



## Board of County Commissioners

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County Attorney

Donna Marie Collins  
County Hearing  
Examiner

September 26, 2022

Ray Eubanks, Plan Processing Administrator  
State Land Planning Agency  
Caldwell Building  
107 East Madison – MSC 160  
Tallahassee, FL 32399-4120

**Re: Amendment to the Lee Plan  
Transmittal Submission Package  
CPA2021-00015, Greenwell SR31**

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163.3184(3) for Expedited State Review, please find attached the proposed Comprehensive Plan Amendment, known locally as CPA2021-00015 (Greenwell SR 31). The amendment is as follows:

***CPA2021-00015, Greenwell SR 31:***

Amend the Future Land Use Map (Map 1A) to re-designate the future land use categories of approximately 265 acres from the Rural and Wetlands to Outlying Suburban and Wetlands; amend the Lee County Utilities (LCU) Future Water Service Areas (Map 4A) to add property to the service area; and, amend Table 1(b) to accommodate the development.

The Local Planning Agency held a public meeting for the plan amendment on July 25, 2022. The Board of County Commissioners voted to transmit the amendment on September 21, 2022. The proposed amendment is not applicable to an area of critical state concern. The Board of County Commissioners stated their intent to hold an adoption hearing following the receipt of the review agencies' comments.

The name, title, address, telephone number, and email address of the person for the local government who is most familiar with the proposed amendment is as follows:

Mr. Brandon Dunn, Principal Planner  
Lee County Planning Section  
P.O. Box 398  
Fort Myers, Florida 33902-0398  
(239) 533-8585  
Email: bdunn@leegov.com

By copy of this letter and its attachments, I certify that this amendment and supporting data and analysis have been sent on this date to the agencies listed below.

Sincerely,

**Lee County Department of Community Development  
Planning Section**



Mikki Rozdolski,  
Manager, Community Development Operations

Cc     Brandon Dunn, Planner, Principal  
         Case File

All documents and reports attendant to this transmittal are also being sent by copy of this cover in an electronic format to:

Comprehensive Plan Review  
Department of Agriculture and Consumer Services

Morgan Runion, AICP  
Department of Education

Plan Review  
Department of Environmental Protection

Alissa S. Lotane  
Florida Department of State

Scott Sanders  
Florida Fish and Wildlife Conservation Commission

Vitor Suguri  
FDOT District One

Ms. Margaret Wuerstle  
Southwest Florida Regional Planning Council

Terry Manning, AICP  
South Florida Water Management District

# The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

LCBC-COUNTY ADMINISTRATION  
2115 2ND ST  
FORT MYERS, FL 33901

State of Wisconsin, County of Brown:

Before the undersigned authority personally appeared

D. Roberts, 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

## Notice of Meetings

In the Twentieth Judicial Circuit Court was published in said  
newspaper editions dated or by publication on the newspaper's  
website, if authorized, on:

09/09/2022

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 19th of September  
2022, by legal clerk who is personally known to me.

D. Roberts

Affiant

Kathleen Allen

Notary State of Wisconsin, County of Brown

1-7-25

My commission expires

## NOTICE OF PROPOSED AMENDMENT TO THE LEE COUNTY COMPREHENSIVE LAND USE PLAN (TRANSMITTAL HEARING)

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, September 21, 2022. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Economic Opportunity:

CPA2021-00015 Greenwell SR31 - Amend the Future Land Use Map (Map 1A) to re-designate the future land use categories of approximately 265.33 acres (76.82 acres, as requested by the applicant, and an additional 188.51 acres as recommended by staff) from Rural and Wetlands to Outlying Suburban and Wetlands; amend the Lee County Utilities (LCU) Future Water Service Areas (Map 4A) to add property to the service area; and, amend Table 1(b) to accommodate future development.

