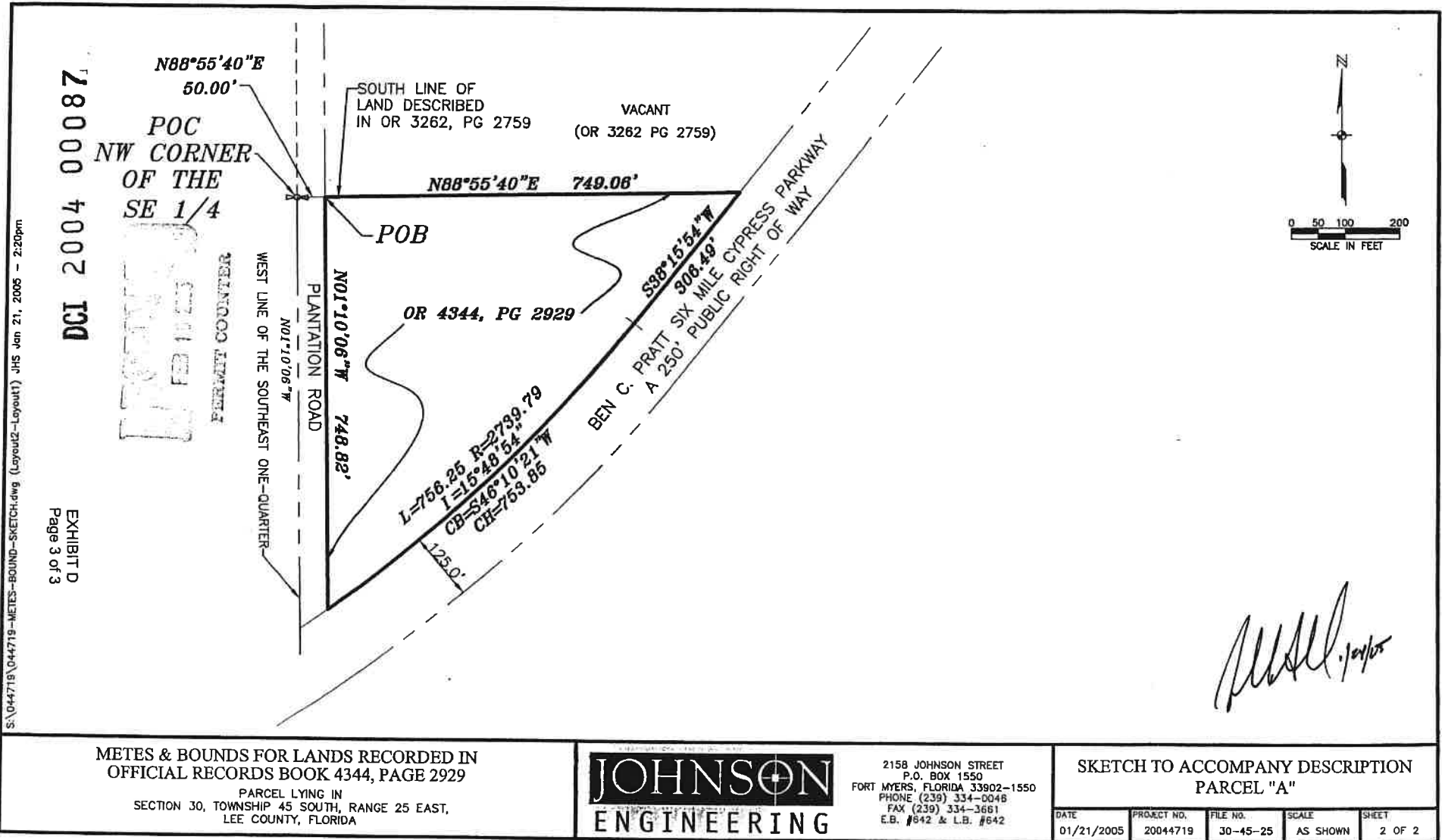
Containing 309,452 square feet or 7.104 acres, more or less.

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

MICHAEL A. WARD (FOR THE FIRM LB-642) PROFESSIONAL
SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: 1/21/05

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER



TRIP GENERATION EQUATIONS

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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

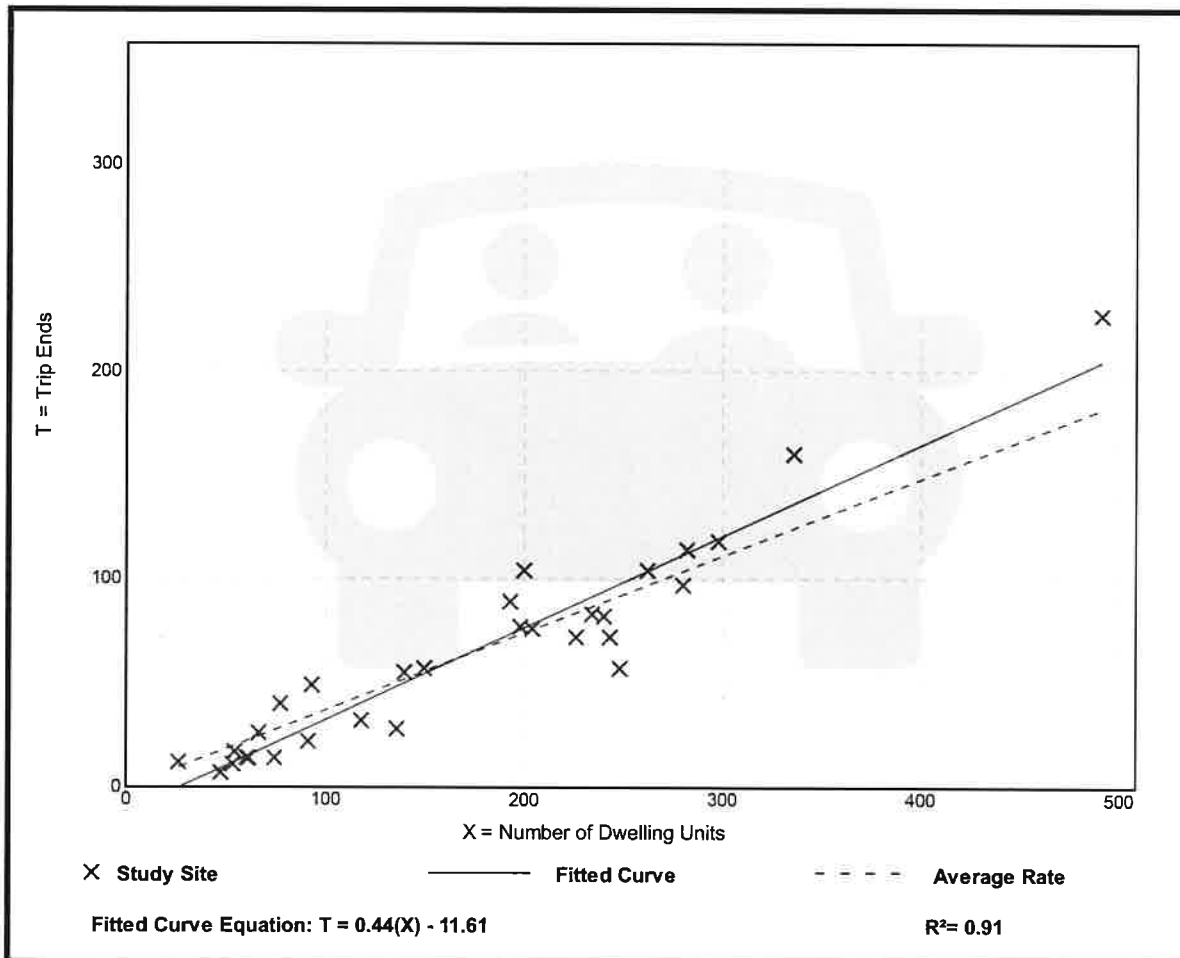
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

