



Professional Engineers, Planners & Land Surveyors

August 29, 2022

VIA ELECTRONIC MAIL ONLY

Amanda Rivera, Esq.
Lee County Hearing Examiner
1500 Monroe Street – Suite 218
Fort Myers, FL 33901

Reference: DCI2022-00017 – CALUSA CAY CPD AMENDMENT
HEARING DATE: AUGUST 31, 2022
APPLICANT'S 48-HOUR NOTICE AND EXHIBIT/WITNESS LISTS

Dear Madam Hearing Examiner:

The applicant has reviewed the Staff Report and attachments received August 17, 2022 and has identified no unresolved issues. The Applicant submits the following clarifications/corrections and supplemental information which has been coordinated with staff and no objections have been received to date.

Staff Report

1. Page 4, 2nd paragraph, 10TH line typo: *The height must be measured from 35 feet to 38 feet above average grade...*

Staff Report Attachment C: Recommended Conditions and Deviations

Applicant's proposed revisions to Staff Report Attachment C: Recommended Conditions and Deviations are attached in redline version with deletions in ~~strike-through~~ and additions in underline and clean version. The conditions and deviations in Staff Report Attachment C were inadvertently created from the staff proposed conditions from case number DCI2021-00018 instead of Zoning Resolution Z-21-015. Below items 2 through 5 are proposed revisions simply to reflect Z-21-015 and are shown in detail on the attached revisions. Items 6 through 10 include additional changes and discussion as outlined below. Changes to conditions that are related to this application are highlighted in both attachments to focus on those related to this application.

2. Page 1, add following statement just before Condition 1:
This zoning action codifies and supersedes Resolution Z-13-007, ADD2020-00020, ADD2021-00051 and Z-21-015.
3. Page 2, Condition 2.a., Schedule of Uses – following changes to match Z-21-015:
...Restaurant: Groups I, II and III (...maximum of one on the anchor parcel and a maximum of one on the outparcels...)
...Specialty Retail Shops, Groups I, II, III and IV (...Groups I and II uses limited to total of three establishments...)
4. Pages 3-6, Conditions 3 through 17: Revisions to match Z-21-015 as shown in attachments.
5. Pages 6-7, Deviations 1, 5, 6, 7, 8, and 9: Revisions to match Z-21-015 as shown in attachments.

6. Page 1, Condition 1 - Revise date of MCP to the attached version revised to reflect the below clarification to intensities and minor language revisions to match Z-21-015. If Parcel 3 is not developed with self-storage use, it will retain the right to develop a portion of the 30,000 square feet of commercial designated for the outparcels.
...Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Calusa Cay CPD," prepared by Banks Engineering, date-stamped 8/11/22 last revision date 8/25/22, attached hereto...
...Development Parameters
 - *The CPD is limited to a maximum floor area of ~~Maximum Commercial Floor Area: 89149,600 square feet, of floor area including commercial office, and/or retail square footage and self-storage as follows:~~*
 - *~~Maximum 60,000 square feet of self-storage use on Parcel 3.~~*
 - *The anchor grocery and retail tract buildings are limited to a maximum of 59,600 square feet.*
 - *Outparcels ~~one and two~~ 1, 2 and 3* are limited to a maximum 30,000 square feet of commercial square feet (see Condition 2 for specific use limitations).*
 - **Parcel 3 may alternatively be developed with maximum 60,000 square feet of self-storage use...*
7. Page 3, Condition 2.b., Building/Structure Height - note clarification "****"
****Buildings/structures must also comply with building height restrictions on Pine Island per LDC§33-1087. Self-storage use on Outparcel 3 is limited to 38-feet above average grade or 45 feet above mean sea level, whichever is lower.*
8. Page 6, Deviation (2) - Following revisions to match Z-21-015 language and to update square footage to match proposed square footages and new MCP:
Floor Area. Deviation (2) seeks relief from the LDC §33-1083(c) requirement ~~to provide that new commercial buildings on Pine Island be limited to 10,000 square feet of floor area per building, to allow a 2623,500-square-foot multi-use retail building and a 30,00029,100-square-foot grocery store. This deviation is APPROVED SUBJECT TO compliance with Condition 10 above.~~
9. Pages 6-7, Deviation (3) – The Calusa Cay CPD Lee County Wetland Enhancement and Creation Plan dated April 2020 was attached as Exhibit C of ADD2020-00020 to revise and replace Exhibit E of Z-13-007. This exhibit was not attached to Z-21-015. This updated wetland plan is included as attachment J to the Staff Report. ADD2020-00020 and Z-13-007 are attached for reference. Applicant defers to Hearing Examiner's discretion if this document is included as an attachment to the condition of this deviation.
10. Page 7, Deviation (4) – Attached revisions to match Z-21-015 and on 9-10th line - Request following amendment to address code violation for replacing trees that died related to pending certification of compliance for the buffer:
.....~~The t~~Trees must be a minimum 10-foot-high slash pine (Pinus elliotii var. densa) and Green Buttonwood (Conocarpus erectus) or other appropriate species such as clusters of cabbage palms (Sabal palmetto) at staggered heights having a minimum of 10-foot clear trunk when measured from final grade of Pine Island Road...

Staff Report Attachment D: Master Concept Plan

11. Replace with attached MCP revised 8/25/22 to update the commercial floor area and building height in the Site Data table to reflect the proposed changes to Condition 1 and 2.b. outlined above.

Submitted Application Materials to supplement Staff Report Attachments:

- Traffic Impact Statement submitted 3/21/22

- GEN2021-00364 - Submittal Requirement Waiver with utility generation comparison. It should be noted that the request has changed since approval of the waiver, however, the water and sewer flows are still reduced (6,900 SF reduction is 1,035± gpd and the proposed self storage use is only 400± gpd).

For the Applicant's Exhibit List, the Applicant will refer to the Lee County Land Development Code, the Lee Plan, the Staff Report including its Attachments, this letter with attachments and submitted application materials and intends to provide the following Exhibits at the hearing:

- Applicant's PowerPoint Presentation
- 24"x36" Master Concept Plan

The following individuals will be attending the hearing as the Applicant's witnesses.

1. Stacy Ellis Hewitt, AICP (Planning and Zoning)
 - Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
 - Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, Zoning, Site Planning, and Land Use Planning, and as they relate to Lee County zoning and planning.
2. Ted B. Treesh, PTP (Transportation Planning)
 - Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
 - Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan and Traffic and Transportation Planning as they relate to Lee County zoning and planning.

I look forward to seeing you at the upcoming hearing.

Sincerely,
BANKS ENGINEERING



Stacy Ellis Hewitt, AICP
Director of Planning

Attachments: Applicant's proposed revisions to Conditions and Deviations (strike-through/underline)
Applicant's proposed revisions to Conditions and Deviations (clean)
ADD2020-00020
Z-13-007
Master Concept Plan Revised 8/25/22 (11"x17" & 24"x36")
Traffic Impact Statement submitted 3/21/22
Submittal Requirement Waiver GEN2021-00364

cc: Beth Workman, Principal Planner
Joseph A. Adams, Esq.
Amanda L. Swindle, Esq.
Michael D. Jacob, Esq.

ATTACHMENT C

SECTION B. CONDITIONS:

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

This zoning action codifies and supersedes Resolution Z-13-007, ADD2020-00020, ADD2021-00051 and Z-21-015.

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Calusa Cay CPD," prepared by Banks Engineering, date stamped last revision date 8/25/22-8/11/2022, attached hereto as Exhibit C/Attachment D, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Development Parameters.

- The CPD is limited to a maximum floor area of Maximum Commercial Floor Area: 89149,600 square feet, of floor area including commercial office, and/or retail square footage and self-storage as follows:
- Maximum 60,000 square feet of self-storage use on Parcel 3.
- The anchor grocery and retail tract buildings are limited to a maximum of 59,600 square feet.
- Outparcels one and two 1, 2 and 3* are limited to a maximum 30,000 square feet of commercial square feet (see Condition 2 for specific use limitations).
- *Parcel 3 may alternatively be developed with maximum 60,000 square feet of self-storage use

2. Uses and Site Development Regulations

a. Schedule of Uses:

Accessory Uses and Structures
Administrative Offices
Animals: Clinic or Kennel (no outdoor runs)
ATM (automatic teller machine)
Auto Parts Store
Bait and Tackle Shop
Banks and Financial Establishments, Group I
Boats: Boat Parts Store
Business Services, Group I
Car Wash (limited to 1 for the CPD, and must be on an outparcel)
Cleaning and Maintenance Services
Clothing Stores, General
Computer and Data Processing Services
Consumption on Premises: Indoor only in conjunction with a Group III Restaurant, restricted to a 4-COP-SRX license (See Condition 17).
Outdoor consumption on premises requires a public hearing amendment

to the planned development.

Contractors and Builders, Group I

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

Day Care Center: Child, Adult

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

Drugstore, Pharmacy

EMS, Fire, or Sheriff's Station (limited to Sheriff's Station on Retail Tract)

Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities, Group I only

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

Fences, Walls

Food and Beverage Service

Food Stores: Groups I and II

Gift and Souvenir Shop

Hardware Store

Laundry and Dry Cleaning, Group I

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

Non-store Retailers, All Groups

Package Store, Limited to one within the CPD

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

Parcel and Express Services

Parking Lot: Accessory, Temporary

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

Pet Services (no outdoor runs)

Pet Shop (no outdoor runs)

Post Office

Printing and Publishing

Real Estate Sales Office

Repair Shops, Groups I and II (excluding gunsmiths)

Restaurant, Fast Food (limited to the multi-occupancy plaza and 1 stand-alone fast food restaurant limited to an outparcel)

Restaurant: Groups I, II and III (Group III restaurants limited to a maximum of one on the anchor parcel and ~~a maximum of~~ one on the outparcels, with no drive-through)

Retail and Wholesale Sales, when clearly incidental and subordinate to a principal permitted use on the same premises

Schools: Commercial

Self Service Fuel Pumps, only in conjunction with Convenience Food and Beverage Store only, 12 pumps maximum

Signs

Social Services - Groups I and II

Specialty Retail Shops, Groups I, II, III and IV (excluding ammunition, firearms, hunters equipment, tobacco stores. Groups I and II uses limited to ~~total of~~ three establishments in the anchor parcel, with a maximum of 1,500 square feet of floor area for each of the three uses)

Storage, indoor only

Studios

Temporary Uses

Used Merchandise Stores, Groups I and II (no outdoor storage/display)

Variety Store

Warehouse: Mini or Public (limited to Parcel 3)

b. Site Development Regulations:

Minimum Lot Area and Dimensions

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

Minimum Setbacks*

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

Maximum Lot Coverage: 40 percent**

Building/Structure Height: 35 feet ***

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

* Setbacks for the “Retail Tract” may be reduced as shown on the Master Concept Plan. No setback is required for the Grocery building from the Retail Tract.

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

***Buildings/structures must also comply with building height restrictions on Pine Island per LDC §33-1087. Self-storage use on Outparcel 3 is limited to 38-feet above average grade or 45 feet above mean sea level, whichever is lower.

3. Water and Sewer.

The ~~subject~~ property must connect to public potable water service and public sanitary sewer service. At time of ~~any~~ local development order, ~~the d~~Developer must ~~also~~ demonstrate ~~there is~~ adequate water and sewer capacity to handle the proposed level of development. No on-site well systems ~~may be utilized for potable water. No or~~ septic tanks ~~or package plants~~ may be utilized for potable water or sanitary sewer service.

4. Accessory Uses.

~~Within the Commercial Planned Development, accessory uses must be located on the same tract, parcel or outparcel where a principal use is located.~~ Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel on which it is located.

5. Solid Waste/Recycling.

~~As part of any local development order approval for vertical development, the d~~Development order plans must include facilities in compliance with LDC §10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required ~~for,~~ and specific locations of these facilities will be reviewed at the time of local development order application.

6. Sidewalks.

An internal sidewalk system no less than 5 feet in width must be built on at least ~~on~~ one side of every road within the developmentCPD. ~~All internal sidewalks must be interconnected.~~ When deemed appropriate, the Community Development Director may approve an alternate sidewalk system.

7. Design Standards.

- a. ~~All e~~Commercial buildings or structures must comply with the commercial building design standards in LDC §33-1083 and Chapter 10, Article IV. ~~of the LDC.~~ Development of the anchor parcel must include a minimum of two breezeways to break up the appearance of the building. The anchor parcel must be developed as a multi-use commercial facility, such as a grocery store and other complementary commercial office and retail uses as permitted above. No single-use or "big-box" retail development (more than 50,000 square feet in floor area) will be permitted on the anchor parcel.
- b. All commercial signage ~~on the planned development in the CPD and building design of the buildings~~ on the outparcels must be consistent with the design of the multi-use building design on the anchor parcel. A proposed sign plan must be submitted in conjunction with development orders for vertical construction of the outparcels and the anchor parcel. ~~(See Deviations 6a-c addresses on site signage and the corresponding signage plan, Exhibit D/attachment K) is included at attachment L.~~
- c. Development orders for vertical construction on the anchor parcel and ~~the~~ outparcels must also comply with the "Community Review" requirements in LDC §33-100~~34~~. ~~The applicantDeveloper~~ must include architectural elevations for all proposed buildings and commercial signage consistent with this resolution and the LDC.

8. Sidewalk/Bike Path – Pine Island Road.

At the time of local development order approval, ~~the applicantDeveloper~~ will evaluate the feasibility of construction of a sidewalk/bicycle path from the subject site to Avenue C in order to provide a connection to the bicycle path on Stringfellow Road for non-vehicular traffic. Should construction of the pathway be considered feasible in the opinion of the Director of Development Services, ~~then the applicantDeveloper~~ will be required to construct the pathway prior to the issuance of a Certificate of Compliance for ~~the development of the~~ anchor parcel ~~on the site development~~. Should the improvement be deemed infeasible, a fee in lieu of construction of the pathway must be provided to construct the pathway in accordance with LDC §10-256.

9. Bald Eagle Management Plan.

- a. ~~As part of development order approvals, the d~~Development order plans must illustrate compliance with the Calusa Cay CPD Bald Eagle Nest LE-081 Management Plan, ~~dated R~~revised November 2012 ~~included as Attachment N. This condition updates the Bald Eagle Management plan in Resolution Z-13-007(Exhibit E/Attachment H: Resolution Z-21-015 Exhibit E).~~
- b. ~~As part of development order approvals, the d~~Development order phasing plans must indicate ~~construction of the~~ turn lane construction for the easternmost access off Pine Island Road will occur outside bald eagle nesting season (May 16th-September 30th).

10. Open Space.

The ~~overall project~~CPD must provide a minimum of 12.4 acres of open space in

substantial compliance with the ~~approved~~ MCP.

11. Preserve and Mitigation Areas.

- a. ~~As part of local development order approval, d~~Development order plans must depict a minimum of 10.55 acres of preserve and mitigation area in substantial compliance with the ~~approved~~ MCP. The preserve and mitigation area includes 2.65 acres of indigenous preserve, 5.74 acres of enhanced indigenous wetlands, and 0.08 acre shallow filter marsh.
- b. ~~As part of local development order approval, the applicant~~Developer must provide an indigenous management plan as per LDC §10-415(b)(4) requirements for the ~~11.2~~10.55 acres of preserve and mitigation areas.

12. Northern Buffer/Screening. ~~(North)~~

As part of development order approval, ~~the~~ landscape plans must illustrate ~~that~~ the mitigation plantings provided to meet the Type F buffer requirement along the north property line must be upsized to meet LDC §10-416(d)(4) 10-foot in height tree and shrubs 48-inch in height at installation to be maintained at minimum 60-inch continuous visual screen within one year after time of planting requirement.

13. Southern Buffer.

As part of first development order approval, ~~the~~ landscape plans must depict the south~~ern~~ property line to provide buffers as per the approved Bald Eagle Management Plan IV. General Development Guidelines B. 3. & 4. The south property line buffers must be installed immediately after any permitted clearing and grading construction activities and prior to October 1st of the next bald eagle nesting season.

14. Consumption on Premises (COP).

~~The consumption on premises (COP) use~~ is allowed only within a Group III restaurant. Only a 4-COP-SRX liquor license is allowed, and at least 51 percent of the restaurant's revenue must come from the sale of food, and no more than 49 percent of the revenue can be from the sales of alcoholic beverages.

15. Retail/Grocery Tract.

- a. Retail Tract Parking, open space, water management, and all other required infrastructure for the Retail Tract must be provided on the Grocery Tract. (condition of ADD2021-00051)

- b. The Retail Tract cannot be developed before the ~~development of the~~ Grocery Tract. (condition of ADD2021-00051)

16. Signage.

- a. Monument Signs A, B, and C must be in substantial compliance with the ~~sign~~ Signage pPlans (Exhibit D/attached hereto as Attachment K).
- b. Offsite signage is limited to one 9.4 square foot tenant panel affixed to Monument Sign C, ~~limited to identification of~~ the proposed residential community north and adjacent to the shopping center. (condition of ADD2021-00051)
- c. Signage within the Retail Tract identified on the ~~Master Concept Plan MCP~~ is limited to wall- mounted signs and temporary signs in accordance with the ~~LDC and Development Code.~~
- d. Outparcels 1 and 2 may be developed with individual ground-mounted identification signs in accordance with LDC ~~Section §33-1043~~ for future tenants of each respective parcel. A subsequent approval is required should Future Parcels 1 and 2 propose future ground-mounted signage greater than the limitations imposed by ~~LDC and Development Code Sec. §33-1043.~~

17. Package Store.

The package store use cannot be located closer than 319 feet from the property line and must be located as proposed on the MCP dated 8/~~11~~25/2022.

SECTION C. DEVIATIONS:

- 1. Connection Separation. Deviation (1) seeks relief from the LDC §10-285(a) requirement to provide connection separation along arterial roads ~~to be~~ a minimum distance of 660 feet, to allow connection separation distances of 0 feet (where distances of edge of pavement to edge of pavement overlap) and ~~+/-~~ 87 $\pm$ feet along Pine Island Road for a previously approved access point and connection separation distances of 0 feet (where distances from edge of pavement to edge of pavement overlap) and ~~+/-~~ 28 $\pm$ feet along Pine Island Road for a proposed secondary access. This deviation is APPROVED SUBJECT TO the condition that the proposed project eastern driveway must be aligned with the driveway to the south of Pine Island Road per Development Order DOS2018-10050 to ensure smooth operation of turn movements at the driveway.
- 2. Floor Area. Deviation (2) seeks relief from the LDC §33-1083(c) requirement ~~to provide that~~ new commercial buildings on Pine Island be limited to 10,000 square feet of floor area per building, to allow a 2623,500-square-foot multi-use retail building and a ~~30,000~~29,100-square- foot grocery store. This deviation is APPROVED SUBJECT TO ~~compliance with~~ Condition 10 ~~above.~~
- 3. Buffer. Deviation (3) seeks relief from the LDC §33-1082(a) requirement to provide land on Pine Island abutting state-designated aquatic preserves and associated wetlands and natural tributaries be preserved or a 50-foot-wide native vegetative buffer area to be created between the development and the water body or associated wetlands, to allow a modified buffer in accordance with Lee Plan Policy 14.1.5. This deviation is APPROVED SUBJECT TO the condition that ~~as part of development order approvals, the~~ development order plans must illustrate the planting of the mitigation area

consistent with the Calusa Cay CPD Lee County Wetland Enhancement and Creation Plan, dated Revised April 2020 described in attachment J/Exhibit F.

4. Roadway Buffer. Deviation (4) seeks relief from the LDC §10-416(d)(3) requirement ~~to provide all that~~ commercial developments provide a minimum 15-foot Type "D" buffer where the project abuts a road right-of-way, to allow no roadway buffer along the property's easterly 366 feet of frontage on Pine Island Road, shown on the ~~proposed~~ MCP as a preserve area and a mitigation planting area. This deviation is APPROVED SUBJECT TO the condition that ~~at the time of local development order approval, the~~ development order plans must depict the south property line between the preserve/mitigation area and Pine Island Road to be planted with a minimum of 10 trees and palms per 100 linear feet. ~~The t~~Trees must be a minimum 10-foot-high slash pine (*Pinus elliotii* var. *densa*) and Green Buttonwood (*Conocarpus erectus*) or other appropriate species such as clusters of cabbage palms (*Sabal palmetto*) at staggered heights having a minimum of 10-foot clear trunk when measured from final grade of Pine Island Road. These trees must be installed immediately after any permitted clearing and grading construction activities and prior to October 1st of the next bald eagle nesting season. Trees and palms planted within the mitigation area along Pine Island Road may be used to meet this requirement, so long as they meet the timing, species and size specifications.
5. Internal Circulation. Deviation (5) seeks relief from the LDC Section 10-291(2) requirement that all developments must abut and have access to a public or private street designed, and constructed or improved, to meet the standards in LDC ~~§Section~~ 10-296, to allow the proposed Retail Tract to utilize internal vehicular circulation without abutting a street. This deviation is ~~approved~~APPROVED.
6. Outparcel Signage. Deviation (6a) seeks relief from LDC 30-153(3) requirement which allows 2 ground-mounted identification signs for an establishment having frontage on more than one public right of way (one primary and one 24 square-foot secondary), to allow one additional ground mounted sign on each of outparcels 1 and 2, identifying the overall development (Shoppes at Calusa Cay). This deviation ~~was is~~ APPROVED~~approved by ADD2021-00051~~.
7. Monument Sign. Deviation (6b) seeks relief from ~~LDC Section §33-1044~~, requirement which establishes a maximum ground-mounted identification sign area of 48 square feet, 12 feet in height and 12 feet in width for individual businesses and multiple-occupancy complexes with five or less establishments in the Pine Island Planning Community, to allow 136.14 square feet in sign area, 16 feet in height and 14 feet 8 inches in width for the project pylon ground- mounted signs identifying the overall development (Monument Signs B and C), and to allow 54.90 square feet of sign area for Monument Sign A. This deviation is ~~approved~~APPROVED.
8. Off-site Sign. Deviation (6c) seeks relief from LDC ~~Section §30-181(a)~~, requirement which requires off-site directional signs for residential projects to be non-illuminated, to allow an illuminated 9.4 square-foot tenant panel affixed to Pylon Sign C. This deviation is ~~approved~~APPROVED.
9. Package Store. Deviation (7) seeks relief from ~~Lee County Land Development Code the LDC Section §34- 1263(e)~~, requirement which requires a separation distance of 500 feet between a package store or other establishment primarily engaged in the retail sale of liquor for consumption off- site and noncommercial schools, to allow a package store to be located 319 feet from a noncommercial

school. This Deviation is APPROVED.

SECTION B. CONDITIONS:

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

This zoning action codifies and supersedes Resolution Z-13-007, ADD2020-00020, ADD2021-00051 and Z-21-015.

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Calusa Cay CPD," prepared by Banks Engineering, last revision date 8/25/22, attached hereto as Exhibit C/Attachment D, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Development Parameters.

- The CPD is limited to a maximum floor area of 149,600 square feet, including commercial office, retail and self-storage as follows:
- The anchor grocery and retail tract buildings are limited to a maximum of 59,600 square feet.
- Outparcels 1, 2 and 3* are limited to a maximum 30,000 square feet of commercial square feet (see Condition 2 for specific use limitations).
- *Parcel 3 may alternatively be developed with maximum 60,000 square feet of self-storage use

2. Uses and Site Development Regulations

a. Schedule of Uses:

Accessory Uses and Structures
Administrative Offices
Animals: Clinic or Kennel (no outdoor runs)
ATM (automatic teller machine)
Auto Parts Store
Bait and Tackle Shop
Banks and Financial Establishments, Group I
Boats: Boat Parts Store
Business Services, Group I
Car Wash (limited to 1 for the CPD, and must be on an outparcel)
Cleaning and Maintenance Services
Clothing Stores, General
Computer and Data Processing Services
Consumption on Premises: Indoor only in conjunction with a Group III Restaurant, restricted to a 4-COP-SRX license (See Condition 17).
Outdoor consumption on premises requires a public hearing amendment to the planned development.
Contractors and Builders, Group I
Convenience Food and Beverage Store (limited to 1 for the CPD and must be on

an outparcel) (See Self-Service Fuel Pumps)
 Day Care Center: Child, Adult
 Drive-Through Facility for any permitted use (except Group III Restaurants)
 Drugstore, Pharmacy
EMS, Fire, or Sheriff's Station (limited to Sheriff's Station on Retail Tract)
 Entrance Gates and Gatehouse
 Essential Services
 Essential Service Facilities, Group I only
 Excavation: Water Retention, no blasting (does not include removal of excavated material from site)
 Fences, Walls
 Food and Beverage Service
 Food Stores: Groups I and II
 Gift and Souvenir Shop
 Hardware Store
 Laundry and Dry Cleaning, Group I
 Lawn and Garden Supply Stores (no outdoor display or storage)
 Non-store Retailers, All Groups
 Package Store, Limited to one within the CPD
 Paint, Glass and Wallpaper (no outdoor display or storage)
 Parcel and Express Services
 Parking Lot: Accessory, Temporary
 Personal Services, Groups I, II and III (excluding massage parlors)
 Pet Services (no outdoor runs)
 Pet Shop (no outdoor runs)
 Post Office
 Printing and Publishing
 Real Estate Sales Office
 Repair Shops, Groups I and II (excluding gunsmiths)
 Restaurant, Fast Food (limited to the multi-occupancy plaza and 1 stand-alone fast food restaurant limited to an outparcel)
 Restaurant: Groups I, II and III (Group III restaurants limited to a maximum of one on the anchor parcel and one on the outparcels, with no drive-through)
 Retail and Wholesale Sales, when clearly incidental and subordinate to a principal permitted use on the same premises
 Schools: Commercial
 Self Service Fuel Pumps, only in conjunction with Convenience Food and Beverage Store only, 12 pumps maximum
 Signs
 Social Services - Groups I and II
 Specialty Retail Shops, Groups I, II, III and IV (excluding ammunition, firearms, hunters equipment, tobacco stores. Groups I and II uses limited to three establishments in the anchor parcel, with a maximum of 1,500 square feet of floor area for each of the three uses)
 Storage, indoor only
 Studios
 Temporary Uses
 Used Merchandise Stores, Groups I and II (no outdoor storage/display)
 Variety Store
Warehouse: Mini or Public (limited to Parcel 3)

b. Site Development Regulations:

Minimum Lot Area and Dimensions

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

Minimum Setbacks*

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

Maximum Lot Coverage: 40 percent**

Building/Structure Height: 35 feet ***

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

* Setbacks for the “Retail Tract” may be reduced as shown on the Master Concept Plan. No setback is required for the Grocery building from the Retail Tract.