Applicant's property is located on the east side of SR31, approximately 0.25 miles south of North River Road, in the North Olga Community Plan area. The proposed amendments provide a unified land use adjacent to SR31 and will provide for future development of a mixture of uses.

This transmittal hearing is the first step in a two-step public hearing process to amend the Lee Plan. A second hearing will follow the Department of Economic Opportunity's review of the application.

Documentation for the Proposed Comprehensive Plan Amendment is available at <https://www.leegov.com/dcd/planning/cpa> or at the Department of Community Development located at 1500 Monroe Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of this Comprehensive Plan Amendment may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact Joan LaGuardia, (239) 839-6038, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.  
AD#5405427 9/9/22

# of Affidavits: 1

This is not an invoice

KATHLEEN ALLEN  
Notary Public  
State of Wisconsin



# STAFF REPORT FOR CPA2021-00015: Greenwell SR31 Map & Text Amendment



*Privately Initiated Map Amendment*

## Recommendation

Transmit

## Applicant

BCF Management Group, LLC

## Representative

Brian F. Farrar

BCF Management Group, LLC

## Property Size

76.82 acres

## Community Plan Areas

Northeast Lee County

North Olga

## Commissioner District

District 5

## Hearing Dates

LPA: 7/25/2022

BoCC #1: 9/21/2022

BoCC #2: TBD

## Attachment(s):

1: Staff Recommendation

2: Applicant Request

## REQUEST

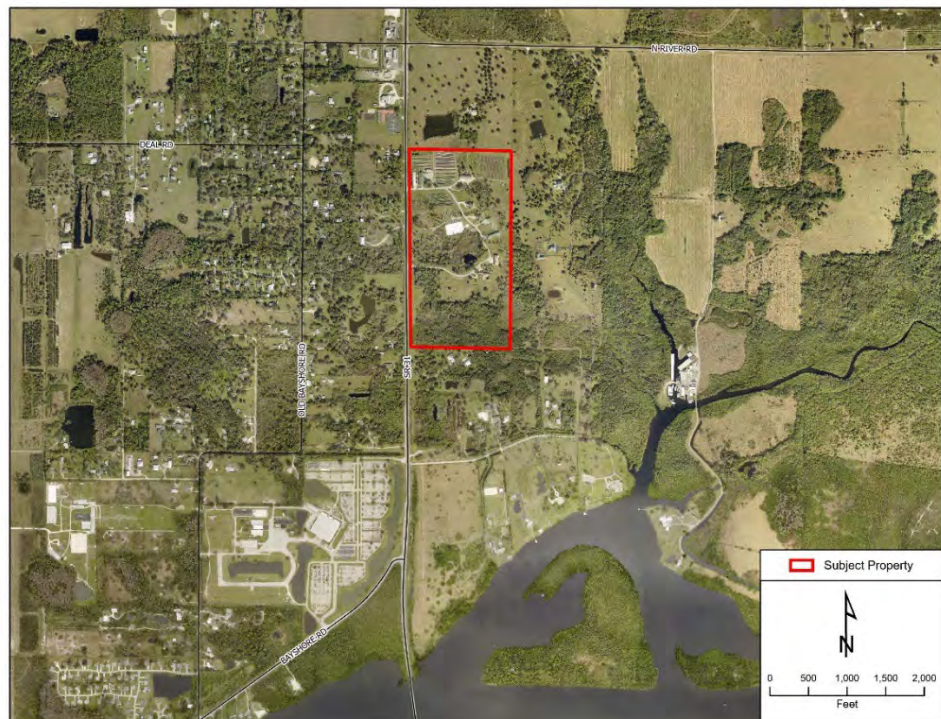
Amend the Future Land Use Map (Map 1A) to re-designate the future land use categories of approximately 76.82 acres from the Rural and Wetlands to Outlying Suburban and Wetlands; amend the Lee County Utilities (LCU) Future Water Service Areas (Map 4A) to add property to the service area; and, amend Table 1(b) to accommodate future development.