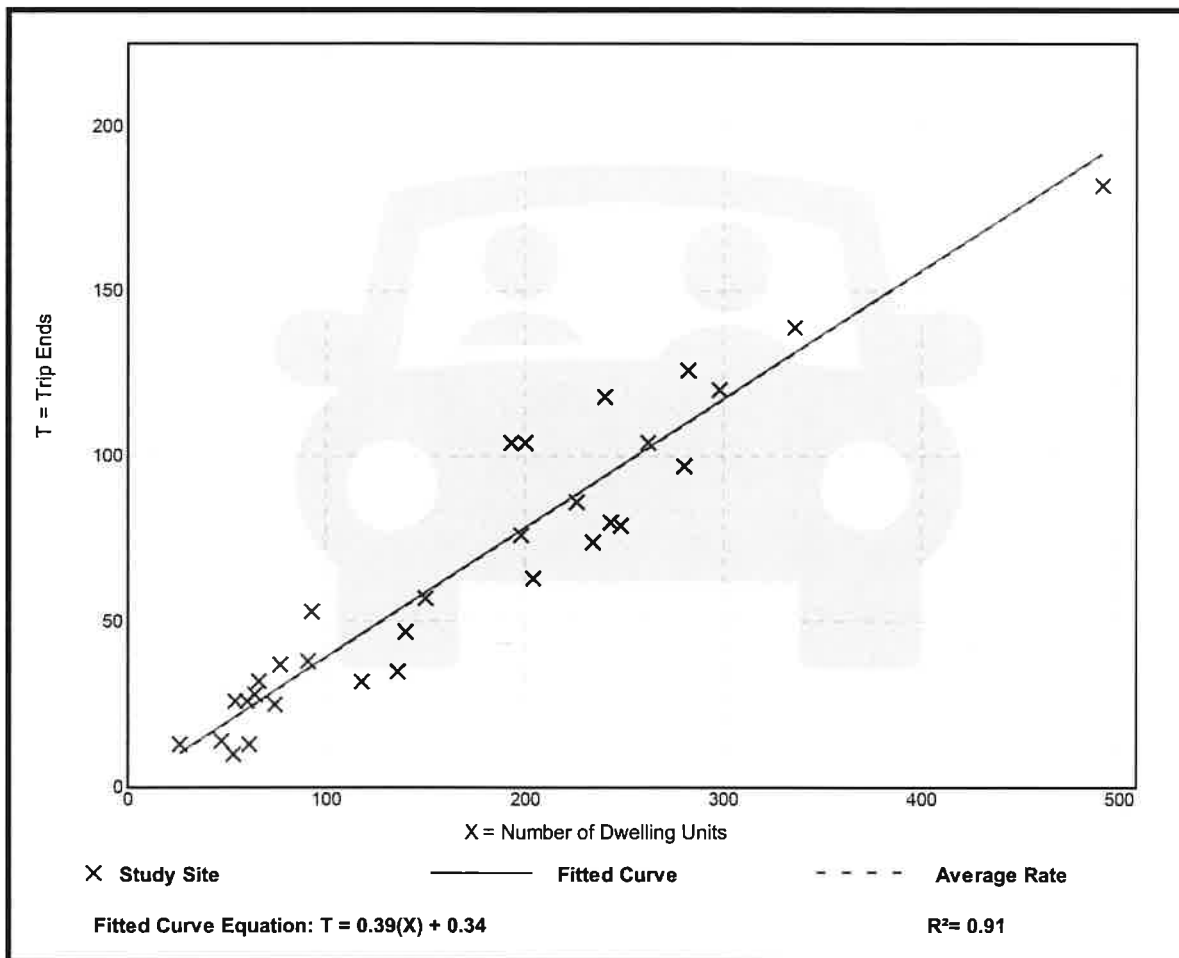
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 11

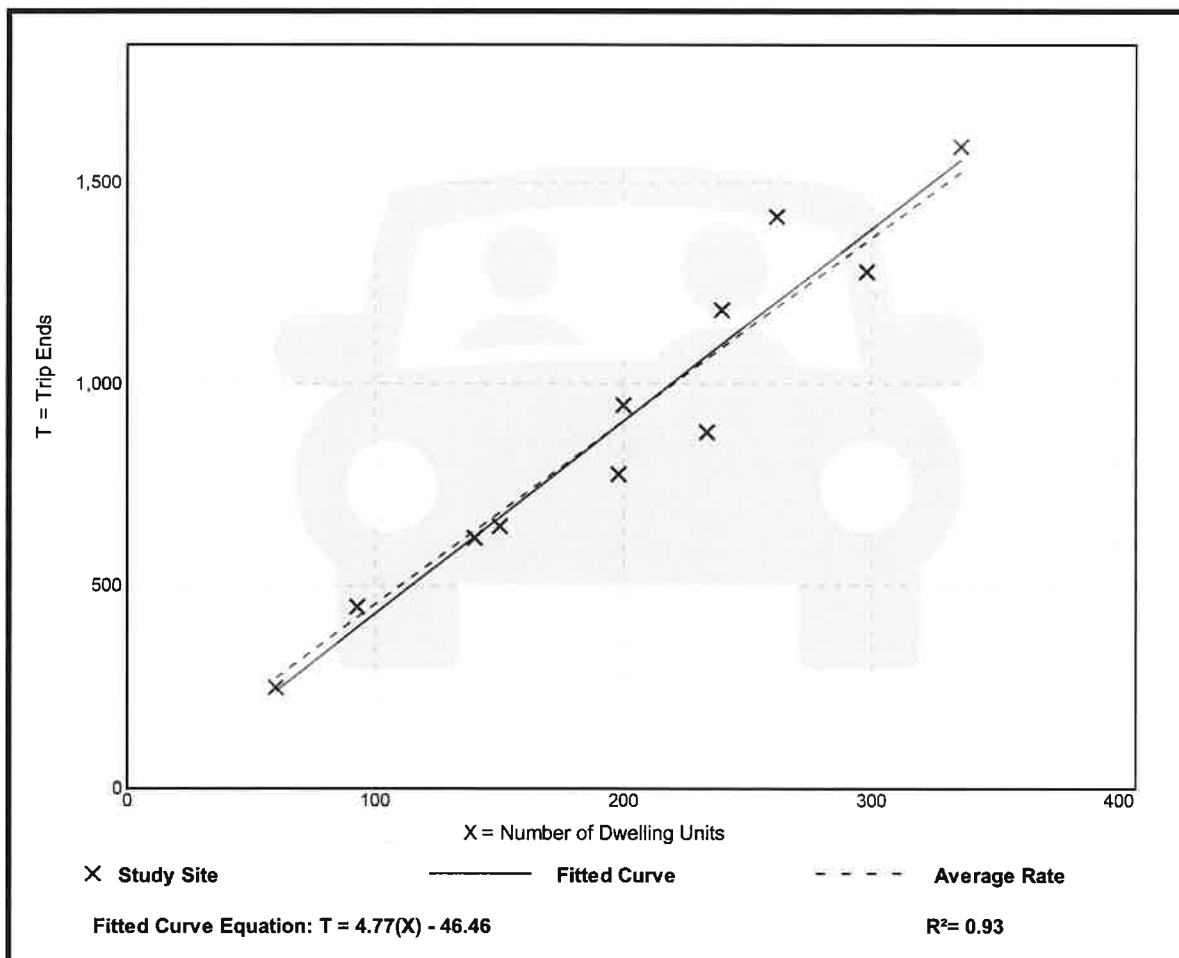
Avg. Num. of Dwelling Units: 201

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



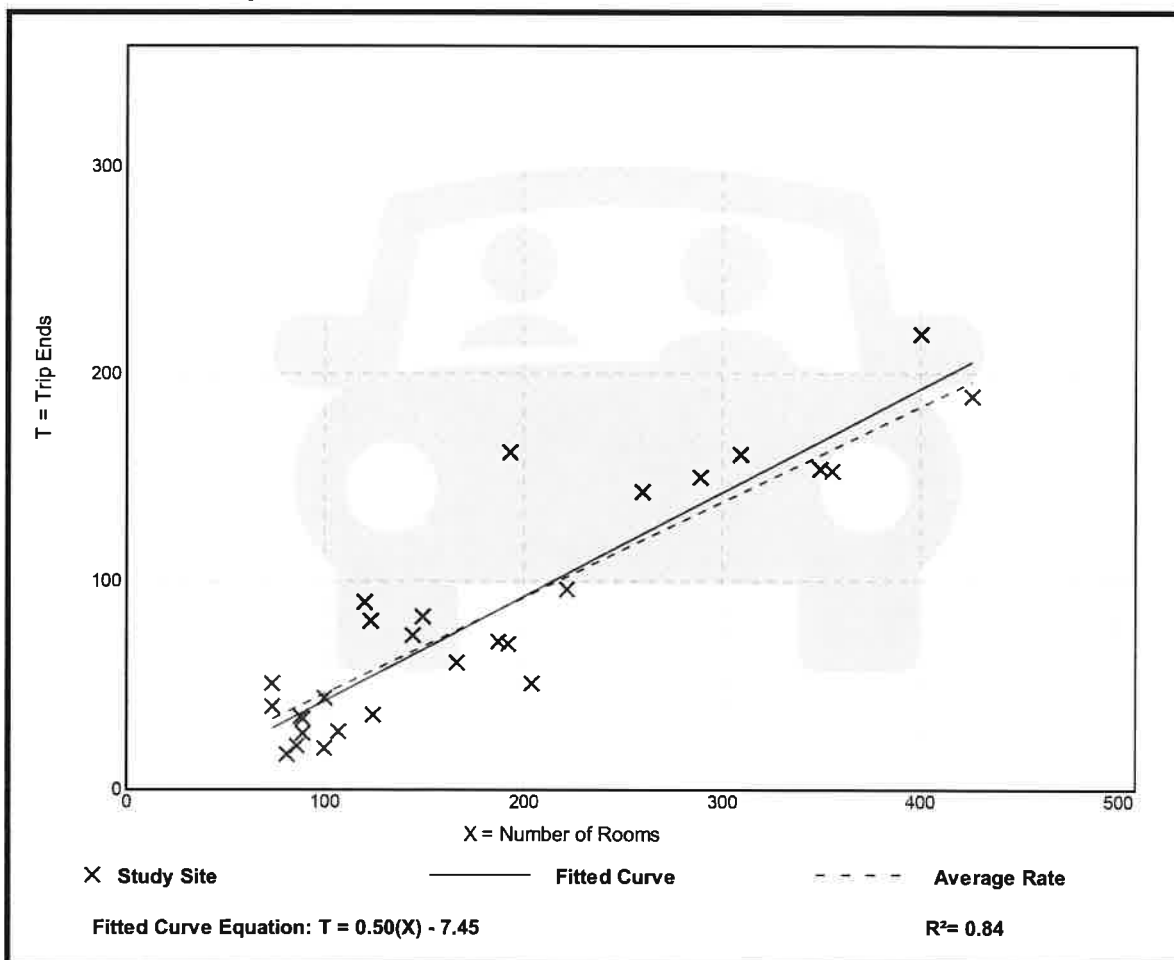
Hotel (310)