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

***Buildings/structures must also comply with building height restrictions on Pine Island per LDC §33-1087. Self-storage use on Outparcel 3 is limited to 38-feet above average grade or 45 feet above mean sea level, whichever is lower.

3. Water and Sewer.

The property must connect to public potable water service and public sanitary sewer service. At time of local development order, Developer must demonstrate adequate water and sewer capacity to handle the proposed level of development. No on-site well systems or septic tanks may be utilized for potable water or sanitary sewer service.

4. Accessory Uses.

Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel on which it is located.

5. Solid Waste/Recycling.

Development order plans must include facilities in compliance with LDC §10-261 and Solid Waste Ordinance 11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required and specific locations of these facilities will be reviewed at the time of local development order application.

6. Sidewalks.

An internal sidewalk system no less than 5 feet in width must be built on at least one side of every road within the CPD. Internal sidewalks must be interconnected. When deemed appropriate, the Community Development Director may approve an alternate sidewalk system.

7. Design Standards.

a. Commercial buildings or structures must comply with the commercial building design

standards in LDC §33-1083 and Chapter 10, Article IV. Development of the anchor parcel must include a minimum of two breezeways to break up the appearance of the building. The anchor parcel must be developed as a multi-use commercial facility, such as a grocery store and other complementary commercial office and retail uses as permitted above. No single-use or “big-box” retail development (more than 50,000 square feet in floor area) will be permitted on the anchor parcel.

- b. All commercial signage in the CPD and building design on the outparcels must be consistent with the multi-use building design on the anchor parcel. A proposed sign plan must be submitted in conjunction with development orders for vertical construction of the outparcels and the anchor parcel. (See Deviations 6a-c and the signage plan, Exhibit D/attachment K)
- c. Development orders for vertical construction on the anchor parcel and outparcels must also comply with the “Community Review” requirements in LDC §33-1003. Developer must include architectural elevations for all proposed buildings and commercial signage consistent with this resolution and the LDC.

8. Sidewalk/Bike Path – Pine Island Road.

At the time of local development order approval, Developer will evaluate the feasibility of construction of a sidewalk/bicycle path from the subject site to Avenue C in order to provide a connection to the bicycle path on Stringfellow Road for non-vehicular traffic. Should construction of the pathway be considered feasible in the opinion of the Director of Development Services, Developer will be required to construct the pathway prior to the issuance of a Certificate of Compliance for anchor parcel development. Should the improvement be deemed infeasible, a fee in lieu of construction of the pathway must be provided to construct the pathway in accordance with LDC §10-256.

9. Bald Eagle Management Plan.

- a. Development order plans must illustrate compliance with the Calusa Cay CPD Bald Eagle Nest LE-081 Management Plan, revised November 2012 (Exhibit E/Attachment H: Resolution Z-21-015 Exhibit E).
- b. Development order phasing plans must indicate turn lane construction for the easternmost access off Pine Island Road will occur outside bald eagle nesting season (May 16th-September 30th).

10. Open Space.

The CPD must provide a minimum of 12.4 acres of open space in substantial compliance with the MCP.

11. Preserve and Mitigation Areas.

- a. Development order plans must depict a minimum of 10.55 acres of preserve and mitigation area in substantial compliance with the MCP. The preserve and mitigation area includes 2.65 acres of indigenous preserve, 5.74 acres of enhanced indigenous wetlands, and 0.08 acre shallow filter marsh.
- b. Developer must provide an indigenous management plan as per LDC §10-415(b)(4) requirements for the 10.55 acres of preserve and mitigation areas.

12. Northern Buffer/Screening.

As part of development order approval, landscape plans must illustrate the mitigation plantings provided to meet the Type F buffer requirement along the north property line must be upsized to meet LDC §10-416(d)(4) 10-foot in height tree and shrubs 48-inch in height at installation to be maintained at minimum 60-inch continuous visual screen within one year after time of planting requirement.

13. Southern Buffer.

As part of first development order approval, landscape plans must depict the southern property line to provide buffers as per the approved Bald Eagle Management Plan IV. General Development Guidelines B. 3. & 4. The south property line buffers must be installed immediately after any permitted clearing and grading construction activities and prior to October 1st of the next bald eagle nesting season.

14. Consumption on Premises (COP).

COP is allowed only within a Group III restaurant. Only a 4-COP-SRX liquor license is allowed, and at least 51 percent of the restaurant's revenue must come from the sale of food, and no more than 49 percent of the revenue can be from the sales of alcoholic beverages.

15. Retail/Grocery Tract.

- a. Retail Tract Parking, open space, water management, and all other required infrastructure for the Retail Tract must be provided on the Grocery Tract. (condition of ADD2021-00051)

- b. The Retail Tract cannot be developed before the Grocery Tract. (condition of ADD2021-00051)

16. Signage.

- a. Monument Signs A, B, and C must be in substantial compliance with the Signage Plans (Exhibit D/Attachment K).
- b. Offsite signage is limited to one 9.4 square foot tenant panel affixed to Monument Sign C to identify the proposed residential community north and adjacent to the shopping center.
- c. Signage within the Retail Tract identified on the MCP is limited to wall- mounted signs and temporary signs in accordance with the LDC.
- d. Outparcels 1 and 2 may be developed with individual ground-mounted identification signs in accordance with LDC §33-1043 for future tenants of each respective parcel. A subsequent approval is required should Future Parcels 1 and 2 propose future ground-mounted signage greater than the limitations imposed by LDC §33-1043.

17. Package Store.

The package store use cannot be located closer than 319 feet from the property line and must be located as proposed on the MCP dated 8/25/2022.

SECTION C. DEVIATIONS:

- 1. Connection Separation. Deviation (1) seeks relief from the LDC §10-285(a) requirement to provide connection separation along arterial roads a minimum distance of 660 feet, to allow connection separation distances of 0 feet (where distances of edge of pavement to edge of pavement overlap) and 87± feet along Pine Island Road for a previously approved access point and connection separation distances of 0 feet (where distances from edge of pavement to edge of pavement overlap) and 28± feet along Pine Island Road for a proposed secondary access. This deviation is APPROVED SUBJECT TO the condition that the proposed project eastern driveway must be aligned with the driveway to the south of Pine Island Road per Development Order DOS2018-10050 to ensure smooth operation of turn movements at the driveway.
- 2. Floor Area. Deviation (2) seeks relief from the LDC §33-1083(c) requirement that new commercial buildings on Pine Island be limited to 10,000 square feet of floor area per building, to allow a 23,500-square-foot multi-use retail building and a 29,100-square-foot grocery store. This deviation is APPROVED SUBJECT TO Condition 10.
- 3. Buffer. Deviation (3) seeks relief from the LDC §33-1082(a) requirement to provide land on Pine Island abutting state-designated aquatic preserves and associated wetlands and natural tributaries be preserved or a 50-foot-wide native vegetative buffer area to be created between the development and the water body or associated wetlands, to allow a modified buffer in accordance with Lee Plan Policy 14.1.5. This deviation is APPROVED SUBJECT TO the condition that development order plans must illustrate the planting of the mitigation area

consistent with the Calusa Cay CPD Lee County Wetland Enhancement and Creation Plan, dated Revised April 2020 described in attachment J/Exhibit F.

4. Roadway Buffer. Deviation (4) seeks relief from the LDC §10-416(d)(3) requirement that commercial developments provide a minimum 15-foot Type "D" buffer where the project abuts a road right-of-way, to allow no roadway buffer along the property's easterly 366 feet of frontage on Pine Island Road, shown on the MCP as a preserve area and a mitigation planting area. This deviation is APPROVED SUBJECT TO the condition that development order plans must depict the south property line between the preserve/mitigation area and Pine Island Road to be planted with a minimum of 10 trees and palms per 100 linear feet. Trees must be a minimum 10-foot-high slash pine (*Pinus elliotii* var. *densa*) and Green Buttonwood (*Conocarpus erectus*) or other appropriate species such as clusters of cabbage palms (*Sabal palmetto*) at staggered heights having a minimum of 10-foot clear trunk when measured from final grade of Pine Island Road. These trees must be installed immediately after any permitted clearing and grading construction activities and prior to October 1st of the next bald eagle nesting season. Trees and palms planted within the mitigation area along Pine Island Road may be used to meet this requirement, so long as they meet the timing, species and size specifications.
5. Internal Circulation. Deviation (5) seeks relief from the LDC Section 10-291(2) requirement that all developments must abut and have access to a public or private street designed, and constructed or improved, to meet the standards in LDC § 10-296, to allow the proposed Retail Tract to utilize internal vehicular circulation without abutting a street. This deviation is APPROVED.
6. Outparcel Signage. Deviation (6a) seeks relief from LDC 30-153(3) requirement which allows 2 ground-mounted identification signs for an establishment having frontage on more than one public right of way (one primary and one 24 square-foot secondary), to allow one additional ground mounted sign on each of outparcels 1 and 2, identifying the overall development (Shoppes at Calusa Cay). This deviation is APPROVED.
7. Monument Sign. Deviation (6b) seeks relief from §33-1044 requirement which establishes a maximum ground-mounted identification sign area of 48 square feet, 12 feet in height and 12 feet in width for individual businesses and multiple-occupancy complexes with five or less establishments in the Pine Island Planning Community, to allow 136.14 square feet in sign area, 16 feet in height and 14 feet 8 inches in width for the project pylon ground-mounted signs identifying the overall development (Monument Signs B and C), and to allow 54.90 square feet of sign area for Monument Sign A. This deviation is APPROVED.
8. Off-site Sign. Deviation (6c) seeks relief from LDC §30-181(a) requirement which requires off-site directional signs for residential projects to be non-illuminated, to allow an illuminated 9.4 square-foot tenant panel affixed to Pylon Sign C. This deviation is APPROVED.
9. Package Store. Deviation (7) seeks relief from the LDC §34- 1263(e) requirement which requires a separation distance of 500 feet between a package store or other establishment primarily engaged in the retail sale of liquor for consumption off-site and noncommercial schools, to allow a package store to be located 319 feet from a noncommercial school. This Deviation is APPROVED.

ADMINISTRATIVE AMENDMENT (PD) ADD2020-00020

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Lake Jefferson, LLC filed an application for an administrative amendment to a Commercial Planned Development on a project known as Calusa Cay CPD to amend the Master Concept Plan to revise the building square footage and orientation, parking area, detention area, add an additional outparcel, revise Conditions 1 and 14, and Deviations 1 through 3 on property located 5100 Pine Island Road NW, described more particularly as:

LEGAL DESCRIPTION: In Section 28, Township 44 South, Range 22 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was rezoned in Resolution Number Z-13-007; and

WHEREAS, the subject property is zoned Commercial Planned Development (CPD) and is located in the Urban Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant has provided an amended Master Concept Plan dated 4/20/2020, (Attached as Exhibit "B") to revise the building square footage and orientation, parking area, detention area, and the addition of an outparcel; and

WHEREAS, the applicant has revised the anchor parcel building square footage from 76,500 square-feet to 66,500 square-feet in the revised Master Concept Plan; and

WHEREAS, the applicant has proposed an additional outparcel with a maximum of 10,000 square-feet of commercial uses in the revised Master Concept Plan; and

WHEREAS, the revised Master Concept Plan (66,500 square-feet in the anchor parcel and 30,000 square-feet in three outparcels) does not increase the 96,500 square feet of commercial use as originally approved in Resolution Number Z-13-007 and does not increase development intensity; and

WHEREAS, the applicant has requested to revise Conditions 1 and 14, and Deviations 1 through 3 originally approved in Resolution Z-13-007 to address changes proposed in the revised Master Concept Plan; and

WHEREAS, the applicant has submitted a Lee County Wetland Enhancement and Creation Plan revised April 2020 (Attached as Exhibit "C") to propose revised enhancement and creation plans based on site conditions present in March 2020 and to comply with Lee Plan Policy 24.1.5 for lands that adjoin state-designated aquatic preserves and associated wetlands; and

WHEREAS, the applicant conducted the required community review informational meeting on June 18, 2019 (Exhibit "D"); and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to a Commercial Planned Development is **APPROVED, subject to the following conditions:**

1. The Conditions, Deviations, and Master Concept Plan approved by Resolution Number Z-13-007 are hereby amended as shown below:

SECTION B. CONDITIONS:

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

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Calusa Cay CPD," prepared by ~~Gary F. Muller dated 02/13,~~ Banks Engineering, dated 4/20/20 stamped received FEB 14 2013 Community Development, and attached hereto as Exhibit ~~G"B",~~ except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Maximum Commercial Floor Area: 96,500 square feet of floor area including commercial office and/or retail square footage. The anchor center/shopping center buildings are limited to a maximum of ~~76,500~~ 66,500 square feet in total. The ~~two~~three outparcels are limited to a maximum ~~2030~~2030,000 square feet of commercial square feet in total.

Also see Condition 2 "Schedule of Uses" under Specialty Retail Shops.

Also see Deviation 2.

Conditions 2 through 13 – NO CHANGES

14. Preserve and Mitigation Areas

As part of local development order approval, development order plans must depict a minimum of ~~11.2~~10.55 acres of preserve and mitigation area in substantial compliance with the approved MCP. The preserve and mitigation area includes ~~4.05~~2.65 acres of indigenous wetland preserve, ~~5.02 acres of~~

~~non-indigenous wetland and uplands~~ 5.74 acres of enhanced indigenous wetlands, 2.08 acres of created indigenous wetland, and 0.350.08 acres of shallow filter marsh, ~~and 1.78 acres mitigation area.~~

As part of local development order approval, the applicant must provide an indigenous management plan as per LDC §10-415(b)(4) requirements for the 44.210.55 acres of preserve and mitigation areas.

Conditions 15 through 17 – NO CHANGES

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-285(a) requirement to provide connection separation along arterial roads to be a minimum distance of 660 feet, to allow connection separation distances of 0 feet (where distances of edge of pavement to edge of pavement overlap) and +/- 87 feet along Pine Island Road for a previously approved access point and connection separation distances of 0 feet (where distances from edge of pavement to edge of pavement overlap) and +/- 28 feet along Pine Island Road for a proposed secondary access. This deviation is APPROVED SUBJECT TO the condition that the proposed project eastern driveway must be aligned with the ~~single~~ driveway to the south of Pine Island Road per Development Order ~~DOS2008-00102~~ DOS2018-10050 to ensure smooth operation of turn movements at the driveway.
2. Deviation (2) seeks relief from the LDC §33-1083(c) requirement to provide new commercial buildings on Pine Island be limited to 10,000 square feet of floor area per building, to allow a 30,46926.500 square-foot multi-use retail building and a 46,03430,000-square-foot grocery store. This deviation is APPROVED SUBJECT TO compliance with Condition 10 above.
3. Deviation (3) seeks relief from the LDC §33-1082(a) requirement to provide land on Pine Island abutting state-designated aquatic preserves and associated wetlands and natural tributaries be preserved or a 50-foot-wide native vegetative buffer area to be created between the development and the water body or associated wetlands, to allow a modified buffer in accordance with Lee Plan Policy 14.1.5. This deviation is APPROVED SUBJECT TO the condition that as part of development order approvals, the development order plans must illustrate the planting of the mitigation area consistent with the Calusa Cay CPD Lee County Wetland Restoration Enhancement and Creation Plan, dated Revised January 2013 April 2020 described in attached Exhibit E" C".

Deviation (4) – NO CHANGES

2. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the

necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 5/19/2020

Audra Ennis, Zoning Manager

Exhibits

Exhibit "A" – Legal Description

Exhibit "B" – Master Concept Plan dated 04/20/2020

Exhibit "C" – Lee County Wetland Enhancement and Creation Plan revised April 2020

Exhibit "D" – Community Meeting Minutes

EXHIBIT A

CASE NUMBER: ADD2020-00020

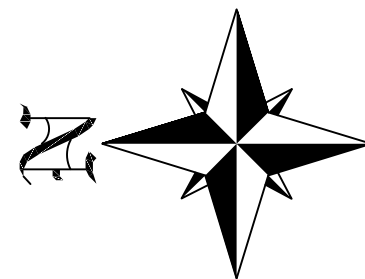
STRAP NUMBERS

28-44-22-00-00012.0000

28-44-22-00-00012.002A

28-44-22-00-00012.002B

***REVIEWED
ADD2020-00020
Daniel Munt, Planner
Lee County DCD
2/28/2020***



0 60 120 180
GRAPHIC SCALE 1"= 60'

LEGEND

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

- REQUESTED DEVIATION
- CONCEPTUAL INGRESS/EGRESS LOCATION

SITE DATA
TOTAL SITE AREA: 26.77 ACRES
R.O.W. AND BUFFER TRACT: 1.98 ACRES
PROPOSED LAKE AREA: 1.34 ACRES
PRESERVE AREAS: 10.55 ACRES
COMMERCIAL FLOOR AREA: 96,500 SF
MAXIMUM BUILDING HEIGHT: 35 FEET

¹ 66,500 S.F. FOR SHOPPING CENTER AND 30,000 S.F. FOR OUTPARCEL USES.

² MAXIMUM OF TWO STORIES
OPEN SPACE REQUIRED
26.77 ACRES X 30% = 8.03 ACRES

OPEN SPACE PROVIDED
OUTPARCELS (10%) 0.36 ACRES
SHOPPING CENTER 12.93 ACRES
TOTAL 13.29 ACRES

INDEGENOUS VEGETATION REQUIRED
8.03 ACRES X 50% = 4.02 ACRES

INDEGENOUS VEGETATION PROVIDED
SHALLOW FILTER MARSH 0.08 ACRES
ENHANCED INDEGENOUS WETLAND 5.74 ACRES
CREATED INDEGENOUS WETLAND 2.08 ACRES
PRESERVE INDEGENOUS WETLAND 2.65 ACRES
TOTAL 10.55 ACRES

NOTES:

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

DEED OF
CONSERVATION EASEMENT
(I.N. 2014000072997)

PRESERVE
AREA

50' Native Vegetative Buffer

EXISTING LAKE 1
0.84 AC.

③ RETAIL
26,500 SF

RETAIL
10,000 SF

GROCERY
30,000 SF
②

FUTURE
PARCEL 3
1.34 AC.

FUTURE
PARCEL 2
1.13 AC.

FUTURE
PARCEL 1
1.16 AC.

C-1A
BANK
URBAN
COMMUNITY

BALD EAGLE
NEST LE-081

CG
CONVENIENCE STORE
URBAN
COMMUNITY

CG
OFFICE
URBAN
COMMUNITY

CG
WAREHOUSE
URBAN
COMMUNITY

TFC-2
SINGLE-FAMILY
URBAN
COMMUNITY

AG-2
PUBLIC SCHOOL
URBAN
COMMUNITY

AG-2
UNDEVELOPED
URBAN
COMMUNITY

C-1A
RETAIL
URBAN
COMMUNITY

PUBLIX SUPER MARKETS, LLC.
3300 PUBLIX CORPORATE PARKWAY
LAKELAND, FL. 33811
PHONE: (813) 766-7018

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

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

MASTER CONCEPT PLAN
CALUSA CAY
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
4/20/2020	1585P	MCP	DBA	JLS	SEH	1"=60'	1

Exhibit C

CALUSA CAY CPD LEE COUNTY WETLAND ENHANCEMENT AND CREATION PLAN

Section 28, Township 44 South, Range 22 East
Lee County, Florida

April 2020

Prepared for:

**Shagbark Properties, LLC.
5422 Bay Center Drive, Suite 120
Tampa, FL 33609**

Prepared by:

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

I. INTRODUCTION

The 26.77± acre Calusa Cay CPD project is located within a portion of Section 28, Township 44 South, Range 22 East, on Pine Island in Lee County, Florida. This parcel is bordered to the north by a residential project, to the east by mangrove dominated wetlands, to the south by Pine Island Road, and to the west by existing development. Prior to 2016 the western portion of the Calusa Cay CPD property was a cleared field. The eastern portion of the site was uplands and wetlands dominated exotics, and a fringe of mangrove wetlands along the east property line (Figure 1).

The project development resulted in 0.77± acre of impacts to an exotic dominated wetland. In order to provide the functional wetland replacement required by SFWMD Environmental Resource Permit Number 36-07179-P, Calusa Cay CPD has purchased 1.29 credits from the Little Pine Island Mitigation Bank. The 0.77± acre of exotic dominated wetland was adjacent to the Matlacha Pass Aquatic Preserve. Lee Plan Policy 24.1.5 requires that impacts adjacent to an Aquatic Preserve be mitigated at a 1:1.5 ratio. Therefore, in order to comply with The Lee Plan, the project is required to create 1.16± acre of wetland and plant the wetland creation area and/or adjacent green infrastructure with 225 trees and 5,615 shrubs.

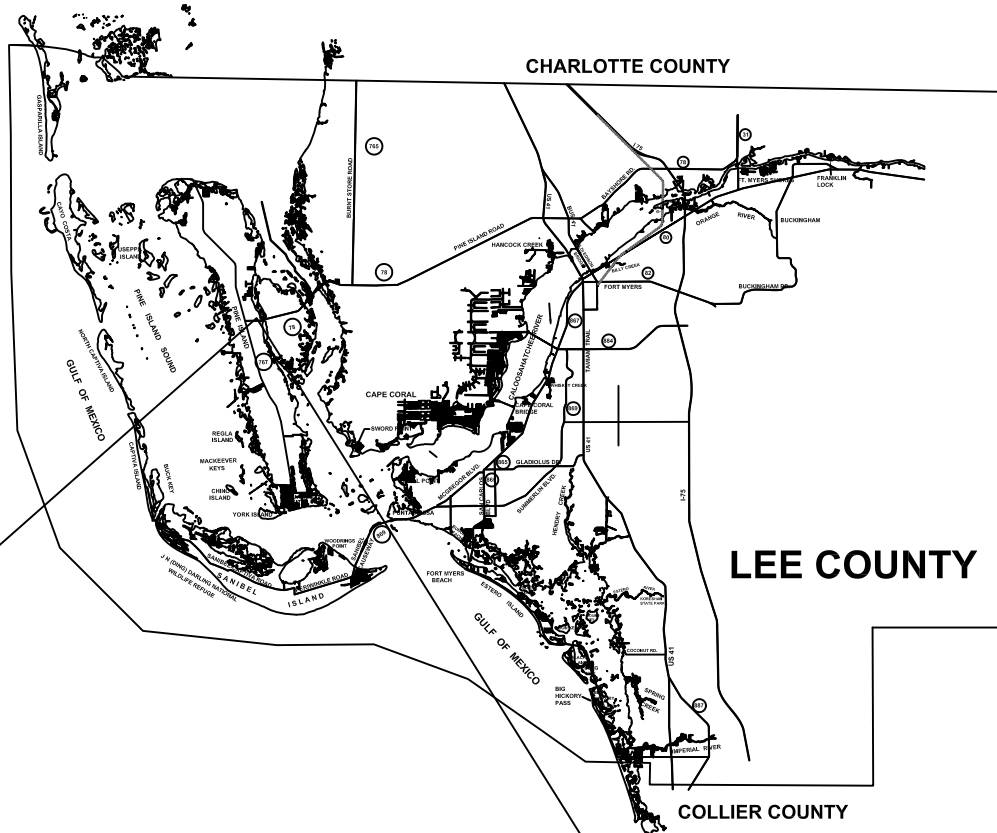
Lee County Zoning Resolution Z-13-007 contained the January 2013 Calusa Cay CPD Lee County Wetland Restoration Plan. The plan was prepared prior to the removal of the exotics from the preserve based on the best available information available at that time and specifically stated “The final species to be planted in the restoration area will be based upon site specific conditions and on plant material availability at the time of planting.”

II. Existing Conditions

The initial mechanical removal of exotics (primarily Australian pine (*Casuarina equisetifolia*) and melaleuca (*Melaleuca quinquenervia*)) occurred in April 2016. Follow up treatments of re-sprouts as well as removal of additional woody debris was conducted in January and February 2018 with regular exotic maintenance treatments occurring thereafter. Currently, the majority of the 10.55± acres outside of the filled development footprint is a good quality high salt marsh community (Figure 2). Portions of the high marsh contain significant densities of buttonwood (*Conocarpus erectus*) with lesser densities of saltbush (*Baccharis halimifolia*), black mangrove (*Avicennia germinans*), and white mangrove (*Laguncularia racemosa*). Slightly higher areas are also vegetated by white indigo berry (*Randia aculeata*), Christmasberry (*Lycium carolinaum*), and snowberry (*Chiococca alba*). The dominant ground cover are seashore paspalum (*Paspalum vaginatum*), glasswort (*Salicornia* sp.), sea-purslane (*Sesuvium portulacastrum*), leather fern (*Acrostichum* sp.), and salt grass (*Distichlis spicata*). The northern portion of the preserve also contain areas of bare ground with a high salt content layer at the surface. Based on the species that have naturally recruited into the preserve and the observation of salt deposits at the surface, the area currently has higher salinity levels than were previously anticipated.