## SUMMARY

The amendment to the Future Land Use Map will change the allowable density and uses of the subject property from 1 dwelling unit an acre with types of commercial uses limited by Policy 6.1.2 to allow up to 3 dwelling units an acre without the commercial limitations set forth in Policy 6.1.2. This change corresponds with the proposed amendment to the Year 2045 Allocations (Table 1(b)). The amendment to the LCU Future Water Service Areas map, adding the subject property to the LCU water service area, allows for future connection to LCU's potable water. These proposed amendments will accommodate the development of up to 400,000 square feet of commercial uses and a maximum of 125 dwelling units on the subject property.

## PROJECT LOCATION

The property is located on the east side of SR 31, north of the Caloosahatchee River, and approximately 0.25 miles south of North River Road as shown below.



**RECOMMENDATION:** *Transmit the amendments as provided in Attachment 1*  
Based on input by the LPA, staff recommends adding 15 properties (188.51 acres) to the amendment area as discussed on pages 11-13 of this report.



**PART 1**  
**STAFF DISCUSSION AND ANALYSIS**

**CONCURRENT APPLICATION REVIEW**

The applicant has filed a companion rezoning application (DCI2021-00050) that is being reviewed concurrently with this plan amendment application. The applicant is seeking to rezone the subject property from AG-2 to a Mixed Use Planned Development (MPD) to allow up to 400,000 square feet of commercial and a maximum of 125 dwelling units.

Florida Statutes Chapter 163.3184(12) provides that “At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection.” This requires Lee County provide concurrent review of the rezoning request.

Even with the recommended transmittal of the proposed amendments, the applicant must demonstrate consistency with the Lee Plan, including the proposed amendments, in order for the companion rezoning to receive a favorable recommendation.

**SUBJECT PROPERTY**

The subject property contains 76.82+/- acres and includes four separate parcels. The property is currently in the Rural and Wetlands future land use categories and is zoned AG-2. One of the parcels of the subject property currently contains Produce 31 and Cracker Shack Café that are part of an agri-tourism business. In addition to the agri-tourism uses, the other three parcels contain single family homes and agricultural uses.

**SURROUNDING PROPERTIES**

The parcel located to the north of the subject property, at the southeast quadrant of the intersection of SR 31 and North River Road, contains a single family home. This property is in the Rural and Wetlands future land use categories and is zoned Agricultural (AG-2). Policy 6.1.2 provides that this parcel may develop Community Commercial<sup>1</sup> uses if approved as part of a planned development. Further north, on the north side of North River Road is the Babcock mixed use community. Within the Lee County portion of Babcock is 4,157.2 acres approved for 1,630 residential dwelling units and 1,170,000 square feet of non-residential uses.

South of the subject property, on the east side of SR31, are existing single family residential uses on lots ranging in size from approximately 1.4 acres to 45 acres. These properties are in the Rural future land use category and are zoned AG-2.

East of the subject property is an existing single family residential use, on a 128 acre parcel. This property is in the Rural and Wetlands future land use categories and is zoned AG-2. Further east is the proposed Owl Creek residential subdivision and Owl Creek Boat Works, an industrial zoned marina.

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<sup>1</sup> Community Commercial - Commercial development that provides for the sale of retail goods such as clothing, variety items, appliances, and furniture as well as goods that may be found in a neighborhood commercial development and has a gross floor area range of 100,000 to 400,000 square feet. (Lee Plan Glossary)

West of the subject property, on the west side of SR31, are existing single family residential uses on lots ranging in size from approximately 1 to 10 acres. These properties are in the Rural future land use category and are zoned AG-2.

The subject property as well as properties described above that are on the east side of SR 31 are within the North Olga Community Plan area. Properties described above on the west side of SR 31 are within the Bayshore Community Plan area.