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

Vehicle Trip Generation per Room

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

Data Plot and Equation



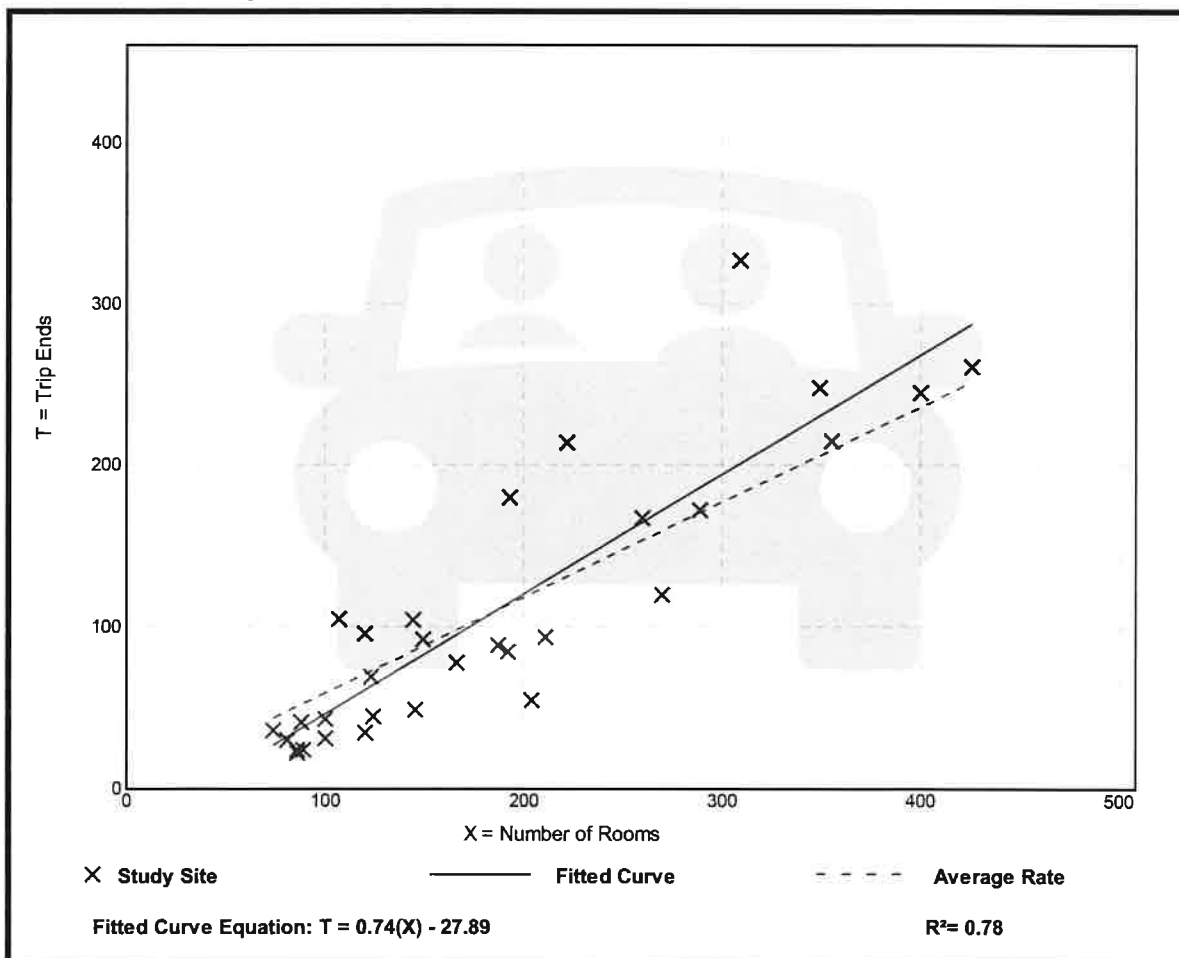
Hotel (310)

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

Vehicle Trip Generation per Room

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

Data Plot and Equation



Hotel (310)

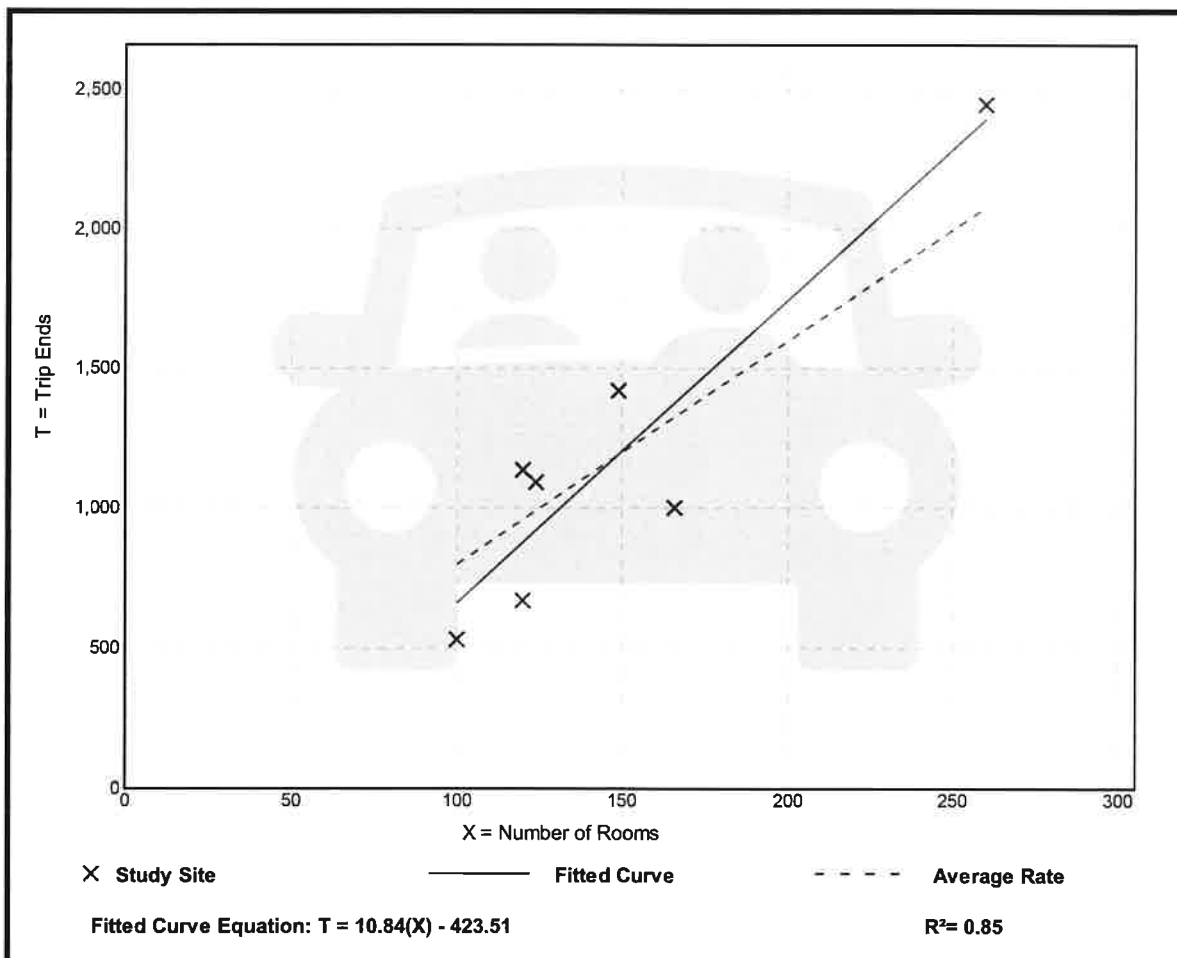
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

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

Data Plot and Equation



Bowling Alley (437)