SECTION: 28
TOWNSHIP: 44 S
RANGE: 22 E

Calusa Cay CPD



Project Location

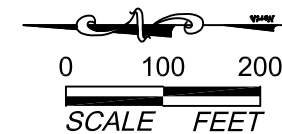
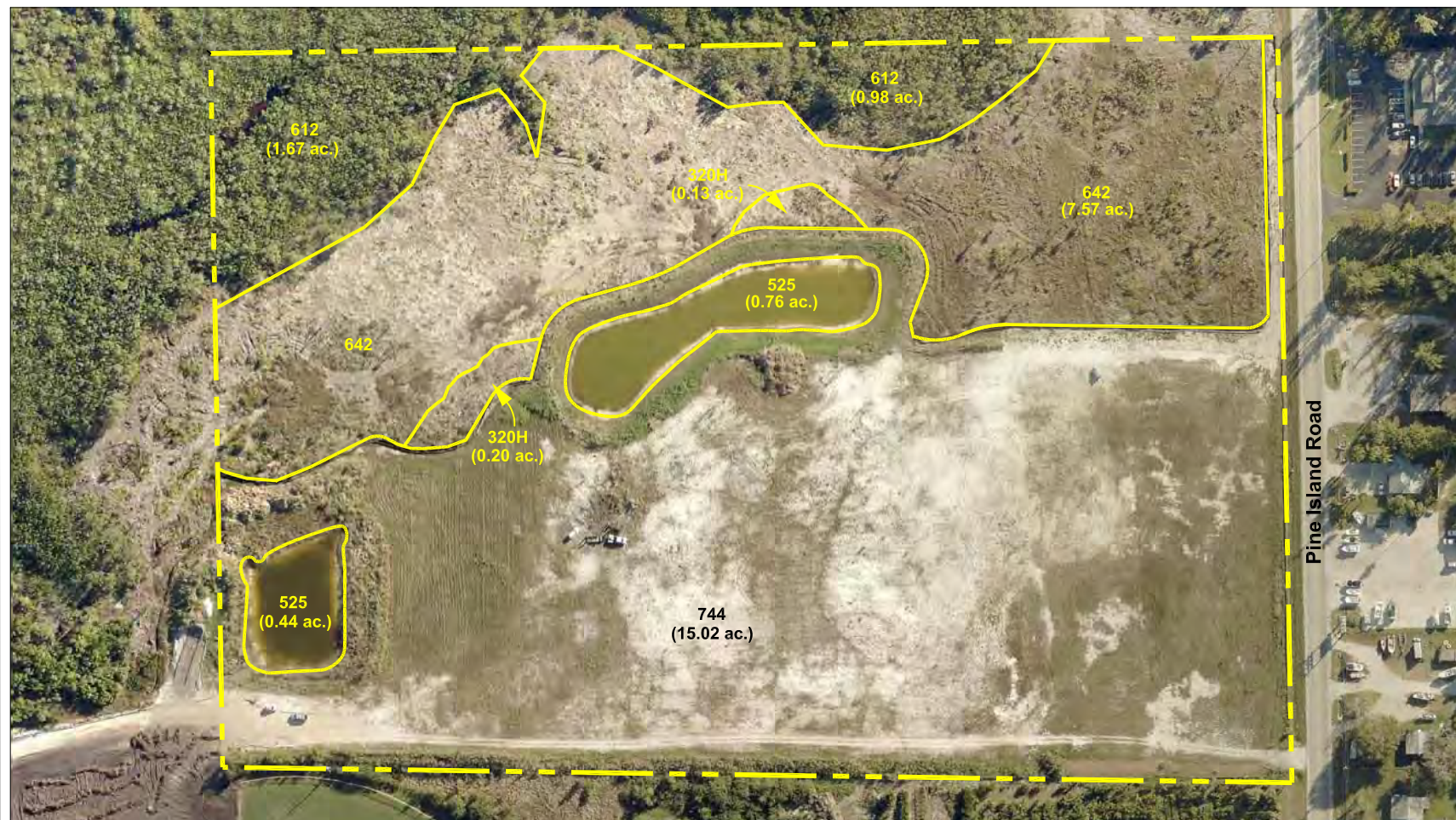
*PERMIT USE ONLY,
NOT FOR CONSTRUCTION*

April 06, 2020 9:52:50 a.m.
Drawing: SHAGBARK2LOCATION.DWG

Figure 1. Location Map

SECTION: 28
TOWNSHIP: 44 S
RANGE: 22 E

Calusa Cay CPD



Notes:

1. Property boundary and edge of development obtained from Banks Engineering, Inc.
2. Vegetation mapped on March 23, 2020 using 2019 aerial photography.

FLUCCS	Description	Acreage
320H	Hydric Shrub and Brush	0.33 ac.
525	Stormwater Management Pond	1.20 ac.
612	Mangrove Swamps	2.65 ac.
642	Saltwater Marsh	7.57 ac.
744	Fill Areas	15.02 ac.
Total		26.77 ac.

**PERMIT USE ONLY,
NOT FOR CONSTRUCTION**

April 09, 2020 12:46:10 p.m.
Drawing: SHAGBARK2PLAN.DWG

Figure 2. Vegetation Map

III. PROPOSED WETLAND ENHANCEMENT AND CREATION PLAN

When the January 2013 wetland restoration plan was prepared it was anticipated that the areas dominated by exotics would become fresh water (or very low salinity) transitional pine flatwoods habitat. Therefore, the tree and shrub species proposed to be planted were predominately freshwater species. The vast majority of those species would not survive if planted in the current high marsh habitat.

This report describes the proposed revised enhancement and creation plan based on site conditions present in March 2020.

Exotic Control

All exotics (as defined by the Florida Exotic Pest Plant Council's *2011 List of Invasive Plant Species*) within the 7.90± acre at grade area (including the filter marsh which has not yet been built) outside of the development footprint have been mechanically removed. The vegetative debris resulting from this activity was removed from the area. In the 2.65± acre mangrove dominated area, exotic control was accomplished by chain saw or machete.

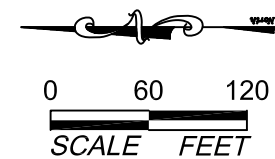
Wetland Creation

The mechanical treatment of the exotics described above has also resulted in the removal of the substantial Australian pine duff layer that existed in the non-native uplands. This has resulted in the creation of 2.08± acres of high salt marsh wetlands from previously exotic dominated upland (Figure 3). These areas have become colonized by wetland species such as buttonwood, saltbush, black mangrove, white mangrove, seashore paspalum, glasswort, sea-purslane, and salt grass.

Supplemental Plantings

The Lee Plan requires that 225 trees and 5,615 shrubs be planted within 1.16± acres of required wetland creation and/or adjacent green infrastructure. The Zoning Section of the Lee County Department of Community Development has agreed that plants that have naturally recruited into the at grade preserve (excluding the 2.65± acres of pre-existing mangrove swamp) will count towards the planting requirements. Acceptable trees include native woody vegetation in excess of six feet in height. Acceptable shrubs include native woody vegetation greater than two feet in height or two feet in spread and less than six feet in height. Given the specific habitat type, leather fern and snowberry that meet the height/spread requirement are also acceptable shrubs.

On April 1 and 2, 2020 the native trees and shrubs described above were counted within the 7.82± acres of at grade area (excluding the 0.08± acre truncated filter marsh which has not yet been built and the 2.65± acres of pre-existing mangrove swamp) outside of the development footprint. The counting area was divided into eight zones (Figure 3). A total of 162 trees and 4,225 shrubs were identified (Table 1). The percent cover of those trees and shrubs were also visually estimated by zone (Table 2). Photographs of representative portions of each counting zone is provided in Appendix A.



SECTION: 28
TOWNSHIP: 44 S
RANGE: 22 E



Overall Counting Area (7.82 ac.)

④

Individual Counting Area ID (typ.)(8)

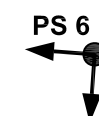


Photo Station (typ.)(8)

Area	Acreage	Trees		Shrubs	
		Count	No. per Ac.	Count	No. per Ac.
1	0.68	117	172	507	746
2	0.31	20	65	204	658
3	2.17	9	4	593	273
4	0.22	0	0	253	1150
5	1.77	3	2	608	344
6	0.19	2	11	203	1068
7	0.48	8	17	1013	2110
8	2.00	3	2	844	422
Totals	7.82	162		4225	

Trees and shrubs counted on April 1 and 2, 2020

Notes:
1. Property boundary and edge of development obtained from Banks Engineering, Inc.
2. Vegetation mapped on March 23, 2020 using 2019 aerial photography.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

April 06, 2020 2:42:01 p.m.
Drawing: SHAGBARK2PLANTING.DWG

Figure 3. Tree and Shrub Counting Areas Map

Calusa Cay CPD

DEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

Table 1. Existing Tree and Shrub Counts within Eight Counting Zones

		AREAS								
TAXON	COMMON NAME	1	2	3	4	5	6	7	8	TOTAL
TREES										
<i>Bursera simaruba</i>	Gumbo limbo		1							1
<i>Coccoloba uvifera</i>	Sea-grape		5							5
<i>Conocarpus erectus</i>	Buttonwood	116	9	9		2	2	8	2	148
<i>Ficus aurea</i>	Strangler fig	1	5			1			1	8
TOTAL TREES		117	20	9	0	3	2	8	3	162
SHRUBS										
<i>Acrostichum</i> sp.	Leather fern	41	18	64		1		3	2	129
<i>Avicennia germinans</i>	Black mangrove	14		7		12		2	98	133
<i>Baccharis halimifolia</i>	Saltbush	32	102	96	11	8	10	30	18	307
<i>Bursera simaruba</i>	Gumbo limbo		2							2
<i>Chiococca alba</i>	Snowberry	2		5	42	82	37	81	22	271
<i>Coccoloba uvifera</i>	Sea-grape	1	5	2		1				9
<i>Conocarpus erectus</i>	Buttonwood	404	47	184	65	345	39	478	505	2067
<i>Ficus aurea</i>	Strangler fig	1	3	3			1			8
<i>Laguncularia racemosa</i>	White mangrove	2	5	134		49		25	115	330
<i>Lycium carolinaum</i>	Christmasberry	4	5	24	1	3				37
<i>Myrica cerifera</i>	Wax myrtle				3					3
<i>Randia aculeata</i>	White indigo berry	4	17	59	91	96	108	388	82	845
<i>Rapanea punctata</i>	Myrsine	2		15	32	10	8	6	2	75
<i>Serenoa repens</i>	Saw palmetto				8	1				9
TOTAL SHRUBS		507	204	593	253	608	203	1013	844	4225

Table 2. Estimated Percent Cover within Counting Zones

COUNTING ZONE	PERCENT COVER	
	TREE	SHRUB
1	25	50
2	15	45
3	1	15
4	0	30
5	1	10
6	1	35
7	1	65
8	1	20

Based on the existing tree and shrub counts, 63 trees and 1,390 shrubs will be planted within portions of the adjacent green infrastructure identified as Potential Additional Tree and Shrub Planting Areas on Figure 4. The potential species and minimum sizes to be installed are provided in Table 3. Buttonwood may also be installed in the at grade preserve, if needed, to attain the required planting totals. The final species to be planted in the green infrastructure will be based upon site specific conditions and on plant material availability at the time of planting. Any proposed changes will be submitted to Lee County Development Services for review and approval.

Table 3. Potential Species to be Installed Adjacent Green Infrastructure Areas

TAXON	COMMON NAME	SIZE	NUMBER
TREES			
<i>Coccoloba uvifera</i>	Sea-grape	6 Feet	TBD
<i>Conocarpus erectus</i>	Buttonwood	6 Feet	TBD
<i>Pinus elliottii</i>	Slash pine	6 Feet	TBD
<i>Quercus laurifolia</i>	Laurel oak	6 Feet	TBD
<i>Sabal palmetto</i>	Cabbage palm	6 Feet	TBD
TOTAL TREES			63
SHRUBS			
<i>Baccharis halimifolia</i>	Saltbush	3 Gallon	TBD
<i>Chrysobalanus icaco</i>	Cocoplum	3 Gallon	TBD
<i>Conocarpus erectus</i>	Buttonwood	3 Gallon	TBD
<i>Ilex glabra</i>	Gallberry	3 Gallon	TBD
<i>Myrica cerifera</i>	Wax myrtle	3 Gallon	TBD
TOTAL SHRUBS			1390

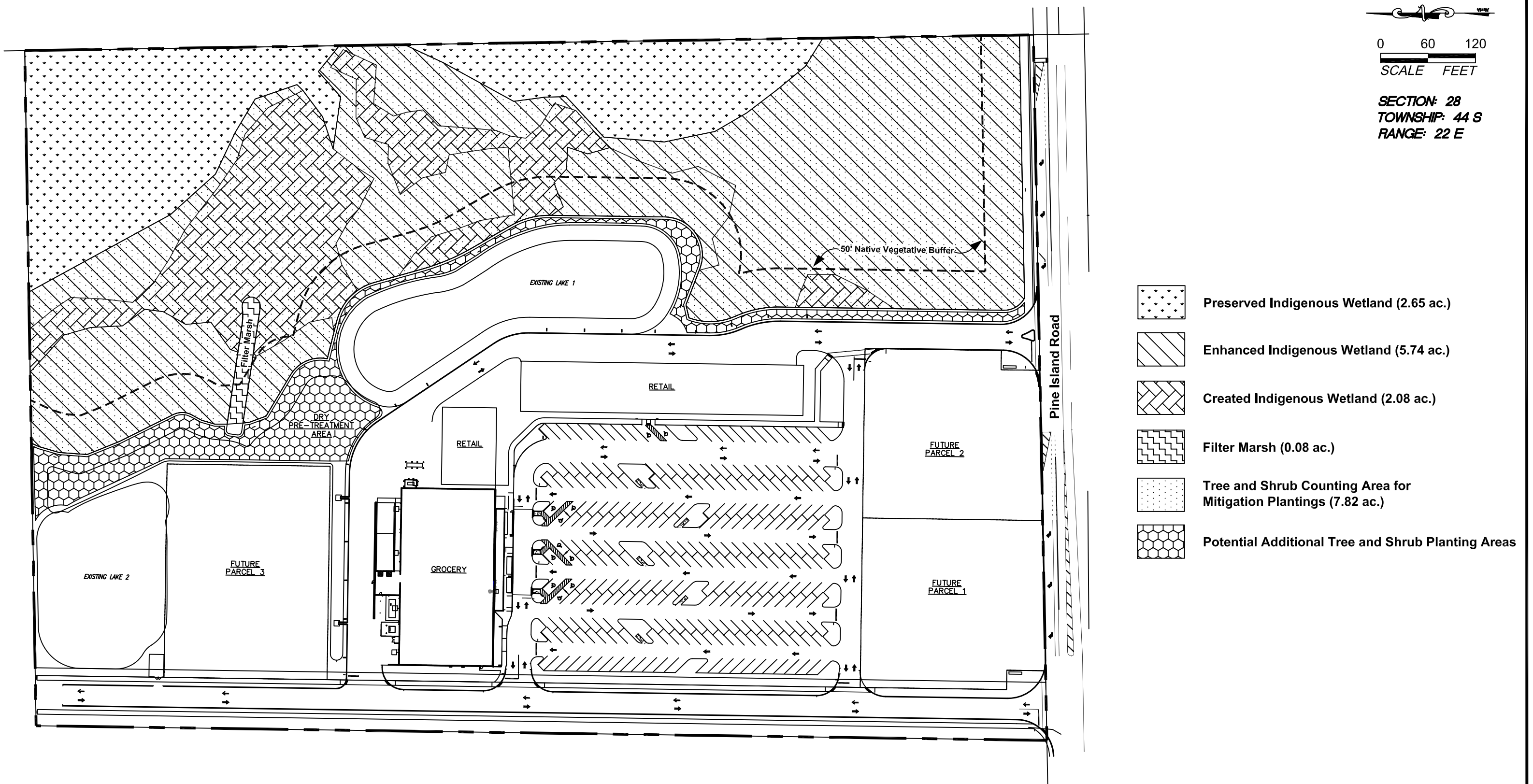
III. FILTER MARSH

The January 2013 Calusa Cay CPD Lee County Wetland Restoration Plan included a 0.35± acre filter marsh to convey treated stormwater runoff from the water management lake towards the enhanced wetlands on-site. The exotics were mechanically removed from this area as described above and the area has transitioned into a high salt marsh

vegetated by numerous native shrubs. In order to preserve as much of the created high salt marsh wetland as possible the filter marsh has been reduced in size to 0.08± acre (Figure 4). The filter marsh will be recontoured to approximately 0.5 foot below existing grade and will still allow for sheet flow of treated surface water into the wetlands to the east. The area will then be planted with four inch liner size native ground cover species (5± feet on center). The species to be installed may include leather fern, salt grass, black needle rush (*Juncus roemerianus*), and seashore paspalum. The final species to be planted in the filter marsh will be based upon site specific conditions and on plant material availability at the time of planting. Any proposed changes will be submitted to Lee County Development Services for review and approval.

IV. DRY PRE-TREATMENT AREA

A dry pre-treatment area will also be created to treat stormwater runoff from the developed portion of the site. This area will be planted with grasses such as salt grass, seashore paspalum, and sand cordgrass. Additional native tree and shrubs may be planted in and around the dry pre-treatment area.



Notes:

1. Property boundary and site plan obtained from Banks Engineering, Inc.
2. Vegetation mapped on March 23, 2020 using 2019 aerial photography.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

April 13, 2020 10:51:26 a.m.
Drawing: SHAGBARK2PROPCON.DWG

Figure 4. Master Concept Plan with Indigenous Areas

Calusa Cay CPD

APPENDIX A.

Photographs of Representative Portions of Each Counting Zone



Tree and Shrub Counting Area 1 – Facing East



Tree and Shrub Counting Area 2 – Facing West



Tree and Shrub Counting Area 3 – Facing South



Tree and Shrub Counting Area 4 – Facing West



Tree and Shrub Counting Area 5 – Facing South



Tree and Shrub Counting Area 6 – Facing West



Tree and Shrub Counting Area 7 – Facing West



Tree and Shrub Counting Area 8 – Facing North

The News-Press media group

news-press.com A GANNETT COMPANY

Attn: Stacy Ellis Hewitt

BANKS ENGINEERING

10511 SIX MILE CYPRESS PARKWAY

FORT MYERS, FL 33966

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Diana Figueroa, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC MEETING NOTICE
GREATER PINE ISLAND NEIGHBORHOOD INFORMATION MEETING
PUBLIC PRESENTATION DATE: June 18, 2019 at 6:00 p.m.
MEETING LOCATION: Pine Island Fire Control Station 1, 5700 Pine Island Road, Bokeelia, FL 33922
APPLICANT: Pine Tarr, LLC, c/o D. Brent Addison, VP. Banks Engineering (239-939-5490 baddison@bankseng.com)
PROJECT NAME: Calusa Cay CPD/DOS2014-00027
PROJECT LOCATION: 5100 Pine Island Road NW, Pine Island (Located just before Greater Pine Island Water Association if heading west on Pine Island Road, or just after Greater Pine Island Water Association if heading east).
ACTION REQUESTED: Development Order Application for construction of a Shopping Center containing a Grocery Store. Amendment to Zoning Ordinance No: Z-13-007, to revise the Master Concept Plan.
AD# 3619279 June 13, 2019

Notice of Meetings

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

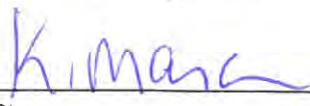
06/13/19

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 13th of June 2019, by Diana Figueroa who is personally known to me.



Affiant



Notary



ADD2020-00020 Lee County ePlan

PUBLIC MEETING NOTICE

**GREATER PINE ISLAND NEIGHBORHOOD
INFORMATION MEETING**

PUBLIC PRESENTATION DATE: June 18, 2019 at
6:00 pm.

MEETING LOCATION: Pine Island Fire Control
Station 1, 5700 Pine Island Road, Bokeelia, FL
33922

APPLICANT: Pine Tarr, LLC, c/o D. Brent
Addison, VP, Banks Engineering 239-939-5490
baddison@bankseng.com

PROJECT NAME: Calusa Cay CPD/DOS2014-
00027

PROJECT LOCATION: 5100 Pine Island Road
NW, Pine Island (Located just before Greater
Pine Island Water Association if heading west on
Pine Island Road, or just after Greater Pine
Island Water Association of heading east).

ACTION REQUESTED: Development Order
Application for construction of a Shopping
Center containing a Grocery Store. Amendment
to Zoning Ordinance No: Z-13-007, to revise the
Master Concept Plan.

AD# 3619279 June 13, 2019

SIGN IN

Name:

1. Conner Gallagher
2. Debbi Memoli
3. Robert Smega
4. Nancy Harwood
- Ed F. Adams

E-mail:

conner@shagbarkfl.com
 uniscape1@earthlink.net
 smokeysmeta@aol.com
 nancyrhe@earthlink.net
 edf@earthlink.net

Richard & Ida Cabral
 Nadine Simak-GPICK
 Eric Oldham
 Scott Wilkinson

nancyrhe@earthlink.net
 icc9@live.com
 nadine@vnet.net
 dudoldre@yahoo.com
 SCOTTL948@YAHOO.COM

Jim HEITZ
 Jim Merrill
 Jay C. Miller
 Robert Voth

MIDWESTMETEOR@EARTHLINK.NET
 CITIZEN
 jayc.miller@gmail.com

Shawn Finley
 Jim McGuilla
 Jonathan Wagner
 Michael Dreikorn
 Mike Mulvey

shawn.r.finley@gmail.com
 JMcGUILL@Gmail.com
 jwagner@jwaid.com
 DREIKORNE@TheIPGroup.com
 msweeney1010@gmail.com

Virginia LaCina
 John Wood
 Jim + Jill Filgut

virginia.lacina@gmail.com
 Roy327c@yahoo.com
 Jillfilgut@gmail.com

Donna Hone
 Dan Hone

donna@hone.com
 dan@hone.com

Marlene James
 Joyce Bieber
 Scott Bieber

jamesmarlene5@gmail.com
 JBieber0626@gmail.com
 SBieber3283@gmail.com

Name	E-mail
Tyler Marzella	tdmarzella@gmail.com
Claudia Bringe	bbringe@comcast.net
Haley Rood	Haleyann98@aol.com
Corey Parzyk	CParzyk@yahoo.com
M. Torrey Wolfe	wolfecall50@hotmail.com
Jill Hammer	Jill Hammer54@gmail.com
Steve Poppell	Steve and Gina 44@gmail.com
Gina Poppell	
Maureen Massey	NA
Beth Durling	
Tony Player	tonyaplay@embargmail.com
HORR SEIDLER	GREENGROWT@aol.com

Sign In

29

Name

Email

30

Darrin Laqua

darrin.laqua@gmail.com

31

Barbara Cleveland

bcopekns81@gmail.com

32

Tom Adams

johnadam2000@yahoo.com

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56



Fire Station #1 Meeting Notes Caluse Cay

6/18/19
6-7

Tom Lenhardt
Brent Addison
Michael Leeds

~PUBLIX
?CIT? ?

Fisher Architects

Mike early 2021
Constr start 8-12 m

Reduced Footprint

Questions

Does it
4. Matter what we say
or think?

We have a gas station
with everything!

Pine Island Plan
has been blown
to HELL!

2. Was not approved
here on Pine Island!

3. Done deal? Just doing
the monkey business
w/US! Use already
built grocery stores
or any other cleared/develop
area

4. Publix 3 miles
down road
multiple

6. Traffic concerns
traffic into/out of
parking lot

5. We did not want
it → want to
see e-mails
requesting it
PUBLISH
THEM

7. Said adding a 3rd
lane - explosion of
unhappiness

8. How long ago was the
Traffic Study done

9. Not an improvement

10. Outdated b/c Gas Station already built

11. Approved based on Traffic Study
Has one been done?
12. Can you put new traffic study online?
13. Fire District has problems w/ flow
I see a patch work solutions?
14. Looking @ 7-11 for traffic study?
15. Can they do this ^{TIS} in season?
16. Set backs to building?
17. Lake open to public
18. Drainage Plan
water from pavement
19. Donate Conservation to GRI?
20. Sewer Hook up?
21. Still concerns about water flowing into conservation down creek into My Backs
22. How much tidal wetlands did you fill?
23. County made these rules - BUT it could improve traffic and force competitors to Step it up.
24. Is TIS done @ full build out?
How many cars CAN FIT? Full BUILD OUT SF?
25. Are you aware that there is a 30,000 SF of retail being built already so that's 60,000 SF
26. So building out parking lot to full capacity leaves a lot of excess parking
27. Can you just build the needed ^{parking} for Publix
28. Does it ^{parking lot} have green space

30. How many stores will be built in these storefronts?
31. How many trucks to deliver to Publix?
34. Do you have to redo the TIS as the parcels are developed?
36. Can we do crushed shells instead of pavement?
38. Can the lighting be yellow lights rather than LEDs?
41. How many jobs would be brought into PI?
43. Liquor Store? w/in 500 feet of School?
45. Residential Property past Publix - any insight?
47. The land trust has no incentive to take it b/c maintenance
32. What happens if the TIS comes back too high?
33. If the Zoning goes forward than how are the outparcels developed?
35. Would Publix be willing to change the color of the store to match new fire station? (like in Pine Island Park)
37. What will the sign look like? PI PLAN
39. HOURS?
40. Do you turn off the store signs @ night?
42. Is this the size of the Publix @ Burnt Store Downtown Ft Myers
44. Where will the sign be (marquee)
46. Met w/ Calusa Land Trust to give some Conserv to PI for land trust
48. We REALLY want you to take the concerns to heart.

49. Does anyone know the Lee County notice system

50. Can anyone notify the GPI community of any meetings/hearings

51. Explain the process moving forward

52. Does store have a backup generator

53. Fire District Chairman
Have gone to Lee County about patchwork of drainage flows
We will be writing a letter.

54. Do improvements include sidewalks



Professional Engineers, Planners & Land Surveyors

CALUSA CAY CPD Summary of Public Information Session

ADD2020-00020

A Public Information Session within the Greater Pine Island Planning Community was held on June 18, 2019 at 6:00p.m., consistent with the requirements of Land Development Code (LDC) Section 33-1003. The applicant presented the Development Order plans and Administrative Amendment to the Planned Development to facilitate the request for development order application for construction of a shopping center containing a grocery store and an amendment to the zoning to amend the master concept plan.

Below is a summary of the comments/questions raised followed by the applicant's responses.

Comment: Residents were concerned about the traffic on Pine Island Road and traffic entering and exiting the project.

Response: We responded that right and left turn lanes are proposed to address this.

Comment: They said that fire department has issues with flow.

Response: A fire flow test was performed and the water system was designed to ensure adequate fire protection.

Comment: There were concerns about drainage.

Response: The proposed system was explained demonstrating water quality and that the site drained to the East as it does today.

Comment: They asked about sewer.

Response: We explained we were connecting to central sewer.

Comment: They asked about green space.

Response: We responded with the proposed amount of pervious including the large preserve.

Comment: They asked if Publix would be willing to change the colors to be closer to the new fire station.

Response: The colors were revised accordingly.

Comment: They asked if the store had back up power.

Response: We replied that it does.

• SERVING THE STATE OF FLORIDA •

Comment: There were many questions on the TIS

Response. We responded that our TIS meets the requirements of the LDC.

Comment: They asked if sidewalks were included.

Response: We responded that they are.

Comment: There was concern about the Pylon sign size.

Response: We said we would go back to Publix with their concerns.

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

WHEREAS, an application was filed by the property owner, Pine Tarr, LLC and Lake Jefferson, LLC, to rezone a 26.77± acre parcel from Agricultural (AG-2) and Commercial (C-1A) to Commercial Planned Development (CPD) in reference to Calusa Cay CPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Diana M. Parker, was advertised and held on April 3, 2013. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before April, 10, 2013; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2012-00022 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on June 17, 2013 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners 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 26.77± acre parcel from AG-2 and C-1A to CPD, to allow a maximum 96,500 square feet of commercial uses including a grocery store and two outparcels. Maximum height requested is 35 feet. No development blasting is requested. Development will be required to connect to public potable water and public sanitary sewer service.

The property is located in the Urban Community and Wetlands Future Land Use Categories 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. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Calusa Cay CPD," prepared by Gary F. Muller dated 02/13, stamped received FEB 14 2013 Community Development, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all

requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Maximum Commercial Floor Area: 96,500 square feet of floor area including commercial office and/or retail square footage. The anchor center/shopping center buildings are limited to a maximum of 76,500 square feet in total. The two outparcels are limited to a maximum 20,000 square feet of commercial square feet in total.

Also see Condition 2 "Schedule of Uses" under Specialty Retail Shops.

Also see Deviation 2.

2. Schedule of Uses

A. The following limits apply to the project and uses.

Accessory Uses and Structures

Administrative Offices

Animals: Clinic or Kennel (no outdoor runs)

ATM (automatic teller machine)

Auto Parts Store

Bait and Tackle Shop

Banks and Financial Establishments, Group I

Boats: Boat Parts Store

Business Services, Group I

Car Wash - limited to 1 for the entire planned development and limited to the outparcels

Cleaning and Maintenance Services

Clothing Stores, General

Computer and Data Processing Services

Consumption on Premises – indoor only and only in conjunction with a Group III Restaurant, and restricted to a 4-COP-SRX license (See Condition 17).

Outdoor consumption on premises will require an amendment to the planned development (public hearing required)

Contractors and Builders, Group I

Convenience Food and Beverage Store - limited to 1 for the entire planned development and limited to an outparcel. See Self-Service Fuel Pumps below

Day Care Center: Child, Adult

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

Drugstore, Pharmacy

Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities - Group I only

Excavation: Water Retention - no blasting. Not to include removal of excavated material from site

Fences, Walls

Food and Beverage Service
 Food Stores: Groups I and II
 Gift and Souvenir Shop
 Hardware Store
 Laundry and Dry Cleaning - Group I
 Lawn and Garden Supply Stores - no outdoor display or storage
 Non-store Retailers - all Groups
 Paint, Glass and Wallpaper - no outdoor display or storage
 Parcel and Express Services
 Parking Lot: Accessory, Temporary
 Personal Services, Groups I, II and III - excluding massage parlors
 Pet Services - no outdoor runs
 Pet Shop - no outdoor runs
 Post Office
 Printing and Publishing
 Real Estate Sales Office
 Repair Shops, Groups I and II - excluding gunsmiths
 Restaurant, Fast Food – limited to the multi-occupancy plaza and 1 stand-alone fast food restaurant limited to an outparcel
 Restaurant: Groups I, II and III (Group III restaurants limited to a maximum of one on the anchor parcel and a maximum of one on the outparcels, with no drive-through)
 Retail and Wholesale Sales, when clearly incidental and subordinate to a principal permitted use on the same premises
 Schools: Commercial
 Self Service Fuel Pumps - in conjunction with Convenience Food and Beverage Store only, limited to 12 pumps maximum
 Signs Per Chapter 30 of the LDC and LDC Chapter 33 Division 4 "Signs"
 Social Services - Groups I and II
 Specialty Retail Shops, Groups I, II, III and IV – Excluding ammunition, firearms, hunters equipment, tobacco stores. Groups I and II uses limited to total of three establishments in the anchor parcel, with a maximum of 1,500 square feet of floor area for each of the three uses
 Storage - indoor only
 Studios
 Temporary Uses
 Used Merchandise Stores - Groups I and II - no outdoor storage or display
 Variety Store

Site Development Regulations

B. Minimum Lot Area and Dimensions

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

Minimum Setbacks

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

Accessory use and structure setbacks must comply with LDC §34-1171 *et seq.* and LDC §32-2194.

Maximum Lot Coverage: 40 percent

Building/Structure Height: 35 feet

Any buildings or structures must also comply with building height restrictions on Pine Island per LDC §33-1088 as follows: "No more than 38 feet above the average grade of the lot or parcel or 45 feet above mean sea level, whichever is lower."

3. No Blasting

No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

4. Traffic

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.

5. Lee Plan Consistency/Concurrency

Approval of this rezoning does not guarantee local development order approval, or issuance of a Concurrency Certificate. 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 all other Lee Plan provisions, including the concurrency requirements for greater Pine Island.

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in the LDC and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

6. Water and Sewer

The subject property must connect to public potable water service and public sanitary sewer service. At time of any local development order, the developer must also demonstrate

there is adequate water and sewer capacity to handle the proposed level of development. No on-site well systems may be utilized for potable water. No septic tanks or package plants may be utilized for sanitary sewer service.

7. Accessory Uses

Within the Commercial Planned Development, accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

8. Solid Waste/Recycling

As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC §10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of these facilities will be reviewed at the time of local development order application.

9. Sidewalks

An internal sidewalk system no less than 5 feet in width must be built at least on one side of every road within the development. All internal sidewalks must be interconnected. When deemed appropriate, the Community Development Director may approve an alternate sidewalk system.

10. Design Standards

All commercial buildings or structures must comply with the commercial building design standards in LDC §33-1083 and Chapter 10, Article IV of the LDC. Development of the anchor parcel must include a minimum of two breezeways to break up the appearance of the building. The anchor parcel must be developed as a multi-use commercial facility, such as a grocery store and other complimentary commercial office and retail uses as permitted above. No single-use or "big-box" retail development (more than 50,000 square feet in floor area) will be permitted on the anchor parcel.

All commercial signage on the planned development and design of the buildings on the outparcels must be consistent with the design of the multi-use building on the anchor parcel. A proposed sign plan must be submitted in conjunction with development orders for vertical construction of the outparcels and the anchor parcel.

Development orders for vertical construction on the anchor and the outparcels must also comply with the "Community Review" requirements in LDC §33-1004. The applicant must include architectural elevations for all proposed buildings and commercial signage consistent with this resolution and the LDC.

11. Sidewalk/Bike Path – Pine Island Road.

At the time of local development order approval, the applicant will evaluate the feasibility

of construction of a sidewalk/bicycle path from the subject site to Avenue C in order to provide a connection to the bicycle path on Stringfellow Road for non-vehicular traffic. Should construction of the pathway be considered feasible in the opinion of the Director of Development Services, then the applicant will be required to construct the pathway prior to the issuance of a Certificate of Compliance for the development of the anchor parcel on the site. Should the improvement be deemed infeasible, a fee in lieu of construction of the pathway must be provided to construct the pathway in accordance with LDC §10-256.

12. Bald Eagle Management Plan

As part of development order approvals, the development order plans must illustrate compliance with the Calusa Cay CPD Bald Eagle Nest LE-081 Management Plan, dated Revised November 2012 described in attached Exhibit D.

As part of development order approvals, the development order phasing plans must indicate construction of the turn lane for the easternmost access off Pine Island Road will occur outside bald eagle nesting season (May 16th-September 30th).

13. Open Space

The overall project must provide a minimum of 12.4 acres of open space in substantial compliance with the approved MCP.

14. Preserve and Mitigation Areas

As part of local development order approval, development order plan must depict a minimum of 11.2 acres of preserve and mitigation area in substantial compliance with the approved MCP. The preserve and mitigation area includes 4.05 acres of indigenous preserve, 5.02 acres of non-indigenous wetland and uplands, 0.35 acre shallow filter marsh; and 1.78 acres mitigation area.

As part of local development order approval, the applicant must provide an indigenous management plan as per LDC §10-415(b)(4) requirements for the 11.2 acres of preserve and mitigation areas.

15. Buffer/Screening (North)

As part of development order approval, the landscape plans must illustrate that the mitigation plantings provided to meet the Type F buffer requirement along the north property line must be upsized to meet LDC §10-416(d)(4) 10-foot in height tree and shrubs 48-inch in height at installation to be maintained at minimum 60-inch continuous visual screen within one year after time of planting requirement.

16. South Buffer

As part of first development order approval, the landscape plans must depict the south property line to provide buffers as per the approved Bald Eagle Management Plan IV. General Development Guidelines B. 3. & 4. The south property line buffers must be installed immediately

after any permitted clearing and grading construction activities and prior to October 1st of the next bald eagle nesting season.

17. The consumption on premises (COP) use is allowed only within a Group III restaurant. Only a 4-COP-SRX liquor license is allowed, and at least 51 percent of the restaurant's revenue must come from the sale of food, and no more than 49 percent of the revenue can be from the sales of alcoholic beverages.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-285(a) requirement to provide connection separation along arterial roads to be a minimum distance of 660 feet, to allow connection separation distances of 0 feet (where distances of edge of pavement to edge of pavement overlap) and +/- 87 feet along Pine Island Road for a previously approved access point and connection separation distances of 0 feet (where distances from edge of pavement to edge of pavement overlap) and +/- 28 feet along Pine Island Road for a proposed secondary access. This deviation is APPROVED SUBJECT TO the condition that the proposed project eastern driveway must be aligned with the single driveway to the south of Pine Island Road per Development Order DOS2008-00102 to ensure smooth operation of turn movements at the driveway.
2. Deviation (2) seeks relief from the LDC §33-1083(c) requirement to provide new commercial buildings on Pine Island be limited to 10,000 square feet of floor area per building, to allow a 30,469-square-foot multi-use retail building and a 46,031-square-foot grocery store. This deviation is APPROVED SUBJECT TO compliance with Condition 10 above.
3. Deviation (3) seeks relief from the LDC §33-1082(a) requirement to provide land on Pine Island abutting state-designated aquatic preserves and associated wetlands and natural tributaries be preserved or a 50-foot-wide native vegetative buffer area to be created between the development and the water body or associated wetlands, to allow a modified buffer in accordance with Lee Plan Policy 14.1.5. This deviation is APPROVED SUBJECT TO the condition that as part of development order approvals, the development order plans must illustrate the planting of the mitigation area consistent with the Calusa Cay CPD Lee County Wetland Restoration Plan, dated Revised January 2013 described in attached Exhibit E.
4. Deviation (4) seeks relief from the LDC §10-416(d)(3) requirement to provide all commercial developments provide a minimum 15-foot Type "D" buffer where the project abuts a road right-of-way, to allow no roadway buffer along the property's easterly 366 feet of frontage on Pine Island Road, shown on the proposed MCP as a preserve area and a mitigation planting area. This deviation is APPROVED SUBJECT TO the condition that at the time of local development order approval, the development order plans must depict the south property line between the preserve/mitigation area and Pine Island Road to be planted with a minimum of 10 trees and palms per 100 linear feet. The trees must be a minimum 10-foot-high slash pine (*Pinus elliottii* var. *densa*) and clusters of cabbage palms (*Sabal palmetto*) at staggered heights having a minimum of 10-foot clear trunk when measured from final grade of Pine Island Road. These trees must be installed immediately

after any permitted clearing and grading construction activities and prior to October 1st of the next bald eagle nesting season. Trees and palms planted within the mitigation area along Pine Island Road may be used to meet this requirement, so long as they meet the timing, species and size specifications.

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 (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Bald Eagle Nest LE-081 Management Plan
- Exhibit E: Lee County Wetland Restoration Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, particularly the Pine Island Community Plan, 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;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities, and will have little or no actual effect on the PM peak hour traffic volume on Pine Island Road, in accordance with Lee Plan Policy 14.2.2.; and
 - e. will not adversely affect environmentally critical areas or natural resources, including the bald eagles nesting about 370 feet south of Pine Island Road.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location;
 - 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. 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.

Commissioner Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Mann. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 17th day of June, 2013.

ATTEST:
LINDA DOGETT, CLERK

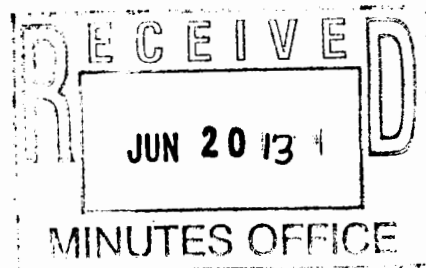
BY: *Linda Doggett*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Cecil L. Pendergrass*
Cecil L Pendergrass, Chair

Approved as to form by:

Michael D. Jacob
Michael D. Jacob
Assistant County Attorney
County Attorney's Office



Banks EngineeringProfessional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE**RECEIVED**
MAY 31 2012DESCRIPTION
OF A
PARCEL OF LAND
LYING INSECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, COMMUNITY DEVELOPMENT
LEE COUNTY, FLORIDA**EXHIBIT "A"**

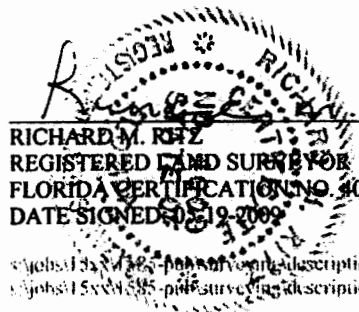
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

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

PARCEL CONTAINS 26.77 ACRES MORE OR LESS

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

DESCRIPTION PREPARED 08-28-2008.

Richard M. Ritz

 RICHARD M. RITZ
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 4009
 DATE SIGNED 08-29-2009
 c:\john\1585\1585-pub\surveying\descriptions\1585hc-exh-a-sht.doc
 c:\john\1585\1585-pub\surveying\descriptions\1585hc-exh-a-sht.doc

6.7.12
 APPROVED
 LEGAL

MH

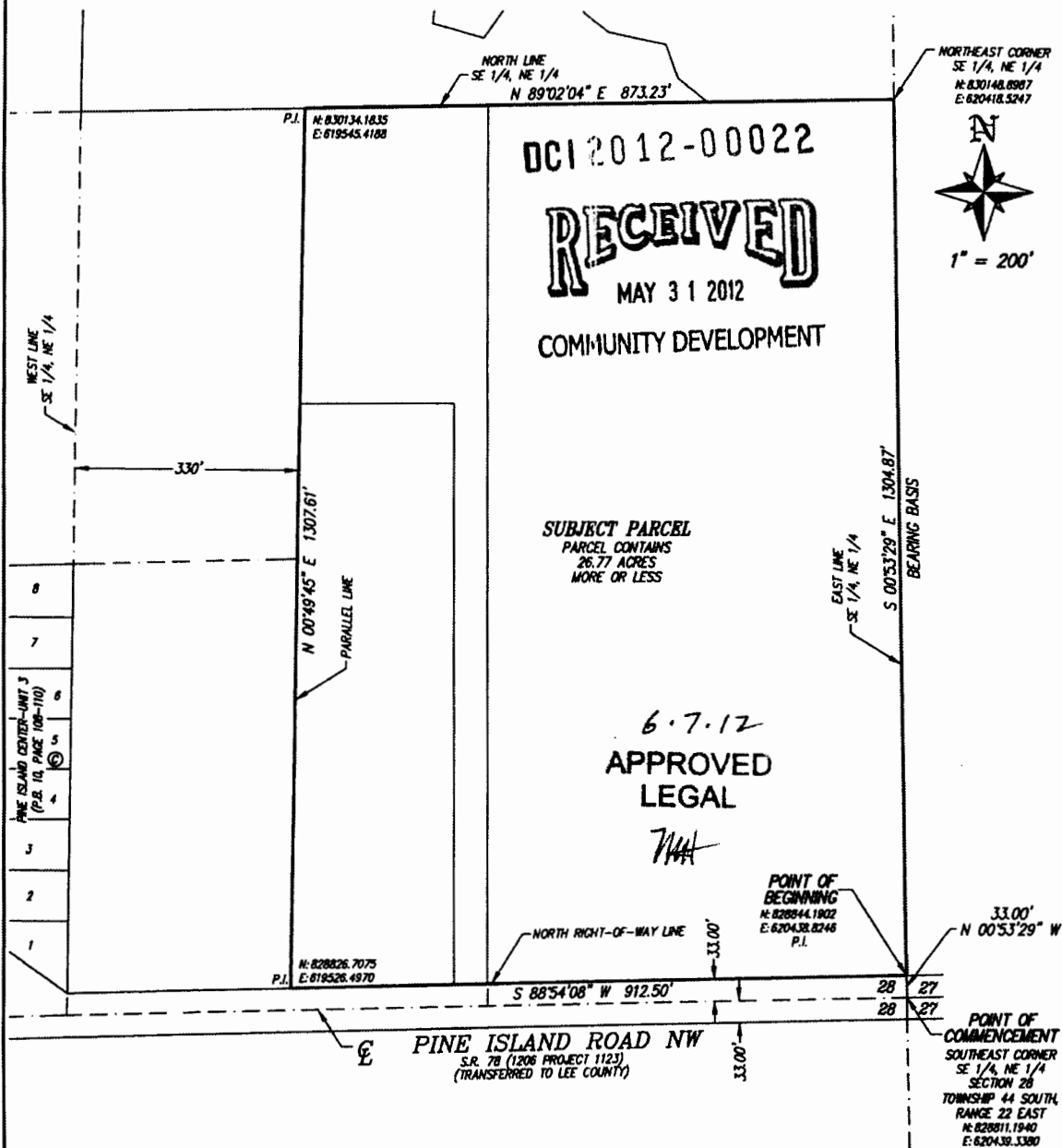
SHEET 1 OF 2

10511 Six Mile Cypress Pkwy, Suite 101, Ft Myers, Florida 33966 • (239) 939-5490 • Fax (239) 939-2923

EXHIBIT A

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10611 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(239) 639-6490

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



1.) BEARINGS, DISTANCES AND COORDINATES ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (GORS) WHEREIN THE EAST LINE OF THE NE 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST BEARS S 00°33'29" E. THE SCALE FACTOR IS 0.99994344.

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

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

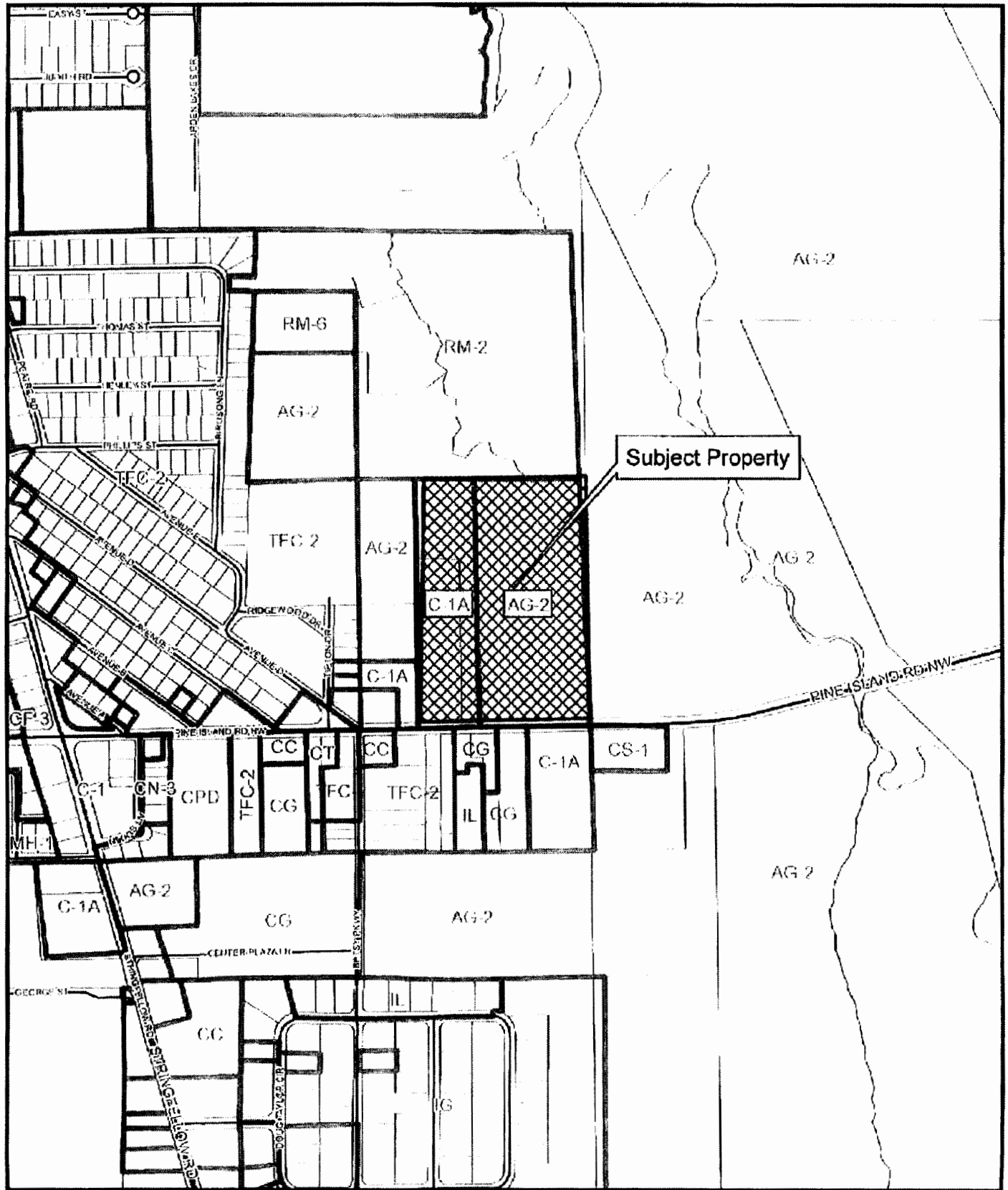
THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

EXHIBIT "A"
PREPARED 08-28-2008
SHEET 2 OF 2

S:\JOBS\150X\1505-PUB\SURVEYING\DESCRIPTIONS\1505HC-EXB-A-SKT.DOC
S:\JOBS\150X\1505-PUB\SURVEYING\DESCRIPTIONS\1505HC-EXB-A-SKT.DWG

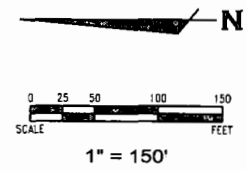

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
- DATE SIGNED: 03-10-2008
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Zoning Map



500 250 0 500 1,000 Feet

EXHIBIT B



- LEGEND**
- PRESERVE AREA: 9.36 ACRES¹
 - MITIGATION PLANTING AREAS: 1.78 ACRES
 - INDIGENOUS WETLAND PRESERVE AREAS: 2.65 ACRES
 - INDIGENOUS UPLAND PRESERVE AREAS: 1.40 ACRES
 - ADDITIONAL WETLAND PRESERVE AREAS: 3.30 ACRES
 - ADDITIONAL UPLAND PRESERVE AREAS: 1.72 ACRES
 - REQUESTED DEVIATION

¹THE 9.36 ACRE PRESERVE AREA SHOWN ON THIS PLAN INCLUDES 0.35 ACRES OF FILTER MARSH AND EXCLUDES 0.06 ACRES OF INDIGENOUS UPLAND PRESERVE AND THE 1.78 ACRES OF MITIGATION PLANTING AREAS.

SITE DATA

TOTAL SITE AREA:	26.77 ACRES
R.O.W. AND BUFFER TRACT:	2.05 ACRES
PROPOSED LAKE AREAS:	1.43 ACRES
PRESERVE AREA:	9.36 ACRES
MITIGATION PLANTING AREAS:	1.78 ACRES
COMMERCIAL FLOOR AREA:	96,500 S.F.
MAXIMUM BUILDING HEIGHT:	35 FEET

²78,500 S.F. FOR SHOPPING CENTER AND 20,000 S.F. FOR OUTPARCEL USES.