Vehicle Trip Ends vs: Bowling Lanes

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Bowling Lanes: 40

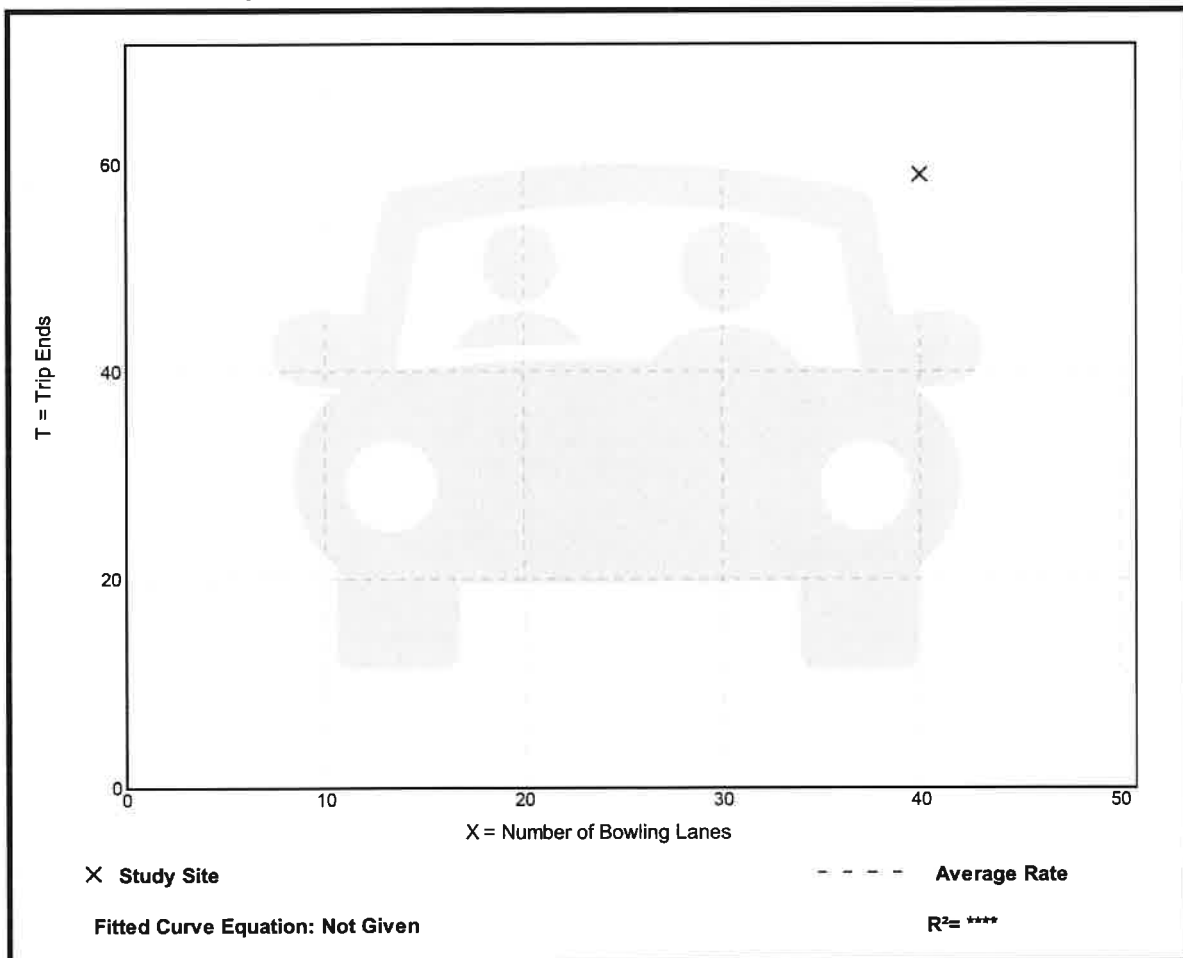
Directional Distribution: 95% entering, 5% exiting

Vehicle Trip Generation per Bowling Lane

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

Data Plot and Equation

Caution – Small Sample Size



Bowling Alley (437)

Vehicle Trip Ends vs: Bowling Lanes

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 5

Avg. Num. of Bowling Lanes: 30

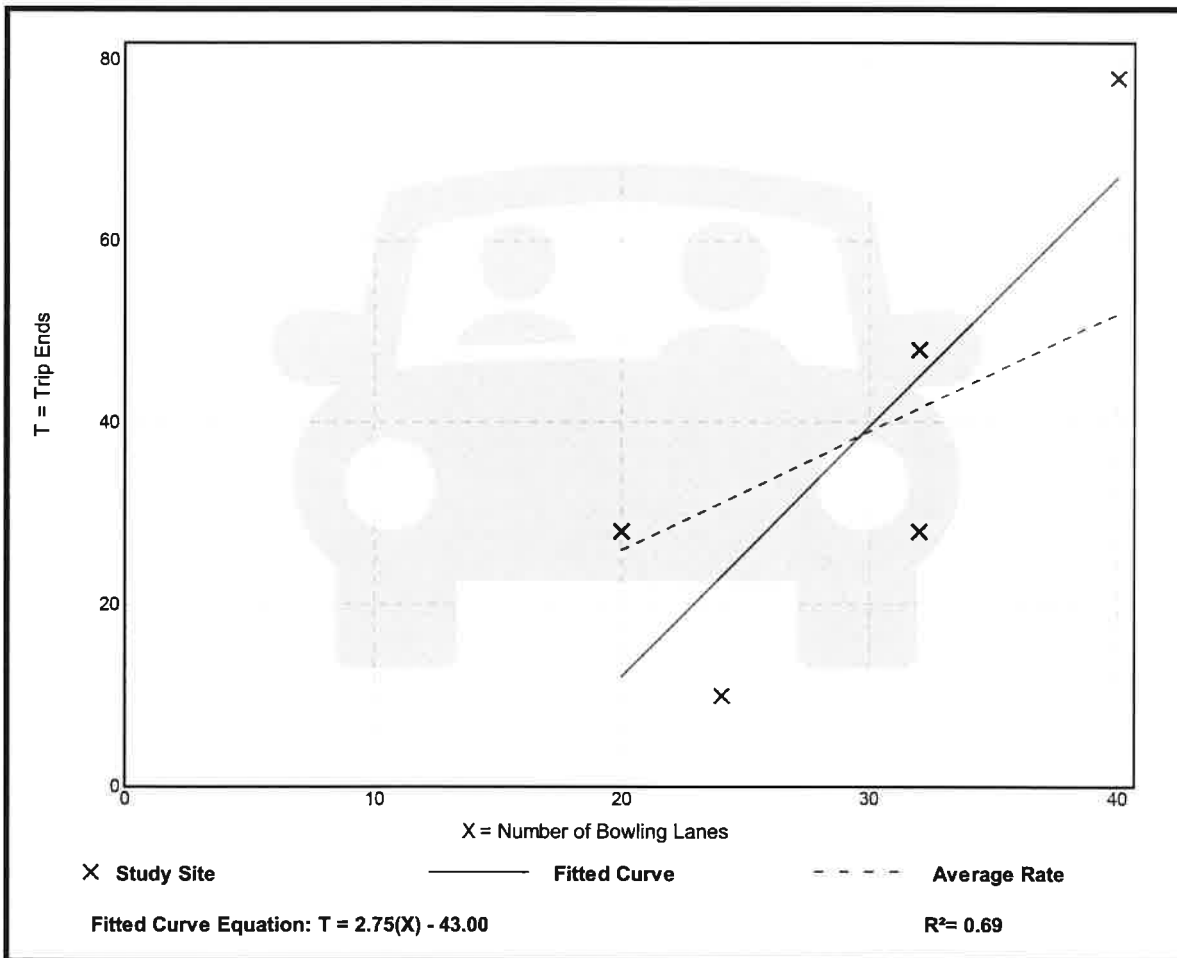
Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Bowling Lane

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

Data Plot and Equation

Caution – Small Sample Size



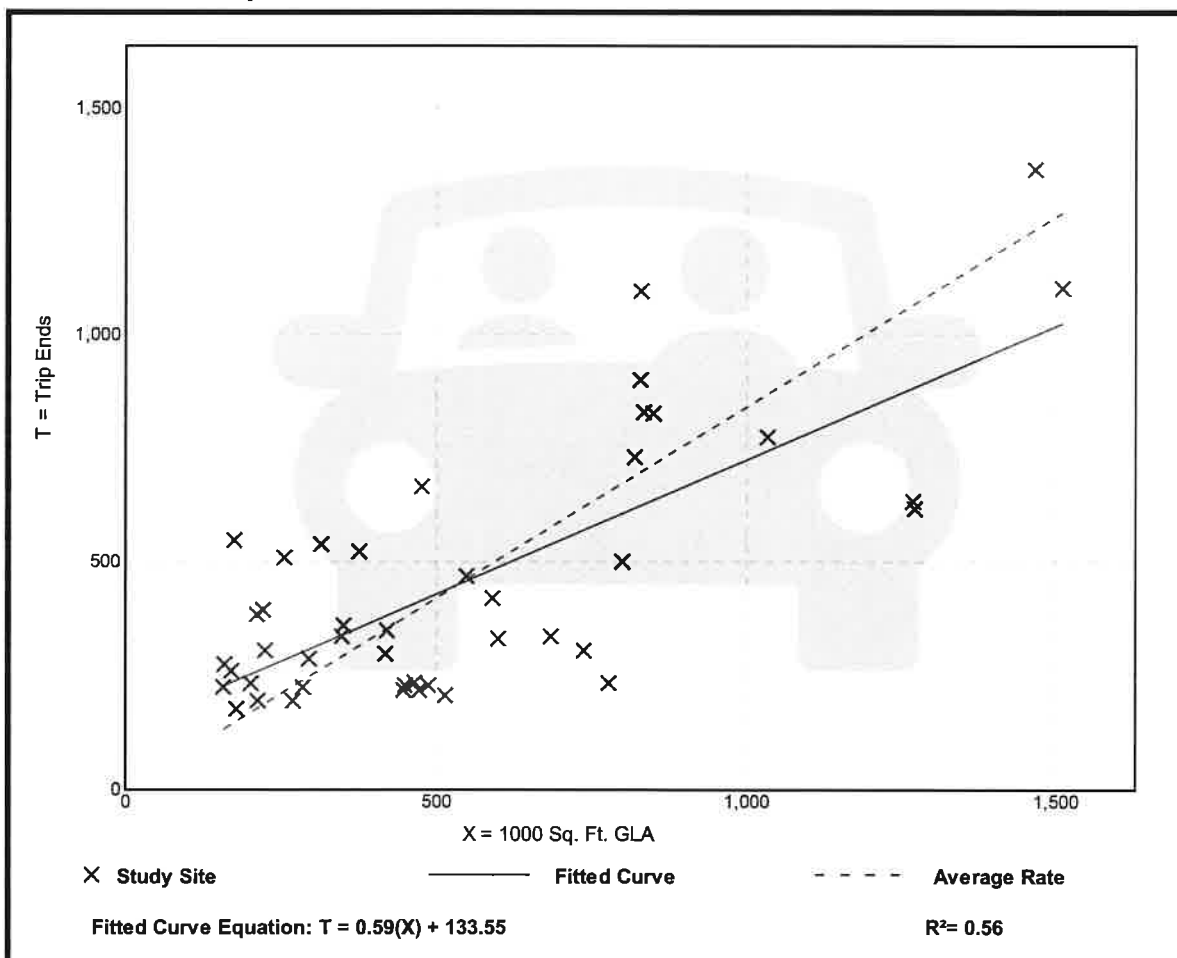
Shopping Center (>150k) (820)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 126