³MAXIMUM OF TWO STORIES

OPEN SPACE REQUIRED
26.77 ACRES X 30% = 8.03 ACRES

OPEN SPACE PROVIDED

OUTPARCELS (10M)	0.22 ACRES
SHOPPING CENTER	12.22 ACRES
TOTAL	12.42 ACRES

INDIGENOUS VEGETATION REQUIRED
8.03 ACRES X 50% = 4.02 ACRES

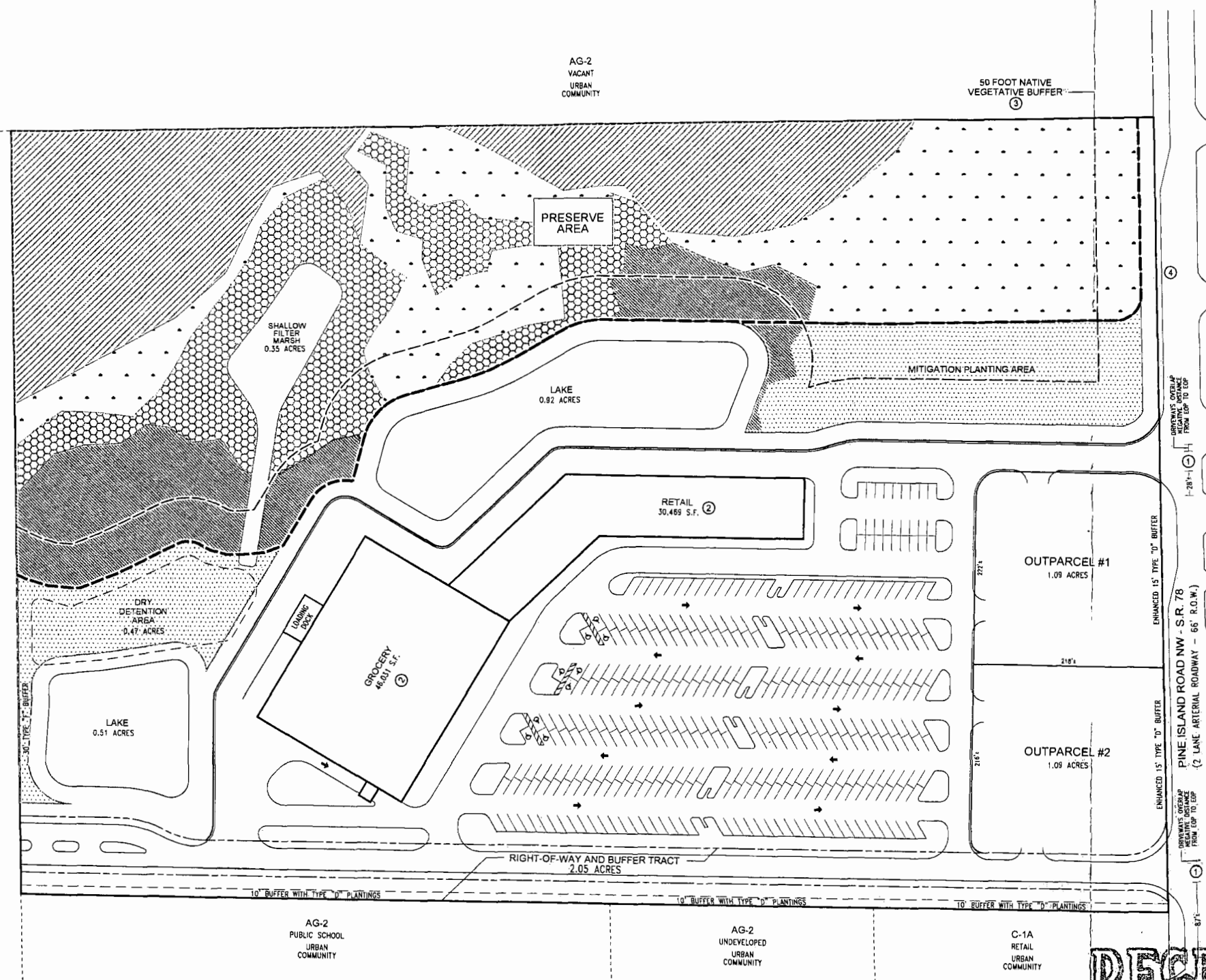
INDIGENOUS VEGETATION PROVIDED

0.82 ACRE UPLAND X 1.10 = 0.90 ACRES	
OTHER UPLAND PRESERVES	0.58 ACRES
WETLAND PRESERVE AREAS	2.65 ACRES
TOTAL	4.13 ACRES

NOTES

- 1) INGRESS AND EGRESS FOR OUTPARCELS IS DEPICTED FOR CONCEPTUAL PURPOSES ONLY. THE EXACT LOCATION OF THE OUTPARCEL ACCESS POINTS WILL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTION 10-285 DURING THE DEVELOPMENT ORDER PROCESS.
- 2) INTERNAL BUFFERING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTION 10-416(d).
- 3) NO PERIMETER BUFFERING IS PROPOSED WHERE THE PRESERVE AREA ADJUTS THE ADJACENT PROPERTIES TO THE NORTH AND EAST.
- 4) ADDITIONAL BUFFERING FOR OUTPARCELS WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTIONS 34-1352 AND 34-1353, IF APPLICABLE.
- 5) PARKING FOR THE OUTPARCELS WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTION 33-1523(g).
- 6) THE PROPOSED DEVELOPMENT WILL PROVIDE THE REQUIRED FACILITIES FOR SOLID WASTE/RECYCLING STORAGE AND PICK UP IN COMPLIANCE WITH LDC SECTION 10-261.

RM-2
VACANT
URBAN
COMMUNITY



Approved as Exhibit C
MCP Page 1 of 1
Resolution # 213-007

RECEIVED
FEB 14 2013

COMMUNITY DEVELOPMENT

DCI 2012-00022

EXHIBIT D-7-M:2

FILE # 1206MCP4

DATE	02/13
SCALE	NOTED
DESIGN	GFM
DRAWN	GFM
CHECK	GFM

GARY F. MULLER, AICP

1487 ARCADE DRIVE • FT. MYERS, FLORIDA 33919 • (239) 939-0111

SEC 28, TWP 44S., RGE 22E.
LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN
CALUSA CAY CPD

DWG. NO.
1206

EXHIBIT C

**CALUSA CAY CPD
BALD EAGLE NEST LE-081
MANAGEMENT PLAN**

Section 28, Township 44 South, Range 22 East
Lee County, Florida

RECEIVED
JAN 11 2013

COMMUNITY DEVELOPMENT

DEC 20 12 00022

**September 2012
Revised October 2012
Revised November 2012**

Prepared for:

**Banks Engineering
10511 Six Mile Cypress Parkway, Suite 101
Fort Myers, FL 33966**

Prepared by:

**W. Dexter Bender & Associates, Inc.
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680**

I. INTRODUCTION

The Calusa Cay CPD is a 26.77± acre project located on the north side of Pine Island Road within a portion of Section 28, Township 44 South, Range 22 East, on Pine Island in Lee County, Florida (Figure 1). The Orchid Cove residential project (permitted but not yet developed) is located to the north. Mangrove wetlands are present to the east. Pine Island Road forms the south property line. Existing commercial development and Pine Island Elementary School are present to the west. The vast majority of the property is either a field that is periodically mowed or areas dominated by exotic vegetation.

A southern bald eagle (*Haliaeetus leucocephalus*) nest is present in an Australian pine (*Casuarina equisetifolia*) tree located approximately 370 feet south of the south property boundary and on the south side of Pine Island Road (Figure 2, Exhibit A). This nest is currently identified by the Florida Fish and Wildlife Conservation Commission (FWC) as Bald Eagle Nest LE-081 and was first reported during the 2009 - 2010 nesting season. The nest successfully fledged young during the 2009 - 2010, 2010 - 2011, and 2011 - 2012 nesting seasons.

Existing one story commercial structures (10 to 23 feet in height), including a Bank of America, are located between 186 to 645 feet from the nest. Parking for Bank of America is located 165 feet north of the nest and the drive through for the bank is located 180 feet northeast of the nest. Additional existing development is located to the west. These lands are zoned CS-1, CG, IL, and TFC which allows for commercial, industrial and residential uses. All of the lands in the immediate vicinity of the nest are within the Urban Community Future Land Use. Lands within 1,000 feet south of the nest are undeveloped with varying levels of exotics. Lands to the east and southeast of the nest have been purchased by Lee County through the Conservation 20/20 program.

The proposed project consists of the construction of commercial shopping center with two commercial out parcels, water management facilities, and a 10.20± acre wetland/upland preservation area. The portion of the development within 660 feet of the nest consists of portions of two out parcels, approximately six parking spaces in the main parking area, a turning lane on the north side of Pine Island Road, the eastern project access point, and 2.10 acres of the preservation area (Figure 3).

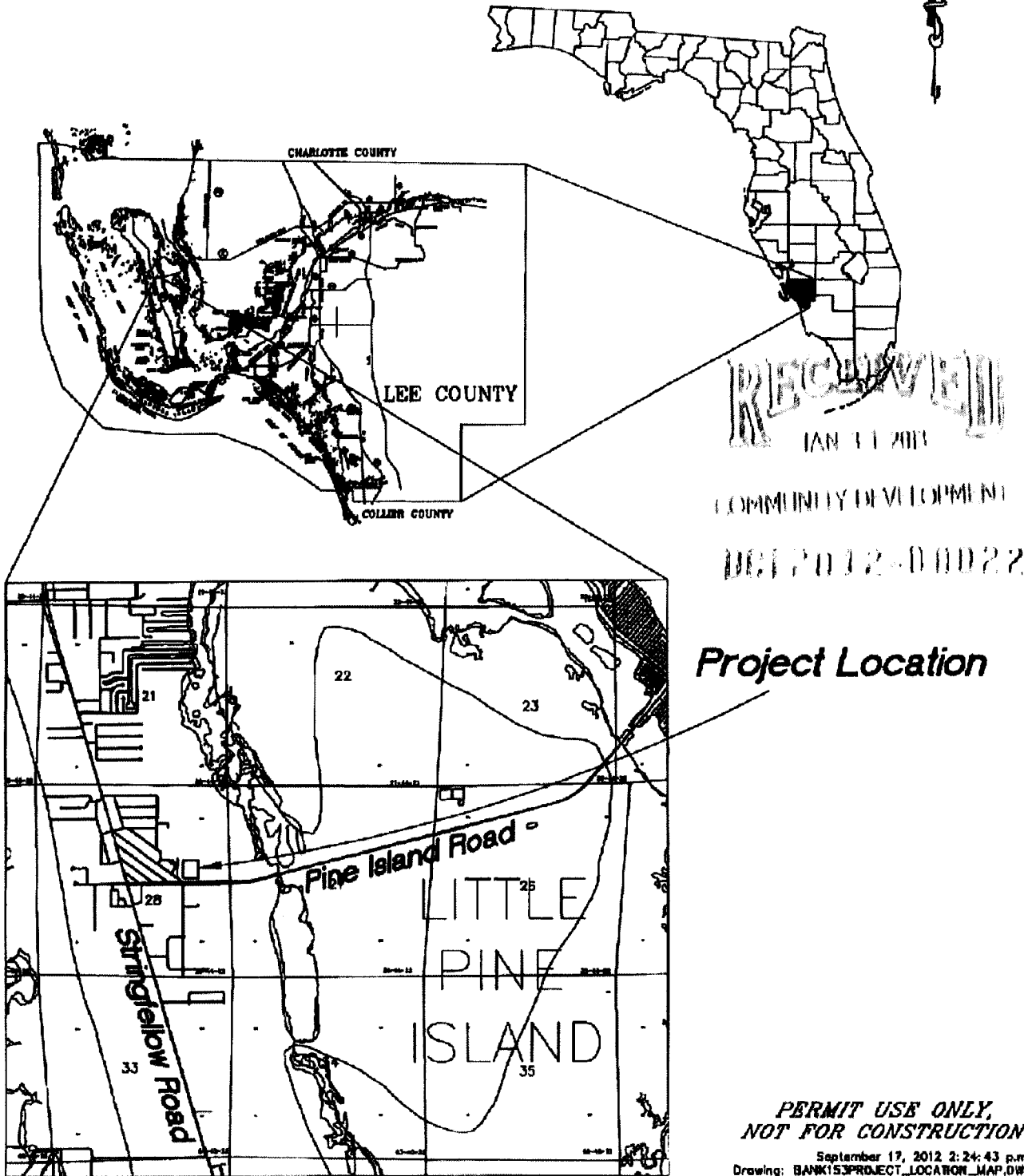
This management plan has been created to outline the project's proposed protection measures for Bald Eagle Nest LE-081. The plan will be incorporated into a FWC Eagle Permit and/or an Incidental Take Permit from the U.S. Fish and Wildlife Service (FWS) if such permits are deemed to be required.

II. SITE CONDITIONS

The vast majority of this property has been significantly disturbed in the past. The western third of the property was cleared over 30 years ago and has been periodically mowed to maintain the area as an open field (Figure 4). Most of the rest of the site

RECEIVED
JAN 11 2011
COMMUNITY DEVELOPMENT
3000 2011 11 13 10:11:22

Calusa Cay CPD



W. DEXTER BENDER
& ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239/334-3680

Figure 1. Project Location Map



0 400 800
SCALE FEET

RECEIVED
JAN 31 2013
COMMUNITY DEVELOPMENT
DC12012-00022

Notes:

1. 2012 Aerial Photography
2. Bald eagle nest location obtained from Banks Engineering, Inc.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

September 17, 2012 2:31:26 p.m.
Drawing: BaldEaglePlan_08_13.dwg

Figure 2 Bald Eagle Nest LE-081 Vicinity Map

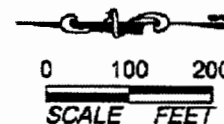
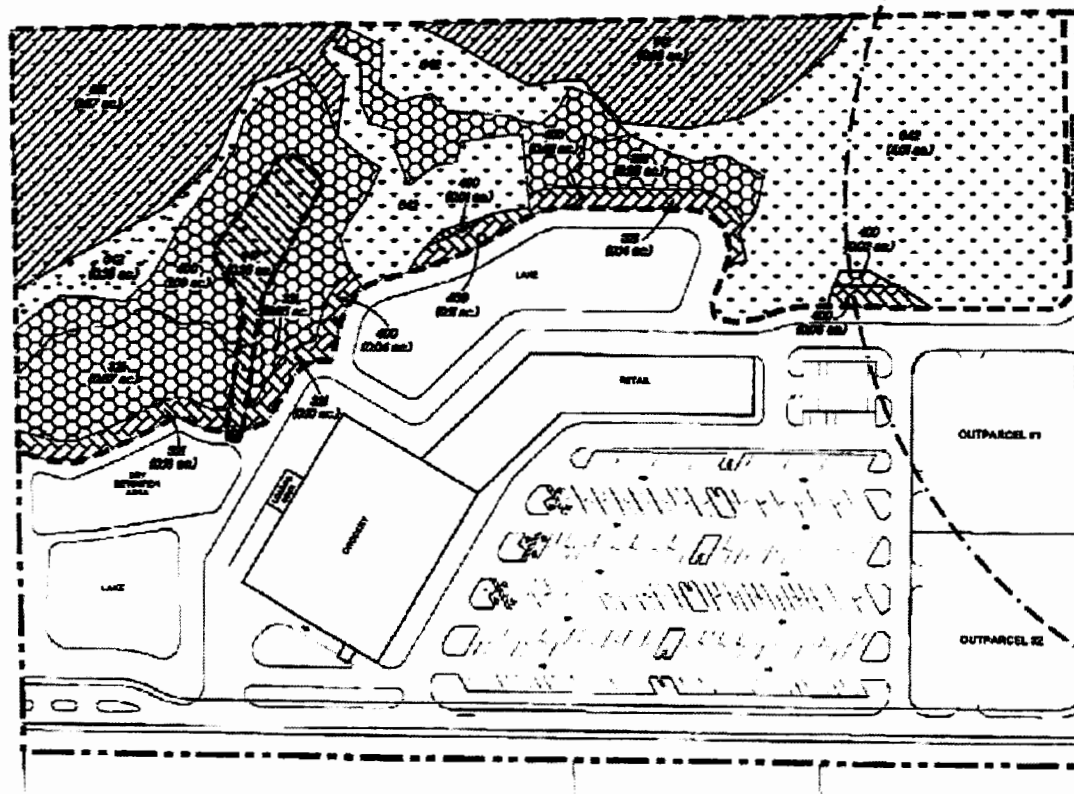
Cakusa Cay CPD

**W. DEXTER BENDER
& ASSOCIATES, INC.**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 889-3366-3680



SECTION 28
TOWNSHIP 44 S
RANGE 22 E

Calusa Cay CPD



Bald Eagle Nest LE-081

330'

660'

Pine Island Road

----- Conservation Easement Boundary (10.20 ac.)

- Wetland Preserve (2.65 ac.)
- Wetland Enhancement (Exotic Treatment) (4.38 ac.)
- Upland Enhancement (Exotic Treatment) (2.58 ac.)
- Herbaceous Filter Marsh (0.35 ac.)
- Buffer (0.61 ac.)

FLUCCS	Description
321	Palmetto Prairies
400	Upland Forests
612	Mangrove Swamps
642	Saltwater Marsh
647	Herbaceous Filter Marsh

Notes:

1. Property boundary, surveyed wetland line, site plan, and bald eagle nest location obtained from Banks Engineering, Inc.
2. Mapping based on photo-interpretation of 2008 aerial photography and ground truthing in March 2008.
3. Delineation of jurisdictional wetlands field reviewed and approved by the CDE and SFWMD.
4. The 0.35 acre filter marsh is not included within the SFWMD required conservation easement area.
5. Approximately 1.13 acres of the southwest corner of the preserve will be planted with native species pursuant to Lee County requirements.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

September 17, 2012 2:29:43 p.m.
Drawing: BANK153PLAN_05_12.DWG

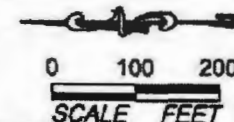
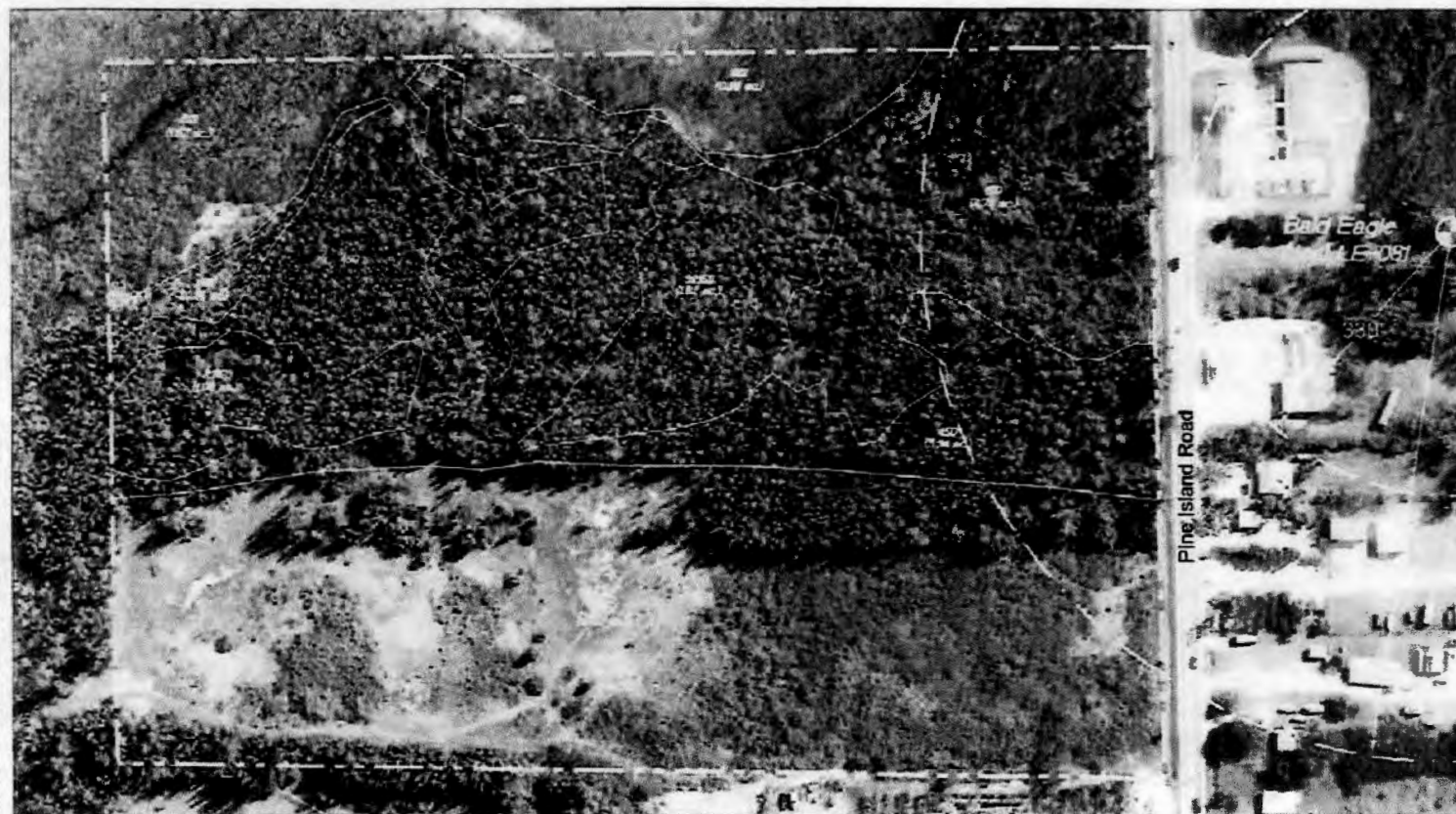
Figure 3. Site Plan

W. DEXTER BENDER
& ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



SECTION: 28
TOWNSHIP: 44 S
RANGE: 22 E

Cakusa Cay CPD



Notes:

1. Property boundary, surveyed wetland line, and bald eagle nest location obtained from Banks Engineering, Inc.
2. Mapping based on photointerpretation of 2005 aerial photography and ground truthing in March 2008.
3. Delineation of jurisdictional wetlands field approved by the South Florida Water Management District on September 25, 2008.
4. 2012 aerial shown.

FLUCCS Description

321E3	Palmetto Prairies invaded by Exotics (51-75%)
450	Mixed Exotic Upland Forest
612	Mangrove Swamps
619	Exotic Wetland Hardwoods
740	Disturbed Land

PERMIT USE ONLY,
NOT FOR CONSTRUCTION

September 17, 2012 2:31:28 p.m.
Drawing: BANK153PLAN_05_12.DWG

Figure 4. Vegetation Map

W. DEXTER BENDER
& ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



RECEIVED
JAN 31 2013
COMMUNITY DEVELOPMENT
DC12012-00022

is dominated by a dense growth of Australian pine (*Casuarina* sp.), melaleuca (*Melaleuca quinquenervia*), and Brazilian pepper (*Schinus terebinthifolius*). A small area of mangrove swamp is located along the eastern property line.

III. BALD EAGLE OBSERVATIONS

No monitoring of Bald Eagle Nest LE-081 has been undertaken to document the eagle's flight path. Four monitoring events of nest occurred in October and November 2012. Of the 44 flights recorded to/from the nest 33 were to the south of the nest. Only four flights were to the northwest.

IV. GENERAL DEVELOPMENT GUIDELINES

The proposed site plan for the Calusa Cay CPD has been designed to minimize potential impacts to the bald eagles nesting in LE-081. This includes enhancing 10.2± acres of preserve via exotic treatment and supplemental plantings, buffer plantings along the southern perimeter of the two commercial outparcels, and seasonal restrictions on construction activities (Figure 3).

The protection measures outlined below have been designed utilizing the FWS's *National Bald Eagle Management Guidelines* (FWS 2007a), the FWC's *Bald Eagle Management Plan* (FWC 2008), and Section 14-111 through 14-120 of the Lee County Land Development Code. These proposed restrictions and requirements apply only to the Calusa Cay CPD project and are not binding on any other property in the vicinity of Bald Eagle Nest LE-081.

If Bald Eagle Nest LE-081 is vacated before the end of the nesting season (May 15th) or if Lee County Division of Environmental Sciences (DES) determines that Nest LE-081 has been abandoned, construction activities may commence upon confirmation of those conditions by DES. If the nest is not active by March 15th or as confirmed by DES, then the nesting season for Nest LE-081 shall be considered over and the construction restrictions shall not apply. A determination that the nest is not active shall be consistent with the *Bald Eagle Monitoring Guidelines* (FWS 2007b).

None of the Calusa Cay CPD property is within the 330 Foot Zone (property lying within 330 feet of the nest tree). Approximately 4.05 acres of the site is within the 330 - 660 Foot Zone (property lying between 330 and 660 feet of Bald Eagle Nest LE-081). The remainder of the property (22.72± acres) is more than 660 feet from the nest. Specific elements of this Bald Eagle Management Plan are provided below.

A. 330 Foot Zone Activities and Restrictions

As stated above and depicted on Figure 3 none of the property is within the 330 Foot Zone and therefore no restrictions apply.

RECEIVED
JAN 11 2011
COMMUNITY DEVELOPMENT
JAN 11 2011

B. 330 - 660 Feet Zone Activities and Restrictions

The proposed uses of the property between 330 and 660 feet of the nest tree consists of portions of two commercial out parcels, one parking space in the main parking area, a turning lane on the north side of Pine Island Road, the eastern project access drive, and 2.10 acres of the preservation area (Figure 3). The restrictions described below are only applicable to the portion of the property within 660 feet of Bald Eagle Nest LE-081.