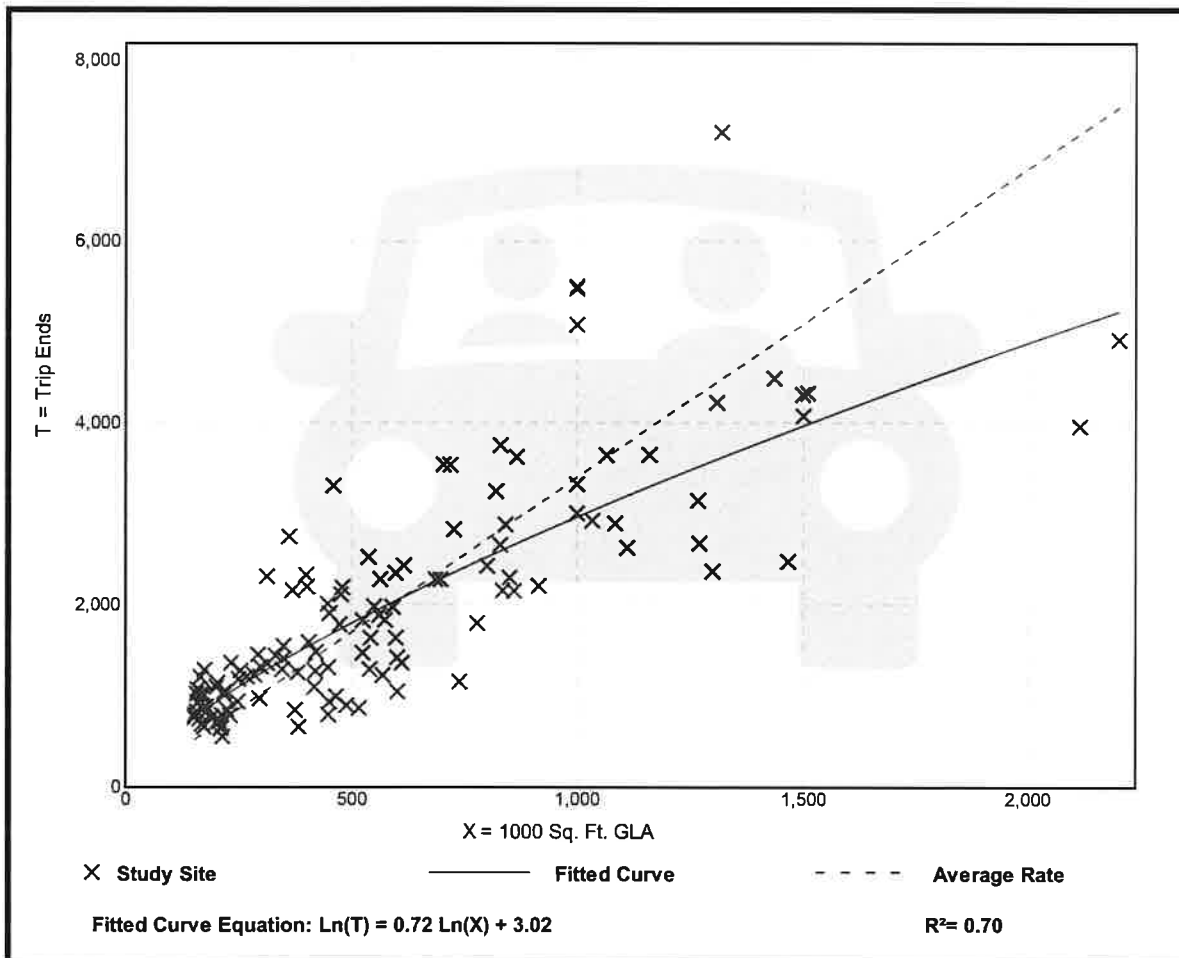
Avg. 1000 Sq. Ft. GLA: 581

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Shopping Center (>150k) (820)

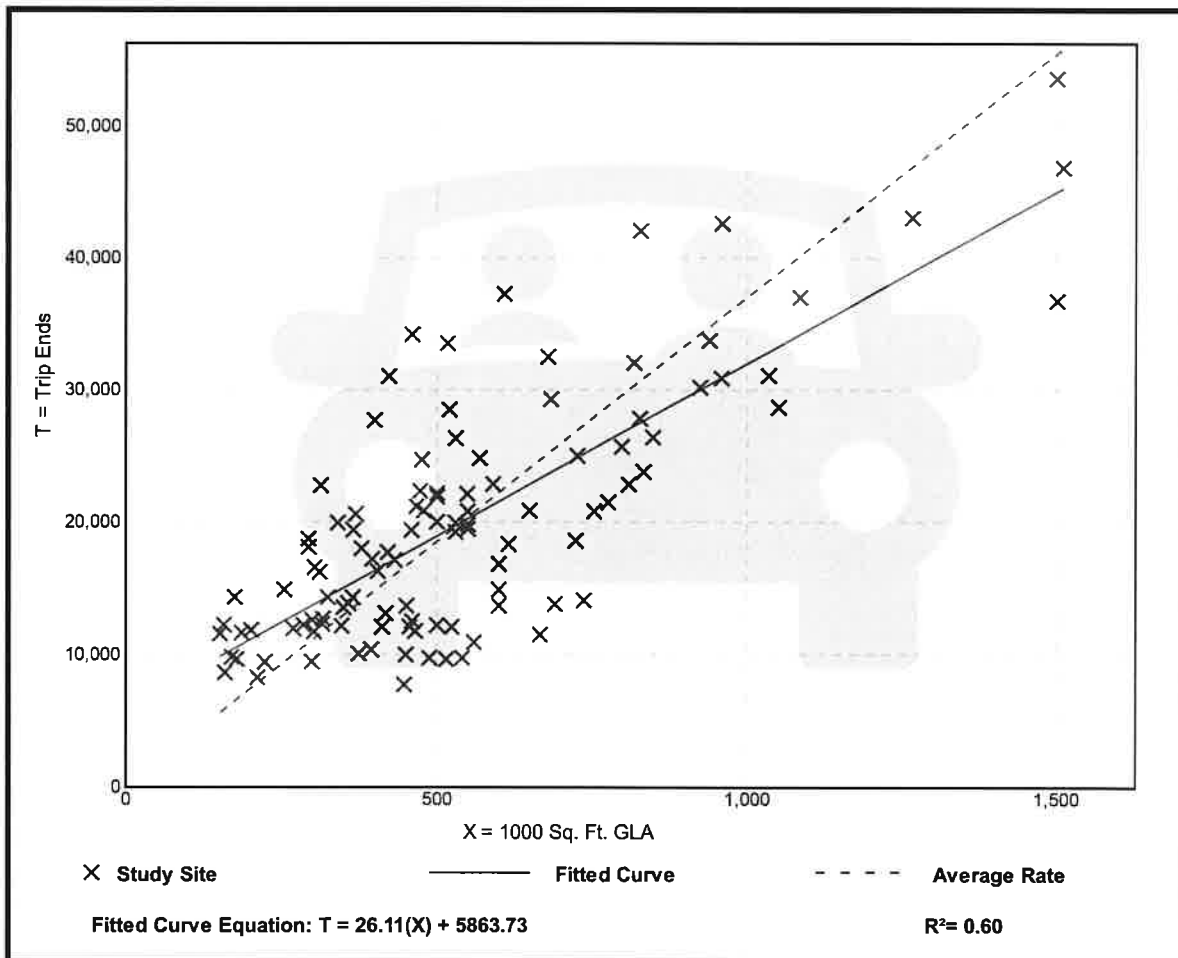
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