1. Major exterior construction activities, such as initial site clearing, major earth work, grading, driving of building support piles, building pad construction, building exterior framing, exterior roofing, and initial exotic species treatments shall only be conducted during the non-nesting season (i.e., May 16th - September 30th).
2. Construction traffic associated with Calusa Cay CPD shall not utilize the easterly access drive entrance during the nesting season (October 1st through May 15th).
3. The buildings within the two out parcels will be designed to have the main entrances and the majority of the parking on the north and west sides of the buildings unless a site plan or architectural constraint prevents the owner from doing so. A 15-foot wide enhanced Type D buffer will be provided along the south boundary of the commercial outparcels. The required trees, six per 100 linear feet, shall consist of species such as slash pine, longleaf pine, cabbage palm, or mahogany. Additional palm trees may be added at the owner's discretion. Hedges will be planted in double staggered rows and maintained so as to form a 36-inch tall continuous visual screen within one year of planting. This buffer will be installed prior to October 1st of the first year after exotics have been removed from the development area within 660 feet of the nest. Once the trees have become established the trees may be trimmed in accordance with good arboreal practices to allow visibility of the buildings from Pine Island Road while still providing visual screening of the parking areas north of the buildings. All such trimming shall be approved in writing in advance by DES staff.
4. In the event that the main entrance of an outparcel building is located on the south or east side of the outparcel building or the majority of the parking is located on the east side of an outparcel building, the Type D buffer described above for that outparcel will be increased to 25 feet in width. This expanded buffer will be planted with the species described in Item IV.B.3 above plus an additional five midstory trees per 100 linear feet. The midstory tree species to be used may include holly, buttonwood, geiger tree, paurotis palm, and Florida thatch palm. Trimming shall be limited to maintaining tree health and approved in advance by DES staff. In the event that Bald Eagle Nest LE-081 is deemed to be abandoned (see Item V below) these midstory trees may be trimmed to improve views from Pine Island Road or removed by the owner so long as the trees were not used to meet other Lee County tree requirements.

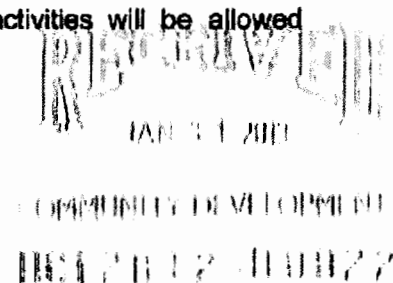
RECEIVED
JAN 11 2011
COMPLIANCE DEPARTMENT
JAN 11 2011 10:03/2

5. The exterior construction activities listed below may occur during the nesting season provided that the activities do not disturb the nesting bald eagles as defined by the *Bald Eagle Monitoring Guidelines*. Whenever the exterior construction activities listed below occur during the nesting season, monitoring consistent with the *Bald Eagle Monitoring Guidelines* shall be required. One additional afternoon monitoring event per week will also be conducted.

- a. Parking area, turn lanes, and sidewalk paving
- b. Landscape installation and maintenance
- c. Installation of supplemental plantings within the preserve
- d. Exterior painting

DES will be notified of these proposed activities and the activities will not be initiated until written authorization has been received from DES.

6. Interior construction (i.e., electrical, drywall, carpeting, etc.) may occur at any time, including during the nesting season without implementing monitoring so long as reasonable measure to reduce noise audible outside of the building are taken (i.e., keep windows and doors closed during finishing activities). All deliveries of construction materials, construction dumpsters, and parking of vehicles will be limited to the west and north sides of the out parcel buildings. DES will be notified when interior construction activities will occur.
7. No outdoor dining (associated with a restaurant use) will be permitted in the two outparcels. In addition no exterior flashing, moving, or audible signage will be allowed. Dumpsters associated with a restaurant use will be kept closed at all times.
8. The owners of the commercial outparcels shall not be permitted to conduct any carnival or other entertainment in the parking areas or conduct any sales of merchandise outdoors (unless completely screened from view of the eagle nest by the building) without DES staff written approval if the event shall occur during the bald eagle nesting season.
9. The use of any chemicals that are known to be toxic to wildlife shall be prohibited within 660± feet of the bald eagle nest. The use of all chemical will be in accordance with labeling instructions.
10. Outdoor lighting installed within 660± feet of the bald eagle nest shall be subdued, shielded, and directed away from the nest tree.
11. After construction is completed, normal commercial activities will be allowed throughout the year.



C. Greater Than 660 Feet Zone Activities and Restrictions

The proposed uses of the property more than 660 feet of Bald Eagle Nest LE-081 consist of the remainder of the commercial outparcels, the primary shopping center building with its associated access drives and parking, the water management system, and 8.10± acres of the preservation area. Construction activities and normal commercial activities will be allowed outside of 660± feet of the bald eagle nest throughout the year.

V. IMPLEMENTATION

The land owner/developer and the future Property Owners Association (if any) will be responsible for following this Bald Eagle Management Plan. A qualified ecologist will monitor Bald Eagle Nest LE-081 (if work as described by Item IV.B.5 above is undertaken during the nesting season) consistent with the *Bald Eagle Monitoring Guidelines* and will submit the reports to DES on a monthly basis. DES staff will review these reports and may also inspect the site to verify compliance with the conditions of this Bald Eagle Management Plan. Any violation of these conditions may result in a Stop Work Order being issued to halt all construction activity during the bald eagle nesting season, including building inspections, until the violation is resolved.

All of the management practices will remain in effect until the nest is deemed abandoned or lost by DES pursuant to Section 14-112 of the Land Development Code. The nest will be defined as abandoned if the nest is intact or partially intact but has been inactive through five or more consecutive nesting seasons. The nest will be defined as lost if the nest or nest tree is destroyed by natural causes (e.g. nest that fell apart or was blown out of a tree, or the tree itself was lost) and is not rebuilt in the same tree within three nesting seasons.

At the time of Development Order approval, the preserve area will be evaluated to determine the potential to kill one or more Australian pines in place in order to provide potential perch trees for the bald eagles.

VI. BALD EAGLE MANAGEMENT PLAN MODIFICATIONS

Any changes to this Bald Eagle Management Plan must be reviewed and approved by DES staff through the planned development administrative amendment process. Any future owners of the Calusa Cay CPD (including the commercial outparcels) that are affected by this Bald Eagle Management Plan will be provided with a copy of this plan. At the time of platting, the Bald Eagle Management Plan will be included in the property association documents.

Y:\BANK-1631Bald Eagle\Bald Eagle Management Plan Nov 2012\Doc

REFERENCES

Florida Fish and Wildlife Conservation Commission. 2008. Bald Eagle Management Plan. 60p.

U.S. Fish and Wildlife Service. 2007a. National Bald Eagle Management Guidelines. 23p.

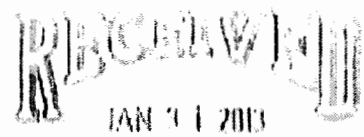
U.S. Fish and Wildlife Service. 2007b. Bald Eagle Monitoring Guidelines. 20p.

RECEIVED
JAN 31 2013

COMMUNITY DEVELOPMENT

MS12012-00022

EXHIBIT A
PHOTOGRAPH OF NEST LE-081



COMMUNITY DEVELOPMENT
DEC 2012-00022



Bald Eagle Nest LE-081

ES EXHIBIT 4

RECEIVED
JAN 31 2013

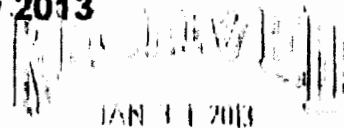
COMMUNITY DEVELOPMENT

DCI 2012-00022

CALUSA CAY CPD LEE COUNTY WETLAND RESTORATION PLAN

Section 28, Township 44 South, Range 22 East
Lee County, Florida

**November 2012
Revised January 2013**



COMMUNITY DEVELOPMENT

HC12012-000022

Prepared for:

**Banks Engineering, Inc.
10511 Six Mile Cypress Parkway, Suite 101
Fort Myers, FL 33966**

Prepared by:

**W. Dexter Bender & Associates, Inc.
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680**

I. INTRODUCTION

The applicant proposes to construct a commercial development at this location. This will include buildings, roads, parking facilities, a surface water management system, 1.78± acres of Lee County required wetland mitigation plantings and 9.36± acres of preserve area. The project development will result in 0.77± acre of impacts to an exotic dominated wetland. In order to provide the functional wetland replacement required by SFWMD Environmental Resource Permit Number 36-07179-P, Calusa Cay CPD has purchased 1.29 credits from the Little Pine Island Mitigation Bank.

The 0.77± acre of exotic dominated wetland proposed to be impacted is adjacent to the Matlacha Pass Aquatic Preserve. Therefore, in order to comply with Policy 14.1.5 of The Lee Plan, wetland restoration will be conducted on-site (Figure L-1). This report describes the proposed restoration plan.

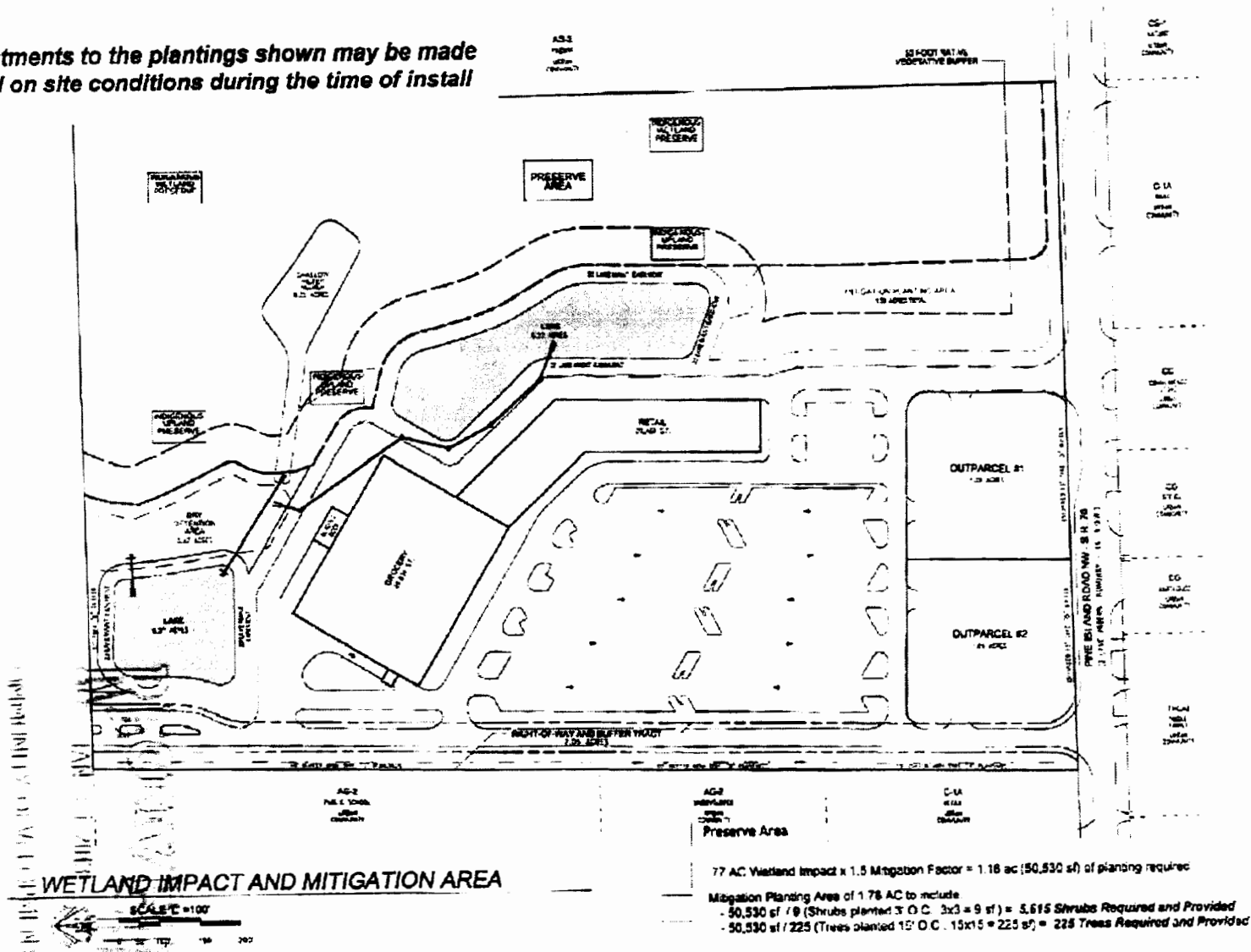
II. PROPOSED WETLAND RESTORATION PLAN

Exotic Control

All exotics (as defined by the Florida Exotic Pest Plant Council's 2011 List of Invasive Plant Species) within the 1.78± acre wetland restoration area be mechanically removed from wetland and upland areas that are currently dominated with exotics and therefore have very few native species present (i.e. polygons mapped as FLUCCS Codes 619 and 450 on the existing conditions Vegetation Map). The limits of the areas from which exotics may be mechanically removed will be determined based on site specific conditions at the time of clearing. All vegetative debris resulting from this activity will be removed from the restoration area. This mechanical activity may result in temporary disturbance to the soil. Once the exotic control is completed, ruts caused by the use of heavy equipment will be graded to blend within adjacent grades within the portions of the restoration area that will remain at existing grade. This will result in slight depressions which will effectively concentrate wading bird prey (i.e. small fish and amphibians). In the event mechanical removal of exotics is not deemed to be practicable, exotics within these areas will be treated as described below.

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

Adjustments to the plantings shown may be made based on site conditions during the time of install



DMJA
DAVID M. JAMES, JR.
LANDSCAPE ARCHITECT
1000 S. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 571-1111
Fax: (954) 571-1112
www.dmjla.com

CALUSA CAY
CPD

WETLAND IMPACT AND MITIGATION AREA

L-1

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

Additionally 9.36± acres of uplands and wetlands will be preserved outside of the restoration area. Exotics will be treated as described above. It is anticipated that native wetland ground cover species will become re-established in these areas once the exotics have been treated and therefore no supplemental plantings are proposed.

Supplemental Plantings

Once the exotics have been removed and the final grades obtained in the 1.78± acre wetland restoration area native trees and shrubs will be installed. The species, quantities, size, and approximate locations of the trees and shrubs to be installed are depicted on Figures L-2 and L-3. The final species to be planted in the restoration area will be based upon site specific conditions and on plant material availability at the time of planting. Any proposed changes will be submitted to Lee County Division of Environmental Sciences for review and approval.

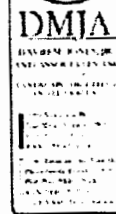
III. FILTER MARSH

A filter marsh will convey treated stormwater runoff from the water management lake towards the preserved wetlands on-site. The proposed filter marsh is located primarily within an area of uplands dominated by exotics. The exotics will be mechanically removed as described above and the area will be re-contoured to approximately 0.5 foot below existing grade. The 0.35± acre area will then be planted with four inch liner size native ground cover species (5± feet on center). See Table 1 for the approximate density, quantities, and sizes of plants to be installed in the filter marsh. The final species to be planted in the filter marsh will be based upon site specific conditions and on plant material availability at the time of planting. Any proposed changes will be submitted to Lee County Division of Environmental Sciences for review and approval.

Table 1. Plants to be Installed in 0.35± Acre of Filter Marsh

BOTANICAL NAME	COMMON NAME	SIZE	DENSITY (plants per acre)	ESTIMATED NUMBER OF PLANTS
Ground Covers				
<i>Acrostichum</i> sp.	Leather fern	4" liner	87	30
<i>Borrchia frutescens</i>	Sea oxeye	4" liner	87	30
<i>Cladium jamaicense</i>	Saw-grass	4" liner	87	30
<i>Distichlis spicata</i>	Salt grass	4" liner	348	123
<i>Eleocharis</i> sp.	Spikerush	4" liner	524	183
<i>Juncus roemerianus</i>	Needle rush	4" liner	87	30
<i>Paspalum vaginatum</i>	Seashore paspalum	4" liner	348	123
<i>Spartina bakeri</i>	Sand cordgrass	4" liner	174	61
Total			1,742	610

$\lambda = \frac{h}{mv} = \frac{6.626 \times 10^{-34}}{(9.11 \times 10^{-31})(1.87 \times 10^6)} = 3.88 \times 10^{-10} \text{ m}$



CALLSA
CAY
CPD

TREE
 PLANTING
 PLAN
 L-2

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 109–116

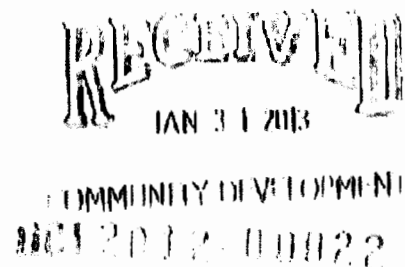
SHRUB MASSING PLAN



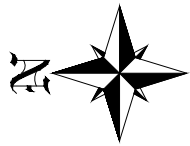
 <p>DMIA DISTRICT MANAGEMENT INFORMATION AND ANALYSIS SYSTEM COUNCIL OF GOVERNMENTS OF THE SAN FRANCISCO BAY AREA</p>	
<p>NAME: _____ TITLE: _____ COMPANY: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____</p>	
<p>CALUSA CAY</p> <p>CPD</p>	
<p>DATE: _____</p>	
<p>TIME: _____</p>	
<p>LOCATION: _____</p>	
<p>REMARKS: _____</p>	
<p>SPRINKLER PASSING PLAN</p>	
<p>L-3</p>	

IV. DRY DETENTION

A dry detention area will also be created to treat stormwater runoff from the developed portion of the site. This area will be planted with grasses such as salt grass, seashore paspalum, and sand cordgrass.



ES EXHIBIT 7



LEGEND

- PRESERVED INDEGENOUS WETLAND (2.65 AC.)
ENHANCED INDEGENOUS WETLAND (5.74 AC.)
CREATED INDEGENOUS WETLAND (2.08 AC.)
FILTER MARSH (0.08 AC.)
TREE AND SHRUBS COUNTING AREA FOR MITIGATION PLANTINGS (7.82 AC.)
POTENTIAL ADDITIONAL TREE AND SHRUB PLANTING AREA SEE INDEGENOUS MANAGEMENT PLAN FOR PLANTING AREA DETAIL
REQUESTED DEVIATION
CONCEPTUAL INGRESS/EGRESS LOCATION

SITE DATA

TOTAL SITE AREA: 26.77 ACRES
R.O.W. AND BUFFER TRACT: 1.98 ACRES
PROPOSED LAKE AREA: 1.34 ACRES
PRESERVE AREAS: 10.55 ACRES
COMMERCIAL FLOOR AREA: MAXIMUM 149,600 SF¹
MAXIMUM BUILDING HEIGHT: 35 FEET²

RM-2
VACANT
URBAN
COMMUNITY

¹ MAXIMUM 59,600 S.F. COMMERCIAL FOR GROCERY AND RETAIL TRACTS
MAXIMUM 30,000 S.F. COMMERCIAL FOR OUTPARCELS 1, 2 & 3*
*PARCEL 3 MAY ALTERNATIVELY BE DEVELOPED WITH
MAXIMUM 60,000 S.F. SELF STORAGE

² SELF STORAGE USE ON PARCEL 3 MAXIMUM HEIGHT 38 FEET
ABOVE AVERAGE GRADE OR 45 FEET ABOVE MEAN SEA LEVEL,
WHICHEVER IS LOWER.

OPEN SPACE REQUIRED
26.77 ACRES X 30% = 8.03 ACRES

OPEN SPACE PROVIDED
OUTPARCELS (10%) 0.36 ACRES
SHOPPING CENTER 12.93 ACRES
TOTAL 13.29 ACRES

INDEGENOUS VEGETATION REQUIRED
8.03 ACRES X 50% = 4.02 ACRES

INDEGENOUS VEGETATION PROVIDED
SHALLOW FILTER MARSH 0.08 ACRES
ENHANCED INDEGENOUS WETLAND 5.74 ACRES
CREATED INDEGENOUS WETLAND 2.08 ACRES
PRESERVE INDEGENOUS WETLAND 2.65 ACRES
TOTAL 10.55 ACRES

NOTES:

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

DEED OF
CONSERVATION EASEMENT
(I.N. 2014000072997)

PRESERVE
AREA

C-1A
BANK
URBAN
COMMUNITY

BALD EAGLE
NEST LE-081

DRIVEWAYS OVERLAP NEGATIVE
DISTANCE FROM EOP TO EOP
CG
CONVENIENCE STORE
URBAN
COMMUNITY

CG
OFFICE
URBAN
COMMUNITY

CG
WAREHOUSE
URBAN
COMMUNITY

TFC-2
SINGLE-FAMILY
URBAN
COMMUNITY

AG-2
PUBLIC SCHOOL
URBAN
COMMUNITY

AG-2
UNDEVELOPED
URBAN
COMMUNITY

C-1A
RETAIL
URBAN
COMMUNITY

PREPARED FOR:

LAKE JEFFERSON, LLC

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

NO.	DATE	REVISION DESCRIPTION	BY
8	8/25/2022	48-HOUR NOTICE	SEH
7	7/14/2022	POST-SUFFICIENCY SUBMITTAL SHOWING EAGLE NEST BUFFER	SEH
6	5/19/2022	DOI 2022-00017 SUFFICIENCY RESPONSE	SEH
5	3/17/2022	UPDATE SF, & PARCEL 3 HEIGHT	SEH
4	4/30/2021	REVISED PER COUNTY COMMENTS	SEH
3	4/1/2021	PACKAGE STORE SEPARATION DEVIATION	SEH
2	3/29/2021	ADD INTERNAL RETAIL TRACT LINES AND SIGN PACKAGE	SEH
1	4/17/2020	SUFFICIENCY RESPONSE	SEH

BANKS
ENGINEERING

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

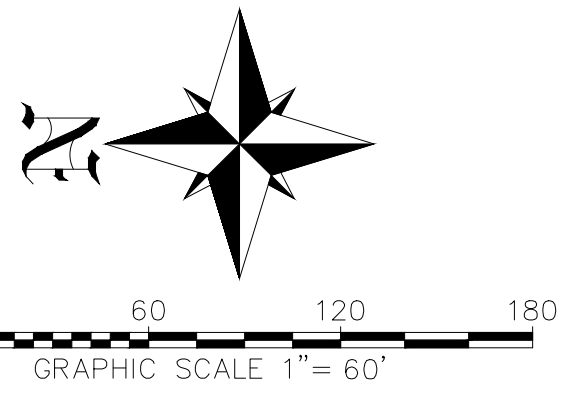
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

MASTER CONCEPT PLAN
CALUSA CAY - CPD
LEE COUNTY, FLORIDA

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

S:\JOBS\15X\1585CAY-CALUSA CAY\DOCUMENTS\ZONING\MASTER CONCEPT PLAN.DWG 8/25/2022 12:12 PM JORGE SANCHEZ



LEGEND

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

- REQUESTED DEVIATION
- CONCEPTUAL INGRESS/EGRESS LOCATION

SITE DATA

TOTAL SITE AREA:	26.77 ACRES
R.O.W. AND BUFFER TRACT:	1.98 ACRES
PROPOSED LAKE AREA:	1.34 ACRES
PRESERVE AREAS	10.55 ACRES
COMMERCIAL FLOOR AREA:	MAXIMUM 149,600 SF ¹
MAXIMUM BUILDING HEIGHT:	35 FEET ²

RM-2
VACANT
URBAN
COMMUNITY

- ¹ MAXIMUM 59,600 S.F. COMMERCIAL FOR GROCERY AND RETAIL TRACTS
MAXIMUM 30,000 S.F. COMMERCIAL FOR OUTPARCELS 1, 2 & 3*
*PARCEL 3 MAY ALTERNATIVELY BE DEVELOPED WITH
MAXIMUM 60,000 S.F. SELF STORAGE

- ² SELF STORAGE USE ON PARCEL 3 MAXIMUM HEIGHT 38 FEET
ABOVE AVERAGE GRADE OR 45 FEET ABOVE MEAN SEA LEVEL,
WHICHEVER IS LOWER.

OPEN SPACE REQUIRED

26.77 ACRES X 30% = 8.03 ACRES

OPEN SPACE PROVIDED

OUTPARCELS (10%)	0.36 ACRES
SHOPPING CENTER	12.93 ACRES
TOTAL	13.29 ACRES

INDEIGENOUS VEGETATION REQUIRED

8.03 ACRES X 50% = 4.02 ACRES

INDEIGENOUS VEGETATION PROVIDED

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

NOTES:

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

DEED OF
CONSERVATION EASEMENT
(I.N. 2014000072997)

PRESERVE
AREA

EXISTING LAKE 1
0.84 AC.

PROPOSED RETAIL
TRACT LINES

20.0'
L.M.E.

PROPOSED RETAIL
TRACT LINES

PRE-TREATMENT
AREA
0.58 AC.

RETAIL
7,000 SF

PACKAGE
STORE

GROCERY
29,100 SF

TO PACKAGE STORE PUBLIC
ENTRANCE/EXIT

PUBLIX TRACT
EXEMPT FROM SETBACK
TO RETAIL TRACT

RETAIL TRACT 1.24± AC.
MAXIMUM HEIGHT 35'
EXEMPT FROM ALL OTHER
PROPERTY DEVELOPMENT
REGULATIONS

RETAIL
23,500 SF

PROPOSED RETAIL
TRACT LINES

SEE SIGN
PACKAGE

FUTURE
PARCEL 2
1.13± AC.

SEE SIGN
PACKAGE

FUTURE
PARCEL 1
1.16± AC.

10.0' P.U.E.

RIGHT OF WAY AND
BUFFER TRACT 1.98± AC.

AG-2
PUBLIC SCHOOL
URBAN
COMMUNITY

AG-2
UNDEVELOPED
URBAN
COMMUNITY

C-1A
RETAIL
URBAN
COMMUNITY

C-1A
BANK
URBAN
COMMUNITY

BALD EAGLE
NEST LE-081

CG
CONVENIENCE STORE
URBAN
COMMUNITY

CG
OFFICE
URBAN
COMMUNITY

CG
WAREHOUSE
URBAN
COMMUNITY

TFC-2
SINGLE-FAMILY
URBAN
COMMUNITY

PREPARED FOR:

LAKE JEFFERSON, LLC
3050 NORTH HORSESHOE DRIVE, SUITE 105
NAPLES, FL. 34104

NO.	DATE	REVISION DESCRIPTION	BY
8	8/25/2022	48-HOUR NOTICE	SEH
7	7/14/2022	POST-SUFFICIENCY SUBMITTAL SHOWING EAGLE NEST BUFFER	SEH
6	5/19/2022	DCI 2022-00017 SUFFICIENCY RESPONSE	SEH
5	3/17/2022	UPDATE 5' & PARCEL 3 HEIGHT	SEH
4	4/30/2021	REVISED PER COUNTY COMMENTS	TRL
3	4/1/2021	PACKAGE STORE SEPARATION DEVIATION	SEH
2	3/29/2021	ADD INTERNAL RETAIL TRACT LINES AND SIGN PACKAGE	SEH
1	4/17/2020	SUFFICIENCY RESPONSE	SEH

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

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

MASTER CONCEPT PLAN
CALUSA CAY - CPD
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
4/20/2020	1585P	MCP	DBA	JLS	SEH	1"=60'	1



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

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

CALUSA CAY CPD

PROJECT NO. F1205.02

PREPARED BY:

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

REVISED:

November 11, 2021



CONTENTS

I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. TRIP GENERATION COMPARISON

IX. CONCLUSION



I. INTRODUCTION

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

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

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

II. EXISTING CONDITIONS

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

F1205.02/Rev Nov 2021





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

III. PROPOSED DEVELOPMENT

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

Table 1
Calusa Cay CPD
Land Uses

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

IV. TRIP GENERATION

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



Table 2
Trip Generation – Total Trips
Calusa Cay CPD

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

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

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

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



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

Table 3
Trip Generation – Diverted Link Trips
Calusa Cay CPD

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

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

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



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

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

Table 4
Trip Generation – Net New Trips
Calusa Cay CPD

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

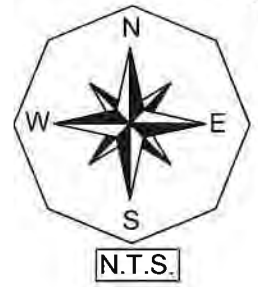
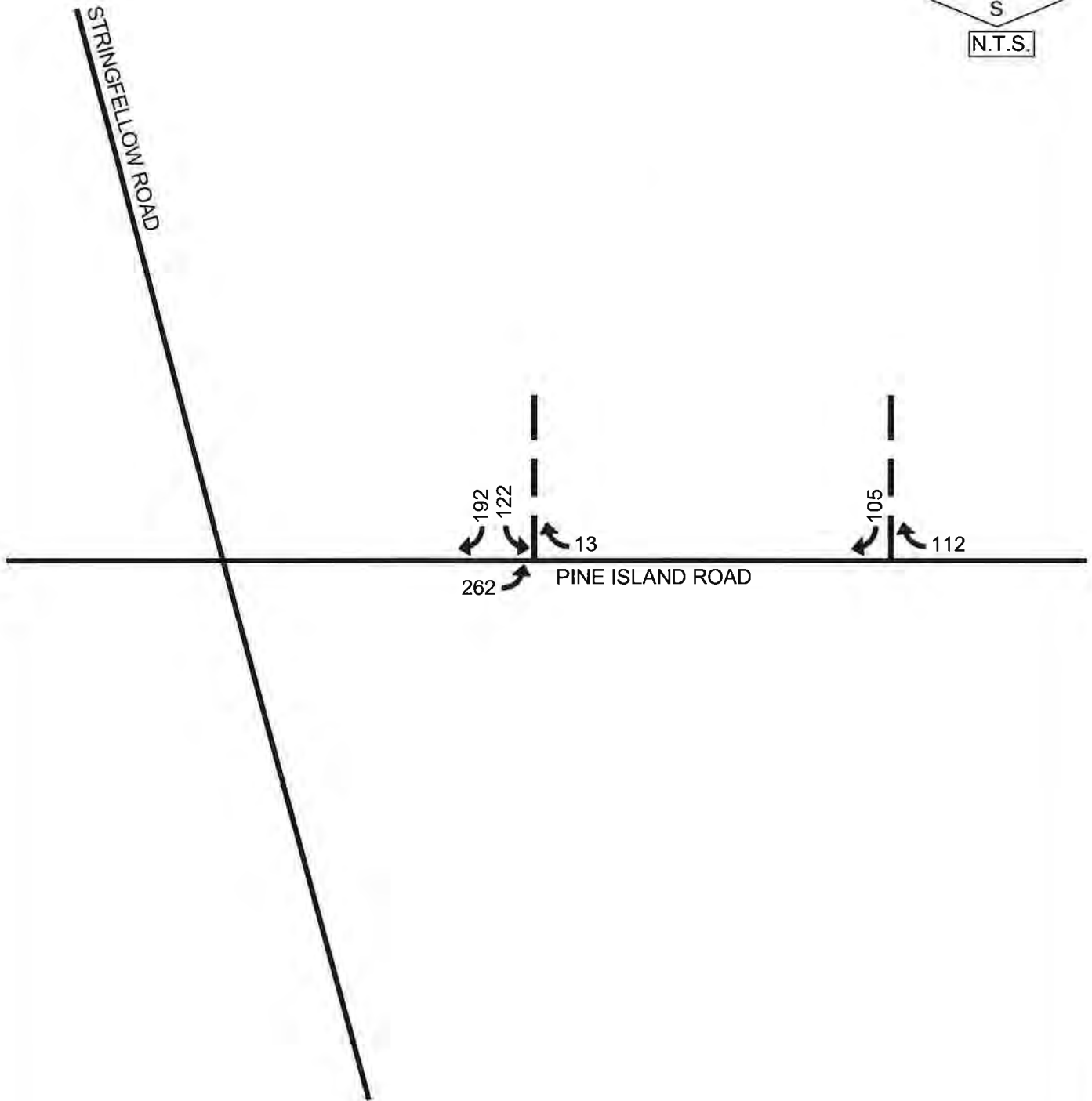


V. TRIP DISTRIBUTION

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

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

F1205.02/Rev Nov 2021



LEGEND

← 000 WEEKDAY PM PEAK HOUR TRAFFIC

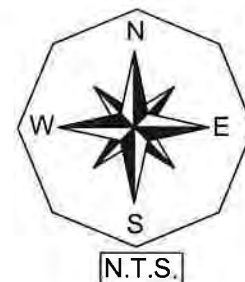
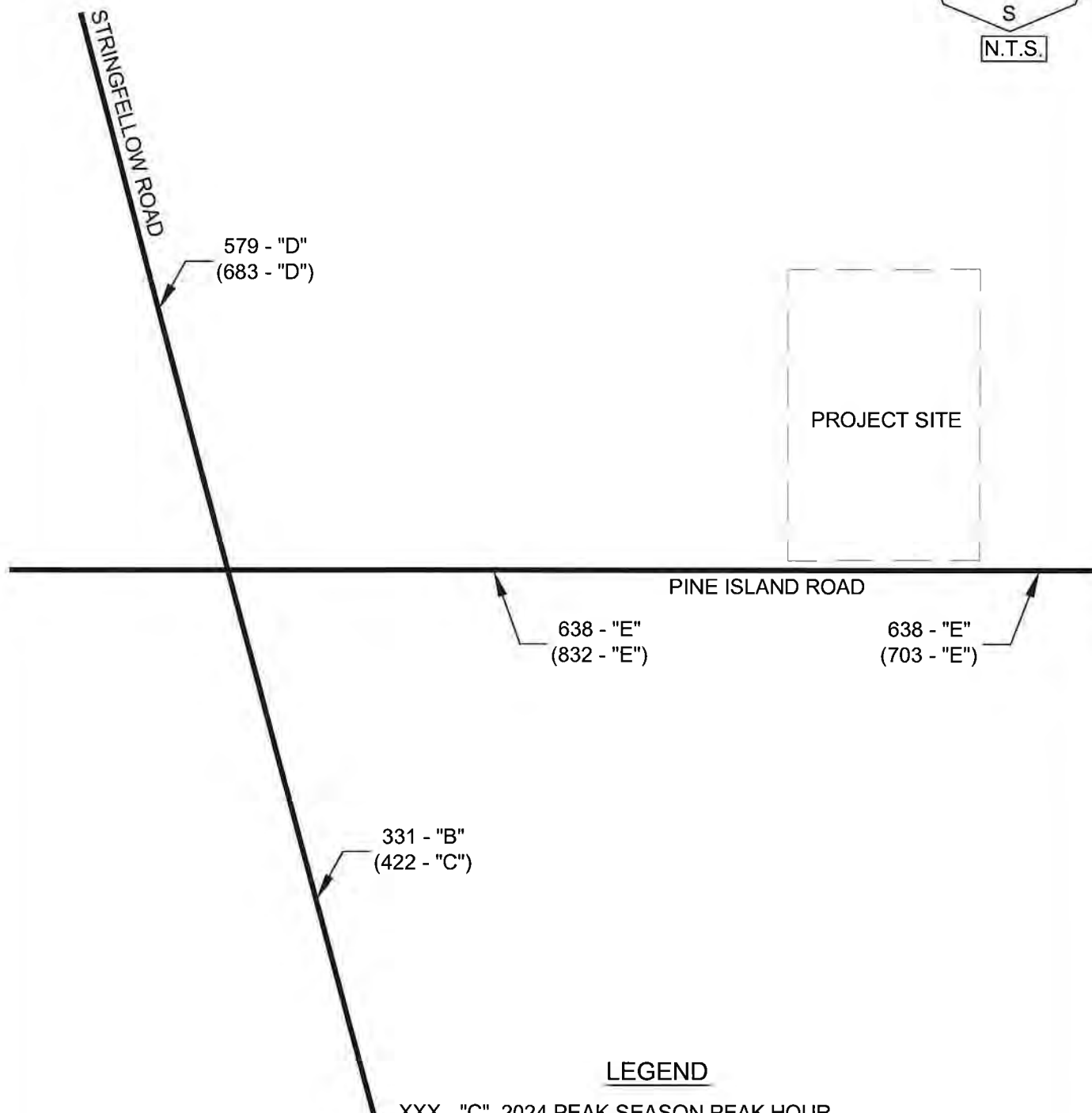


VI. FUTURE TRAFFIC CONDITIONS

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

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

F1205.02/Rev Nov 2021



LEGEND

XXX - "C" 2024 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

(XXX - "C") 2024 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS PM PROJECT TRAFFIC
AND LEVEL OF SERVICE DESIGNATION



VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

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

VIII. TRIP GENERATION COMPARISON

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

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

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



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

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

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

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

IX. CONCLUSION

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

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

APPENDIX

TABLES 1A & 2A

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS

TOTAL PROJECT TRAFFIC PM = 493										VPH	IN=	234	OUT=	259													

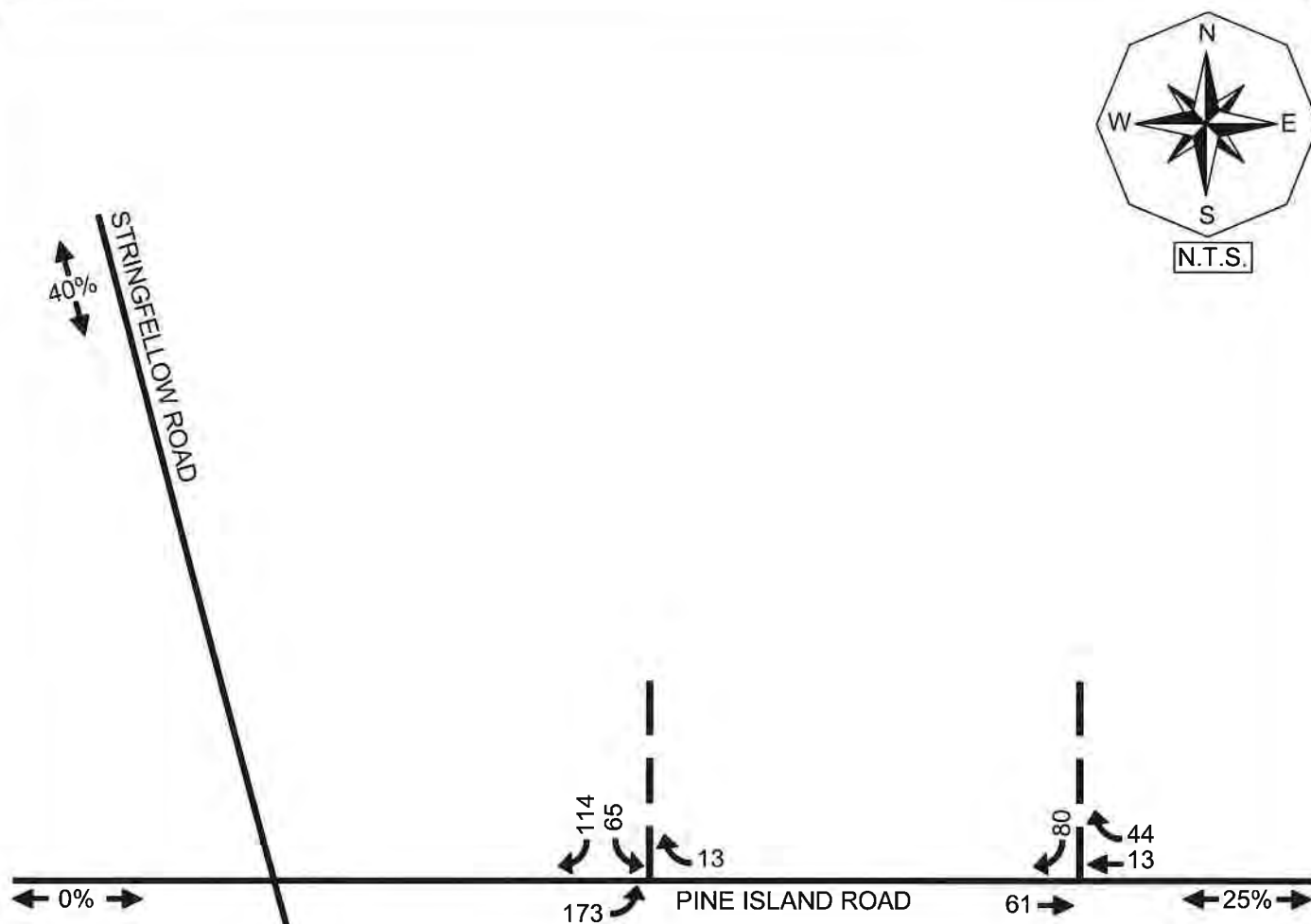
¹ The 2019 Peak Hour, Peak Season, Peak Direction Traffic Volume was obtained from the 2020 Lee County Public Facilities and Level of Service Report

100th Highest Hour LOS Analysis

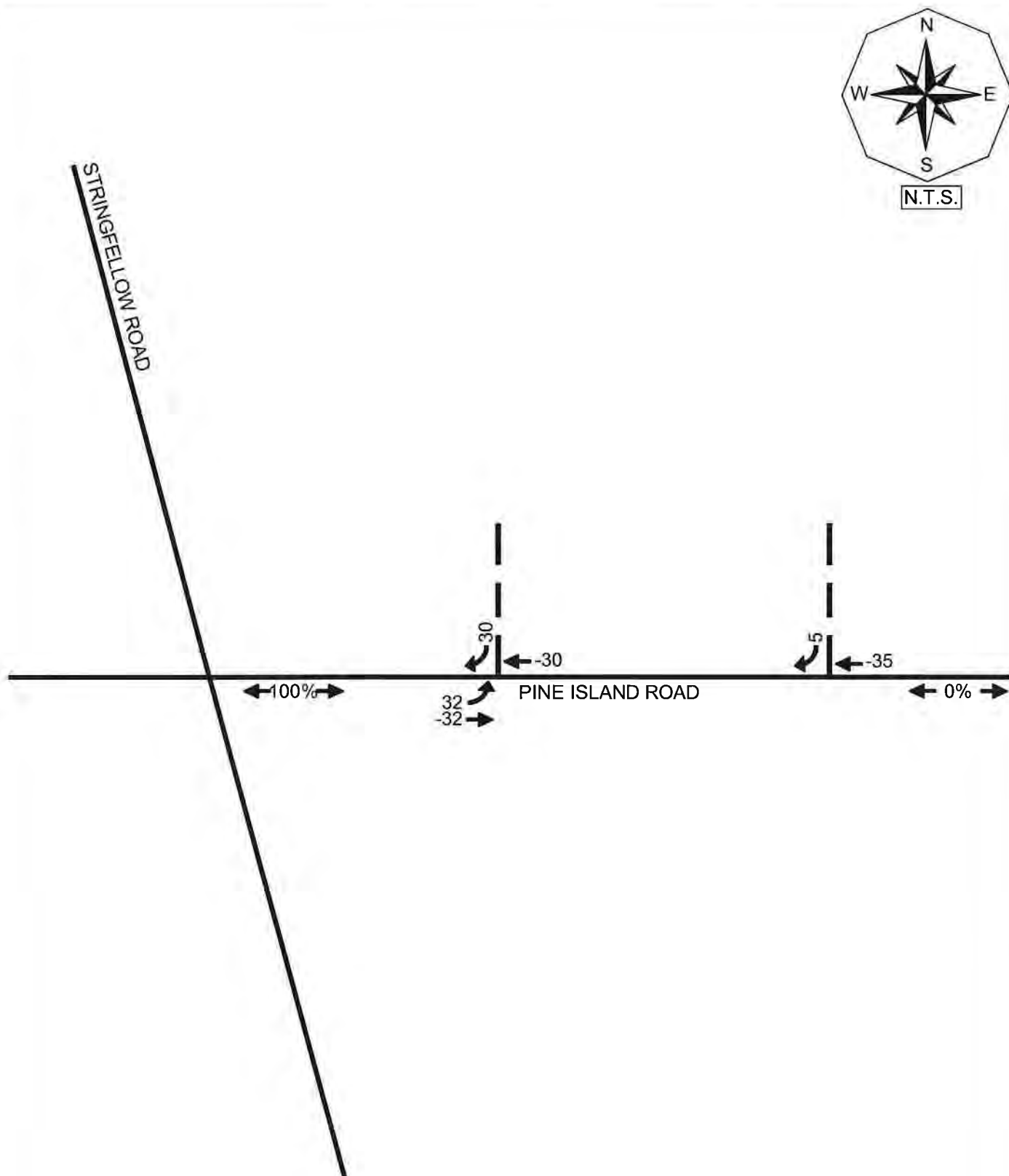
		2024			2024
					BCKGRND
					+ PM PROJ
					TRAFFIC
					E
					E
					E
					E. of Stringfellow
					E. of Site Access
					N. of Pine Island Rd.
					S. of Pine Island Road
					D
					C

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

F1205.02/Rev Nov 2021

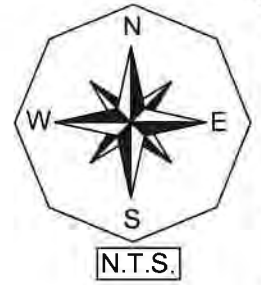
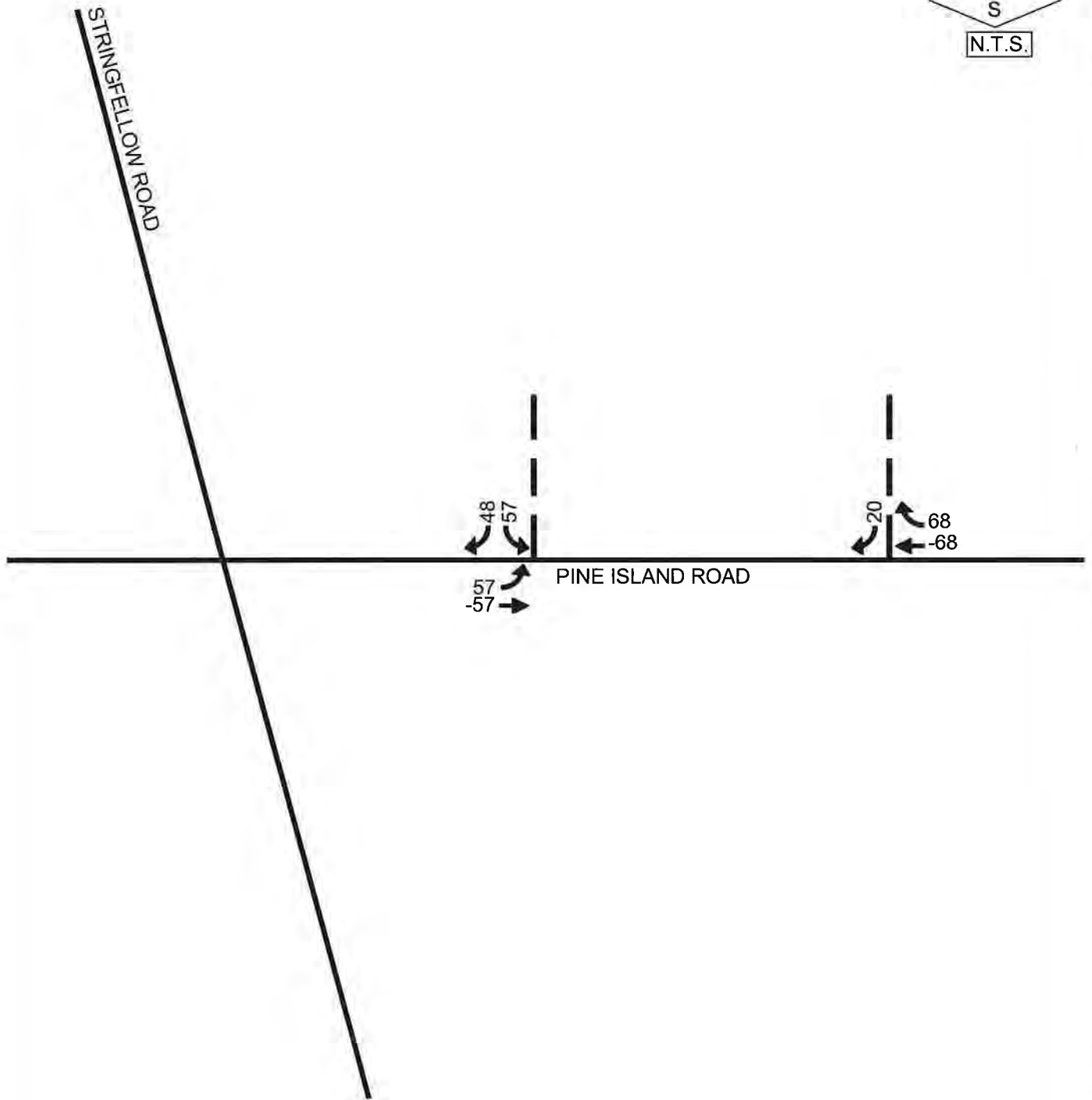


F:\205.02\Rev Nov 2021

**LEGEND**

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

F1205.02/Rev Nov 2021



LEGEND

← 000 WEEKDAY PM PEAK HOUR TRAFFIC

ITE PASS-BY DATA FOR LUC 820

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

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

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

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

Average Pass-By Trip Percentage: 34

“—” means no data were provided

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

5/25/2020

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

LINK NO	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2019 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
13500	IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,017	B	1,069	*
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	1,045	B	1,067	
13600	IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	381	C	460	
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	79	C	251	
13800	JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	660	B	876	Joel Blvd CPD
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	495	D	520	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	62	C	72	old count projection
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	256	C	267	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	277	C	291	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	106	C	120	old count projection(2010)
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	324	C	340	*
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,202	B	2,318	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,161	B	2,340	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	2,131	B	2,240	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	630	B	662	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	630	B	665	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	544	D	614	old count projection(2015)
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	832	B	867	*
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	650	D	706	
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	470	C	494	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	417	C	439	*
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	B	326	B	401	4 Ln design & ROW
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	273	C	287	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	77	C	89	old count projection
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	B	1,153	B	1,212	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,114	B	1,170	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	964	B	1,022	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	964	A	1,013	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR BLVD/G	IONA LOOP RD	4LD	D	2,100	C	1,594	C	1,731	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	2,100	C	1,594	C	1,731	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	2,100	C	1,832	D	2,082	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	2,100	C	1,832	D	2,082	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	924	C	792	C	861	Constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	970	B	1,187	F	1,260	Constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	970	F	1,187	F	1,260	Constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	1,123	C	1,391	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	2,100	C	1,193	C	1,441	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	2,100	C	1,544	C	1,764	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	2,100	C	1,615	C	1,845	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	3,171	C	1,381	C	1,945	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	C	180	
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	C	183	
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	182	C	206	old count projection(2009)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	68	C	71	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	114	C	134	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	120	C	126	
18200	NO RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	156	B	275	
18300	NO RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	156	B	301	
18400	NO RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	108	A	141	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	82	C	95	old count projection
19100	ORANGE GROVE BLVD	CLUB ENTR	HANCOCK B. PKWY	2LN	E	860	C	393	C	488	old count(2009)
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	590	C	620	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	427	C	449	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	427	C	461	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	130	C	136	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	B	764	C	803	
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	B	749	C	788	4 Ln design & ROW
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	382	B	402	4 Ln design & ROW
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	2,100	C	1,175	C	1,310	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	3,171	C	1,199	C	1,310	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	3,171	C	1,701	C	2,056	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	2,100	C	1,774	C	1,824	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	3,280	B	1,361	B	1,421	
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	1,607	C	1,180	C	1,234	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	2,210	B	954	B	1,006	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	395	C	418	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	197	C	207	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	173	C	185	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	607	E	657	Constrained