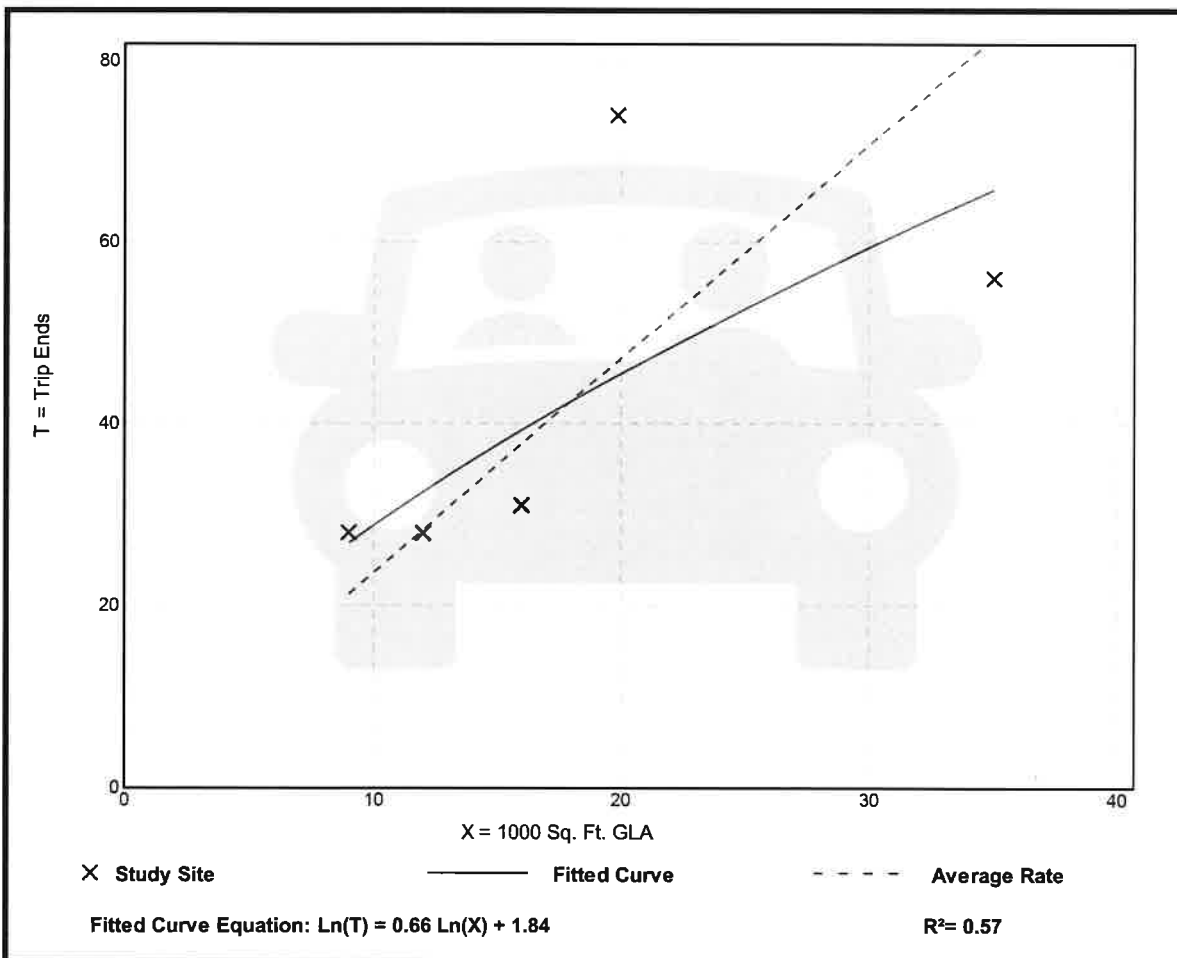
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GLA: 18
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation

Caution – Small Sample Size



Strip Retail Plaza (<40k)

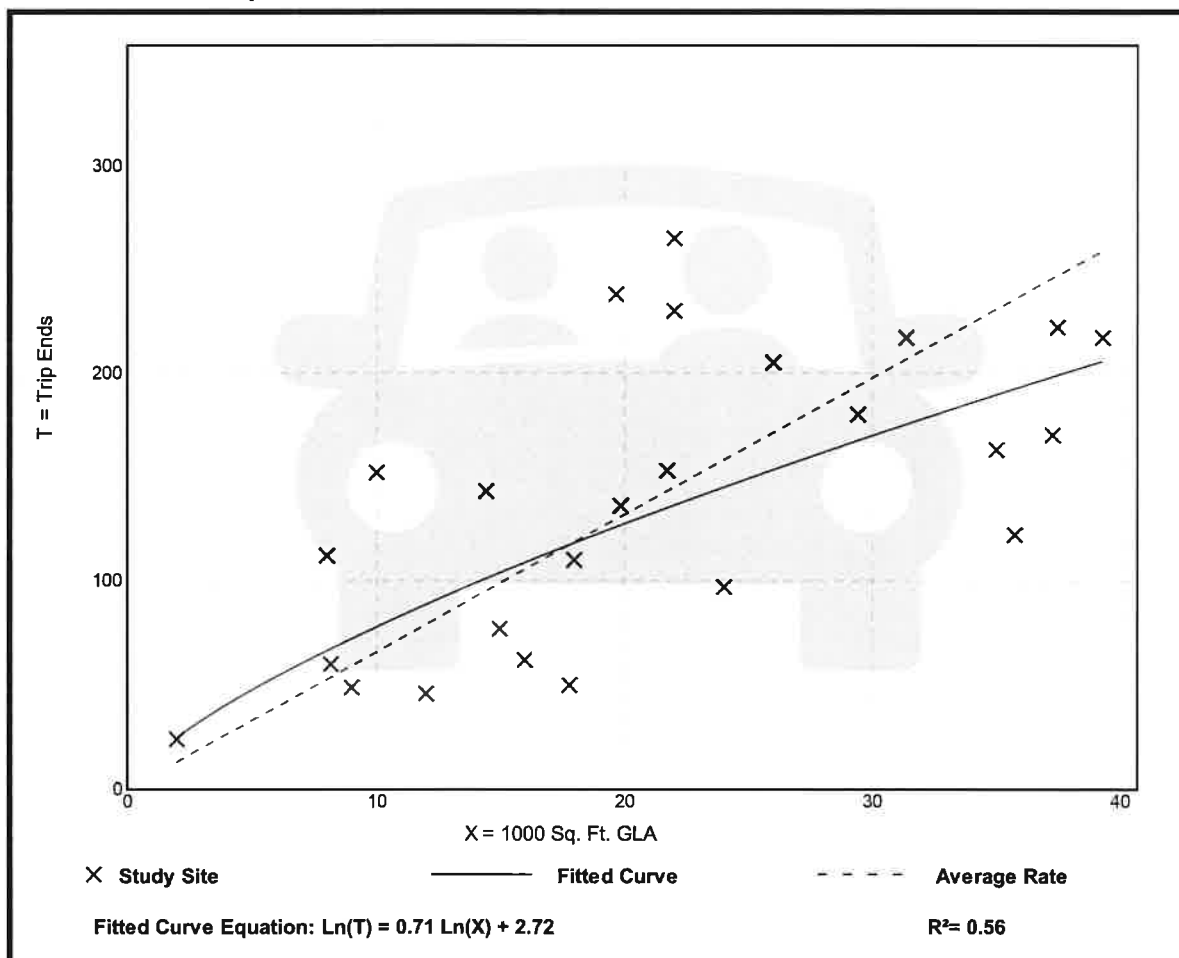
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. 1000 Sq. Ft. GLA: 21
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

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

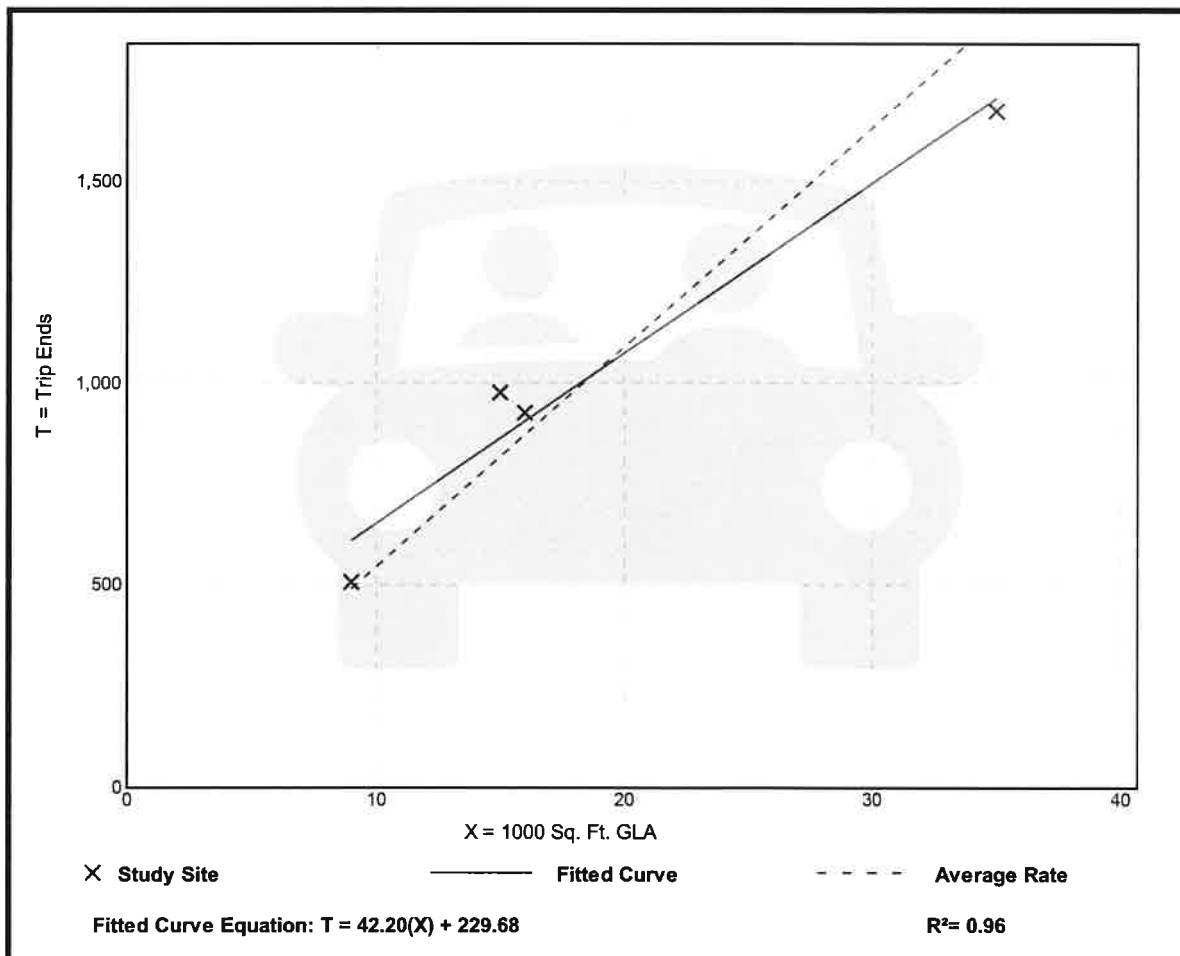
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation

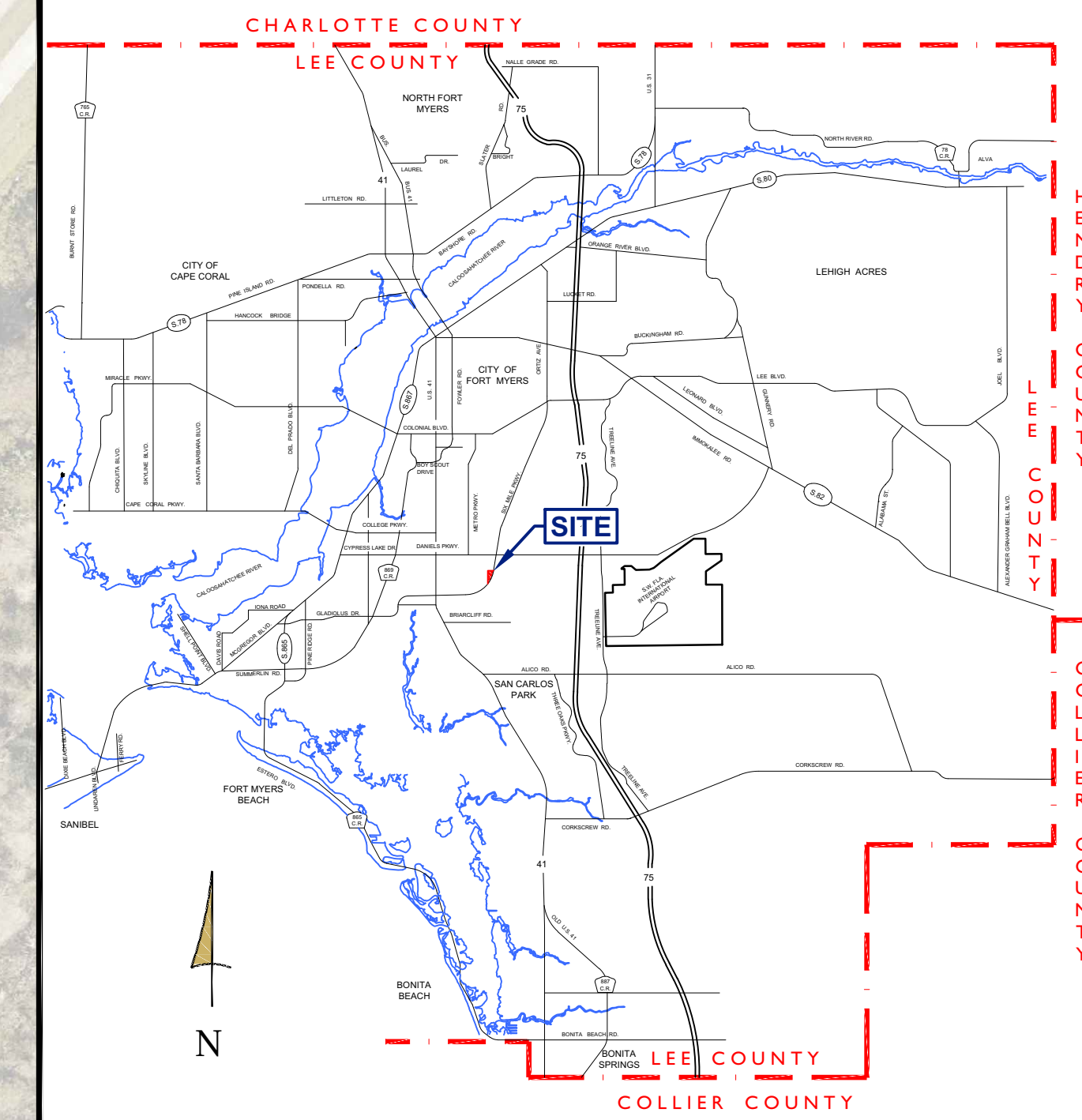
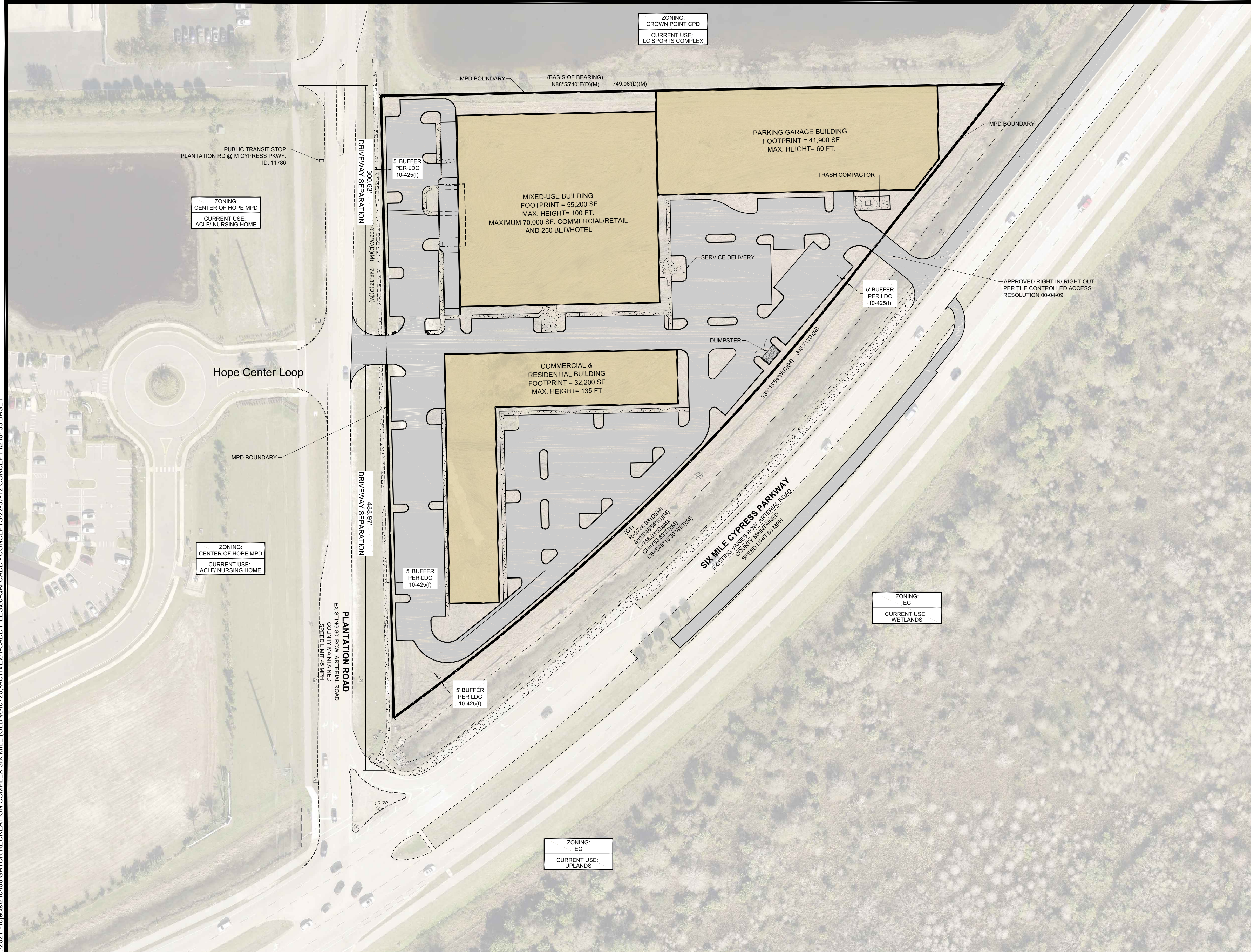
Caution – Small Sample Size



GATOR RECREATION COMPLEX

LOCATED IN SECTION 30, TOWNSHIP 45-S, RANGE 25-E, LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN



LOCATION MAP (NOT TO SCALE)

PROJECT SUMMARY:

ZONING
FUTURE LAND USE INTENSIVE DEVELOPMENT WITHIN THE MIXED USE OVERLAY TO MPD (MIXED PLANNED DEVELOPMENT)

STRAP #'s
30-45-25-00-00002.0000

PROJECT ACREAGE
7.1 ACRES (309,276 SF)

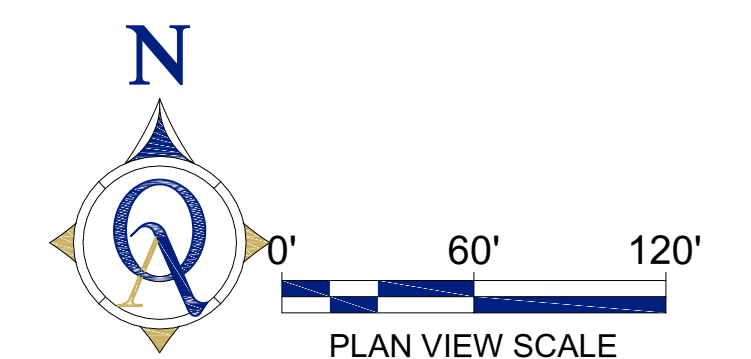
PROJECT INTENSITY
MAXIMUM FLOOR AREAS:
90,000 SF COMMERCIAL, OFFICE AND RETAIL
70,000 SF COMMERCIAL* - RECREATIONAL
MAXIMUM HEIGHT: 135 F.
MAXIMUM HOTEL ROOMS : 250
MAXIMUM RESIDENTIAL UNITS: 210

* (BOWLING / CONVENTION CENTER)

OPEN SPACE:
MINIMUM 10% = 0.71 ACRE (30,920 SF)

DEVIATIONS
NONE REQUESTED

NOTE:
THIS CONCEPT PLAN ASSUMES FOR UNDERGROUND STORMWATER STORAGE CHAMBERS.