5/25/2020

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

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2019 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,696	C	1,843	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,690	C	1,750	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	499	C	545	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	286	C	545	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	286	C	301	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	288	C	417	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	672	D	706	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	841	C	884	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	B	774	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,164	B	1,239	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	953	B	1,002	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	93	C	98	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	79	C	91	*
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	79	C	83	*
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS B.	MAIN ST	2LD	D	970	D	1,055	D	1,176	Constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,055	C	1,176	PD&E Study
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	970	C	744	C	847	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	2,100	C	744	C	847	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	427	C	449	*
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	484	C	508	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	944	E	992	
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	2LN	E	860	C	290	C	304	*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,778	C	1,950	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,398	B	1,469	
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT	4LD	E	1,900	B	1,149	B	1,352	
23800	SIX MILE CYPRESS	WINKLER EXT	CHALLENGER BLVD	4LD	E	1,900	B	1,050	B	1,104	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,050	A	1,104	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	402	C	423	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	644	D	677	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	643	C	610	PD&E/SEIR Study
24300	SR 31 (ARCADIA RD)	SR 86	COUNTY LINE	2LN	C	820	C	564	C	460	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	189	C	215	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	551	D	652	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	C	551	D	648	
24900	SUMMERLIN RD	MCGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,919	A	2,149	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,919	A	2,016	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,919	A	2,016	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,454	C	1,552	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,783	B	1,874	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,916	B	2,014	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,916	B	2,014	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,260	D	1,324	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,260	D	1,324	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	42	C	53	
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	369	C	388	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	369	C	388	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	D	596	D	626	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	D	623	D	655	
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	650	D	683	
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,230	B	1,413	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	A	623	B	724	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	A	633	B	976	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	163	C	171	old count(2010)
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	203	D	716	Elementry U.
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,272	A	1,510	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	880	A	924	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	880	A	924	
29800	US 41 (S TAMIAAMI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,662	C	2,712	
29900	US 41 (S TAMIAAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	2,422	C	2,485	
30000	US 41 (S TAMIAAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,623	C	2,686	
30100	US 41 (S TAMIAAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,623	C	2,730	
30200	US 41 (S TAMIAAMI TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	3,171	C	2,905	D	3,092	

LEE COUNTY LINK SPECIFIC SERVICE VOLUMES

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

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

JUNE, 2016

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

PAGE 5

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TRIP GENERATION EQUATIONS

Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 16

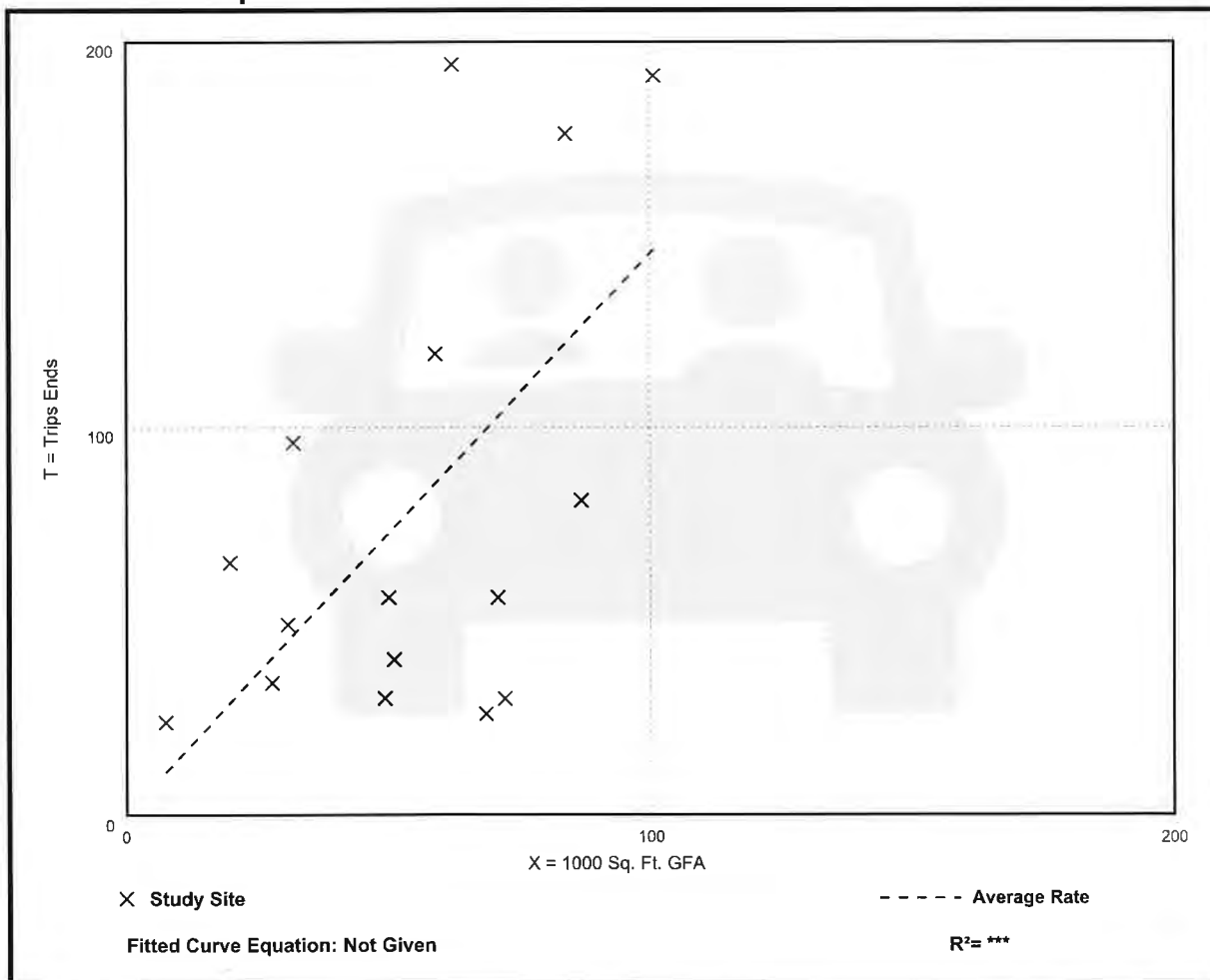
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

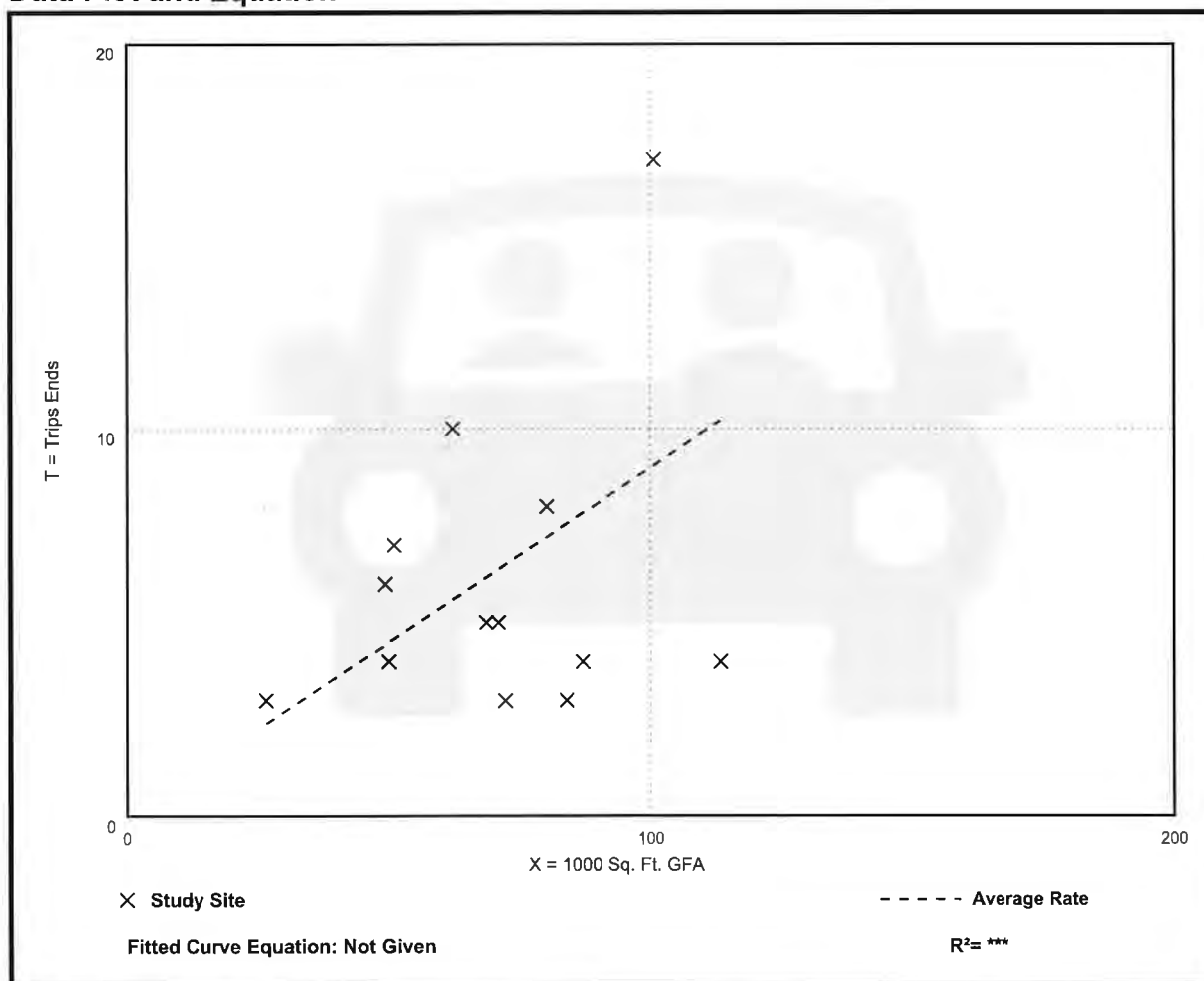
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

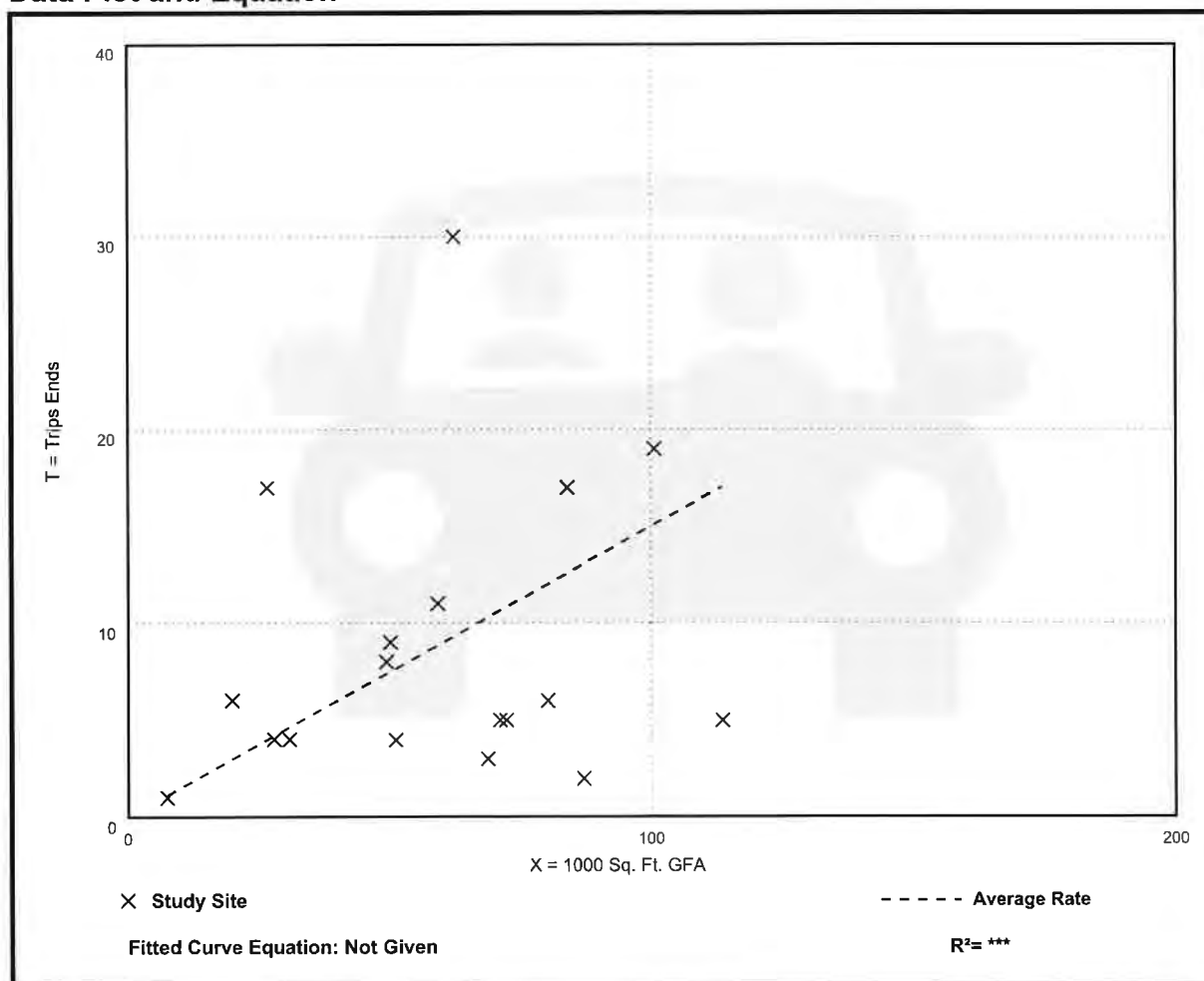
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 17

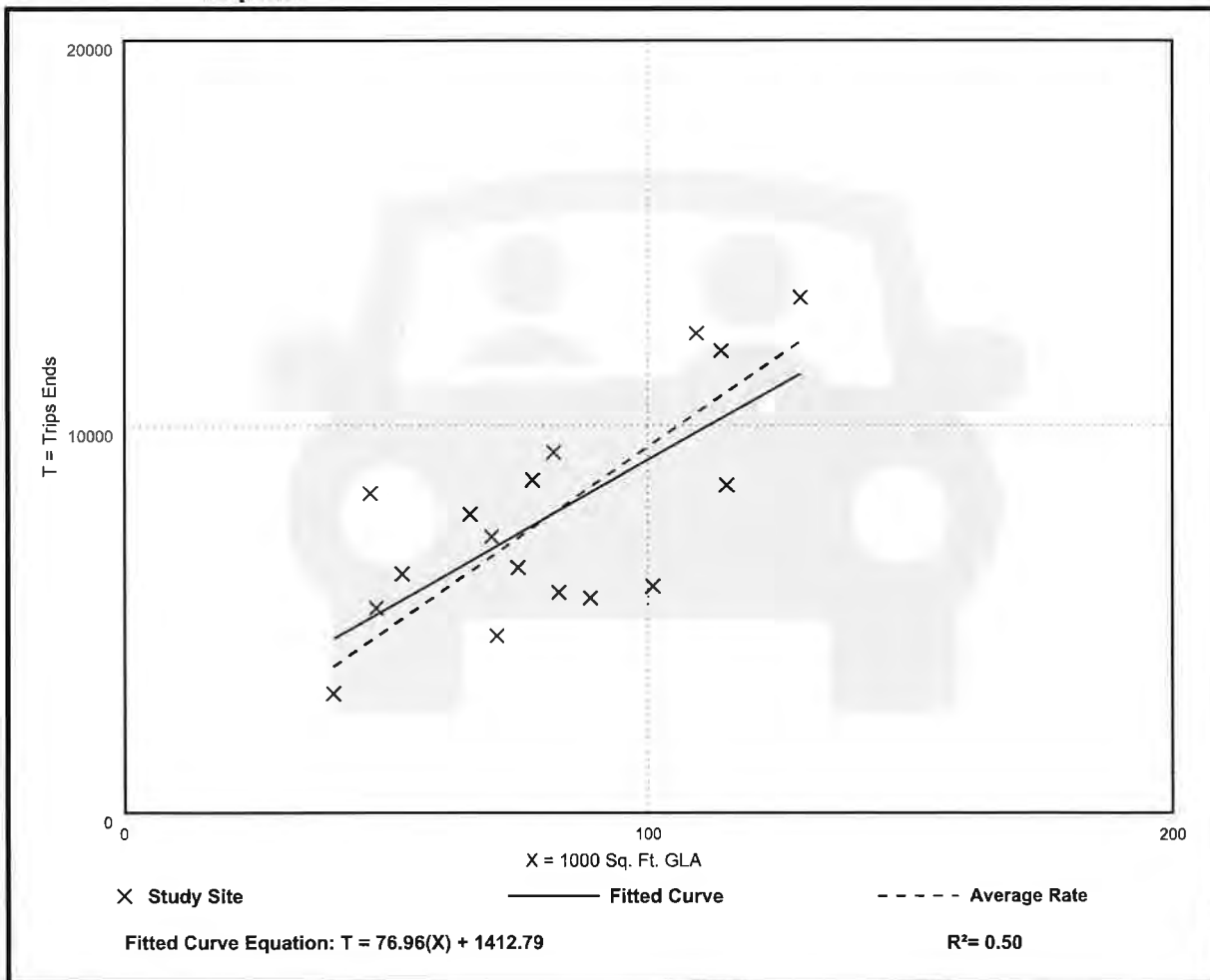
Avg. 1000 Sq. Ft. GLA: 81

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



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

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

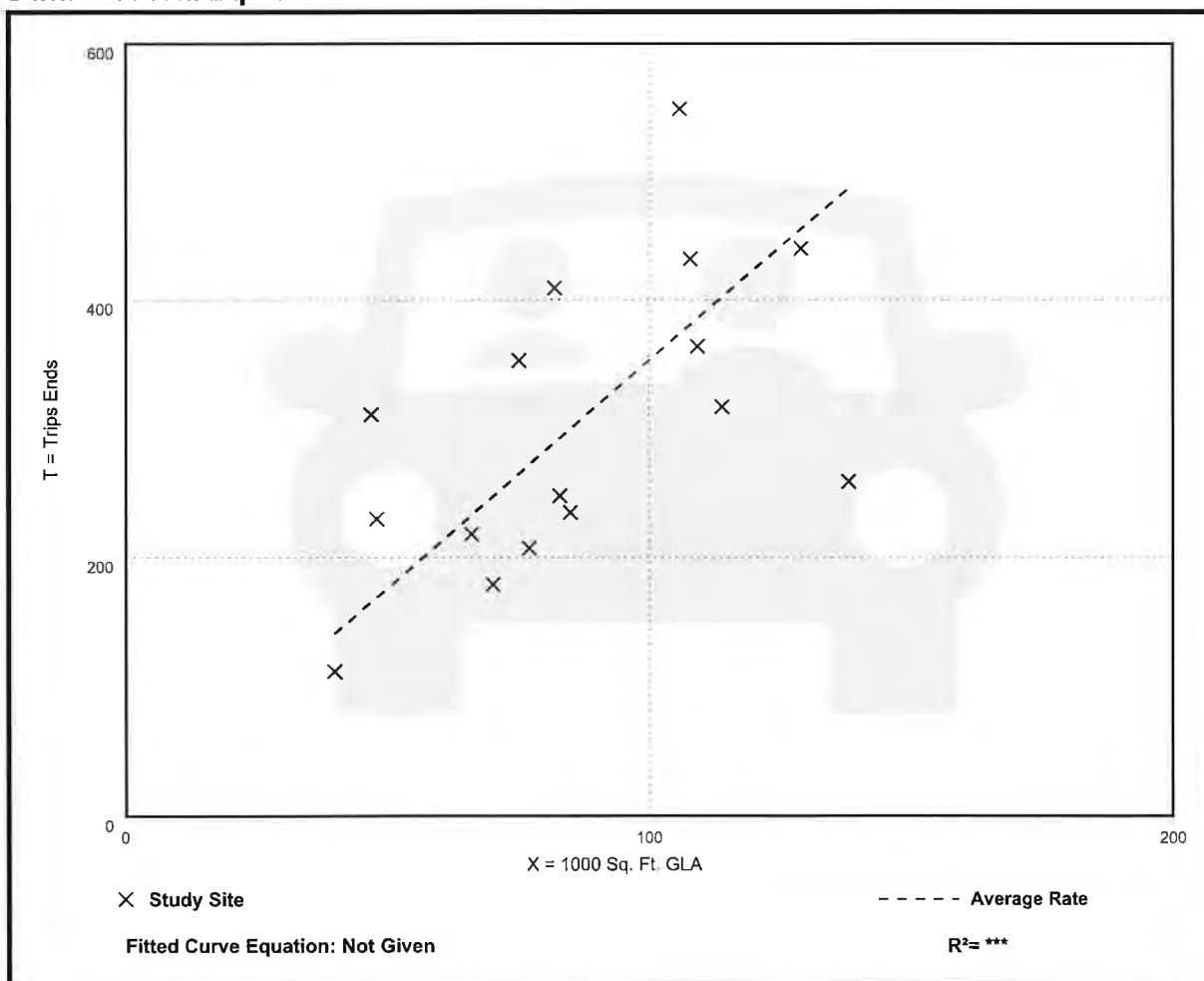
Avg. 1000 Sq. Ft. GLA: 86

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



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

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

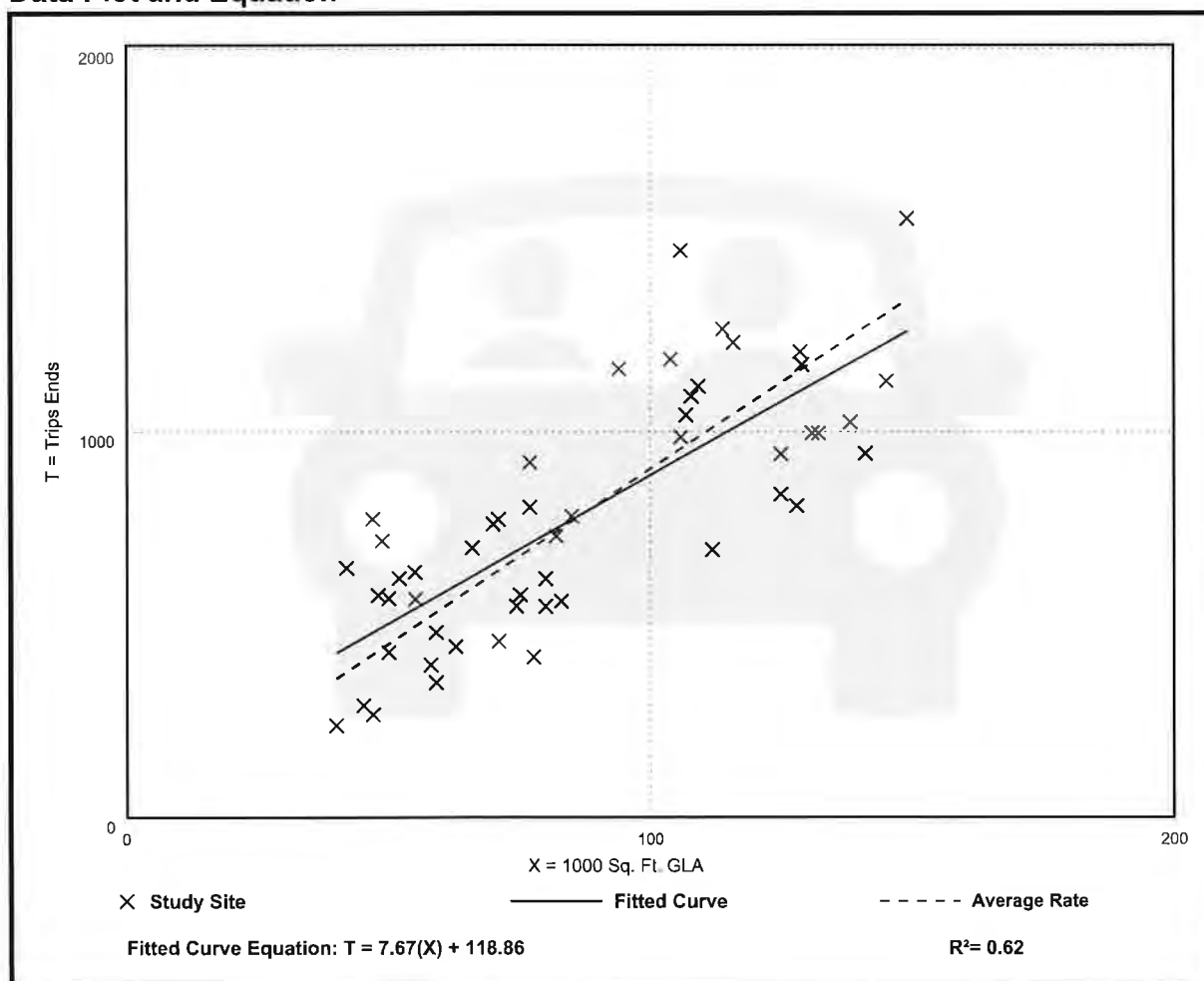
Avg. 1000 Sq. Ft. GLA: 87

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation





REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

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

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

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

State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

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

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

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

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

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

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

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

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

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

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

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

Signature of Applicant

October 1, 2021

Date

.....
FOR STAFF USE ONLY

DIRECTOR'S DECISION:

☐

Request Denied

☒

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

☒

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

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

Director Signature

Date

GEN2021-00364

Legal

Items #1 and #2 (HxS)

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

Environmental Sciences (EAW)

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

Item # 9 Master Concept Plan (PHD)

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