ADDRESS

PLANTATION RD.
FORT MYERS, FL 33912

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

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE NORTH 88°55'40" EAST, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN, THENCE CONTINUE EASTERLY ALONG SAID LINE, FOR A DISTANCE OF 749.06 FEET, THENCE SOUTH 38°15'54" WEST, FOR A DISTANCE OF 306.71 FEET; TO THE POINT OF INTERSECTION WITH A CONTINGENT CURVE, THE CURVE RUN SOUTHWESTERLY, LONG ARC, OF A CIRCLE, OF A RADIUS OF 338.10 FEET, DELTA 15°48'54" (CHORD BEARING SOUTH 48°10'30" WEST) (CHORD 753.63 FEET) FOR A DISTANCE OF 756.03 FEET, THENCE NORTH 01°10'06" WEST, FOR A DISTANCE OF 748.82 FEET TO THE POINT OF BEGINNING.

EFFECTIVE DATE OF TITLE CERTIFICATION: APRIL 6, 2022 AT 5:00 PM

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

(C) 2019 COVERED ENTRANCE SCREEN ENCLOSED AREA SCREEN ENCLOSED WITH POOL

BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE
FLORIDA ADMINISTRATIVE CODE STATES IF LOCATION OF EASEMENTS OR RIGHTS OF WAY OF RECORD, OTHER
THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR -
IF FENCES ARE SHOWN, DISTANCES INDICATE APPROXIMATE DISTANCE ON OR OFF PROPERTY - OVERHANGS
AND UNDERGROUND FOUNDATIONS OR UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.

[illegible]

(1) UNLESS STATED OTHERWISE THIS SURVEY IS AN AS-BUILT SURVEY SHOWING VISIBLE IMPROVEMENTS IN RELATION TO SURVEY MARKERS FOUND

AFFORDABLE SURVEYS

OWNED AND OPERATED BY KNOW IT NOW, INC.

Florida Business Certificate Of
Authorization Number LB 6912
MAILING 1497 MAIN STREET, #321, DUNEDIN, FL 34698
[HTTP://WWW.KNOWITNOW.PRO](http://www.knowitnow.pro) [HTTP://WWW.FLORIDA-SURVEYOR.COM](http://www.florida-surveyor.com)
LOCATION = 3366 STRINGFELLOW ROAD, SAINT JAMES CITY, FL 33956

CERTIFIED EXCLUSIVELY TO THE BELOW PARTIES:
GATOR REC

ELEVATIONS SHOWN ARE BASED ON RTK-GPS, NAVD 88 4.0' x = SPOT ELEVATIONS

SURVEYORS NOTE:
 -SURVEY WAS MADE OF THE R/W AND PARCEL MARKERS SHOWN AND MATCHES THE ADDRESS AND LOCATION PER TAX INFORMATION AND LEGAL PROVIDED US..
 -PARCEL BOUNDARY LINES SHOWN PER PLAT OR LEGAL DESCRIPTION WITH THE IMPROVEMENTS FIELD LOCATED BY HAND MEASUREMENTS OR FIELD EQUIPMENT
 -FIELD MEASUREMENTS SURVEY CLOSURE BETTER THAN 1:10000 FEET
 -SURVEY CAN BE USED FOR ALL NEEDS

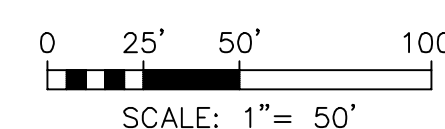
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT USING FIELD SURVEY
UNDER MY DIRECTION AND IS NOT VALID WITHOUT AN AUTHENTICATED
ELECTRONIC SIGNATURE AND SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE

BILL H
HYATT
2022.07.14
15:10:23
-04'00'

DATE OF FIELD SURVEY: 02/28/22
Surveyor & Mapper Number 4636

FLORIDASURVEYOR@AOL.COM

BILL HYATT



NO.	DATE	

**SCHEDULE OF USES AND DEVELOPMENT PARAMETERS**

Gator Recreational MPD REZONING ±7.1 ACRES STRAPS#: 30-45-25-00-00002.0000 FORT MYERS, FL 33912
--

PROJECT SUMMARY

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



PROPERTY DEVELOPMENT REGULATIONS

Minimum Area Dimensions:

Min. Lot Size	0 square feet
Min. Lot Depth	0 feet
Min. Lot Width	25 feet
Maximum Height	135 feet
Building Separation	20 feet
Maximum Lot Coverage	No Requirement
Minimum Open Space- Small Projects in the Mixed-Use Overlay	Must provide a minimum of 10% open space per LDC Section 10-425(a).

Minimum Setbacks:

Street, public	0 feet
Street, private	0 feet
Side	0 feet
Rear	0 feet
Water body	0 feet (top of bank)
Buffers, per LDC 10-425(f)	5.0-foot Buffer-Plantation Road 5.0-foot Buffer -Six Mile Cypress Parkway Buffers are not required along property lines.

**SCHEDULE OF USES**

Accessory Uses and Structure
Administrative Offices
Animal Clinic or Kennel
ATM (Automatic Teller Machine)
Auto Parts Store (No Installation)
Banks and Financial Establishments: All Groups
Bar or Cocktail Lounge
Broadcast Studio, Commercial Radio and Television
Business Services: Group I
Cleaning and Maintenance Services
Clothing Stores, General
Clubs: Commercial, Private
Clubs: Fraternal, Membership Organization
Computer and Data Processing Services
Consumption on Premises
Contractors and Builders: Group I
Cultural Facilities
Department Store
Drive through Facility for Any Permitted Use
Drugstore, Pharmacy
Dwelling Unit: townhouse, multi-family building
Entrance Gates and Gatehouse
EMS, Fire or Sheriff's Station
Essential Services
Essential Service Facilities: Group I
Excavation: Water Retention
Excess Spoil Removal
Fences, Walls
Food and Beverage Service, Limited
Food Stores: All Groups
Gasoline Dispensing System, Special
Gift and Souvenir Shop
Hardware Store
Health car facilities: Groups I, II and III
Hobby, Toy and Game Shops
Hotel/Motel – 160 Rooms Maximum
Household and Office Furnishings, Groups I, II & III
Insurance Companies



Laundromat
Laundry or Dry Cleaning: Group I and II
Medical Office
Motion Picture Production Studio
Nightclubs
Nonstore Retailers: All Groups
Package Store
Paint, Glass and Wallpaper
Parking Lot: All Groups
Personal Services: Groups I, II, III, and IV (Excluding Steam or Turkish Baths, Escort Services, Palm Readers, Fortunetellers or Card Readers)
Pet Services
Pet Shop
Pharmacy
Place of Worship
Post Office
Real Estate Sales Office
Recreation Facilities Commercial: Groups All
Rental or Leasing Establishment: Group I, II, III, and IV
Repair Shops: Groups I, II, III, IV and V
Residential accessory uses
Restaurant, Fast Food
Restaurants: All Groups
Retail and Wholesale Sales, Ancillary to an Approved Use
Signs (in accordance with chapter 30)
Specialty Retail Shops: All Groups
Storage: Indoor
Studios
Temporary Uses
Theater, Indoor
Transportation Services: Groups II, III and IV
Used Merchandise Stores: Groups I, II, III and IV
Variety Store
Warehouse: Mini Warehouse, Private, Public, High Cube, Hybrid
Wholesale Establishments: Groups I, III and IV



AGRICULTURAL CONDITION

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

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

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

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

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

**SURFACE WATER MANAGEMENT PLAN****LDC 34-373(B)(1)****Gator Recreational****MPD REZONING****±7.1 ACRES****STRAPS#: 30-45-25-00-00002.0000****FORT MYERS, FL 33912**

The water management system will consist of a series of underground stormwater chambers designed to limit maximum discharge rates to the established rates in the Six Mile Cypress Watershed Plan which is 37 CSM. The subject site is a +/-7-acre site is approximately 0.40 CFS. As previously permitted with SFWMD the water management system will discharge to the Six-mile Cypress Pkwy roadside swale. This water management system will also ensure that the project limits nutrients levels of runoff to below predevelopment levels and not have an adverse impact on the Six Mile Cypress watershed. The water management system will be designed in accordance with both Lee County Land Development Code requirements and SFWMD design criteria.