## **LEE PLAN ANALYSIS**

### **Current and Proposed Future Land Use Category**

The subject property is currently designated as Rural and Wetlands on the Future Land Use Map, which are described by Policy 1.4.1 (Rural) and Policy 1.5.1 (Wetland) of the Lee Plan.

**Policy 1.4.1** states that the Rural future land use category are areas that “are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community...These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre).”

**Policy 1.5.1** provides that “permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.” Policy 124.1.2 generally allows for uses that are permitted on adjacent uplands, if permits to impact the wetlands are obtained from the appropriate state agency or Water Management District.

The proposed amendment is to re-designate the subject property from Rural and Wetlands future land use categories to the Outlying Suburban and Wetlands future land use category. The proposed request will not re-designate any areas currently within the Wetlands future land use category.

Lee Plan **Policy 1.1.6** provides that the “Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.”

One of the main differences between the Rural and Outlying Suburban future land use categories is (1) the maximum density that is allowed – 1 dwelling unit an acre in the Rural future land use category and 3 dwelling units an acre in the Outlying Suburban future land use category. Another difference between the two categories is the treatment of non-residential uses. In the Rural future land use category non-residential uses are limited to those that are needed to serve the rural community and does not specifically mention industrial uses. In addition, the Rural future land use category is considered to be a Future Non-Urban Area, which limits commercial uses to 30,000 square feet or less based on Policy 6.1.2. In the Outlying Suburban future land use category commercial uses intended to serve residents outside of the rural community are allowed and Policy 6.1.2 would not apply as the Outlying Suburban future land

use category is a Future Suburban Area. However, industrial uses are specifically prohibited based on Policy 1.1.6.

### **Community Plan Areas**

The subject property is within the Northeast Lee County and North Olga Community Plan Areas as shown on Map 2-A of the Lee Plan. The Northeast Lee County Community Plan area is described in Lee Plan Goal 27 and the North Olga Community Plan area is described in Lee Plan Goal 29.

**Goal 27: Northeast Lee County Community Plan**, is to “Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands. Alva and North Olga will work cooperatively toward this goal through the objectives and policies that follow, and through their individual community plans.”

**Goal 29: North Olga Community Plan**, is to “Promote and support the unique rural character, heritage, economy, quality of life, and natural resources in the North Olga Community Plan area.”

The North Olga Community Plan area is contained wholly within the Northeast Lee County Community Plan area, which also contains the Alva Community Plan area. Both the Northeast Lee County and North Olga Community Plans (Goal 27 and Goal 29, respectively) generally discuss protecting existing community character through preservation of open spaces, clustering developments, landscape and architectural standards, protection of environmentally sensitive lands, and continuation of commercial agricultural uses.<sup>2</sup>

Both Community Plan area Goals, specifically in Policy 27.1.3 and Policy 29.1.2, also address the need to identify opportunities for a rural mixed use area. Policy 27.1.3, for Northeast Lee County, provides that the area for “rural mixed uses” should be connected to and compatible with adjacent areas. Policy 29.1.2, for North Olga, provides that Lee County along with service providers and land owners will “examine the need for a rural mixed use village center that provides for public meeting space, institutional uses, recreational opportunities, and local goods and services.”

Based on the existing Lee Plan designations, there are limited opportunities for commercial or a mixture of uses within the North Olga Community Plan area. Future land use categories within the North Olga Community Plan area are Rural, New Community, Density Reduction/Groundwater Resource (DR/GR), and Wetlands. Opportunities to create a mixed use area are limited in the Rural, DR/GR and Wetlands future land use categories due to allowable uses and densities/intensities.

There are also policies in the Northeast Lee County, North Olga, and Alva Community Plan areas that seek to preserve the rural character and scenic qualities of North River Road, protect its continued use in a manner that supports local commercial agriculture businesses and their continued viability, and allows for multiple types of users, including, automobile, pedestrians, bicyclist, and equestrians<sup>3</sup>. These policies make it more difficult to allow the development of a mixed use community as desired, along North River Road.

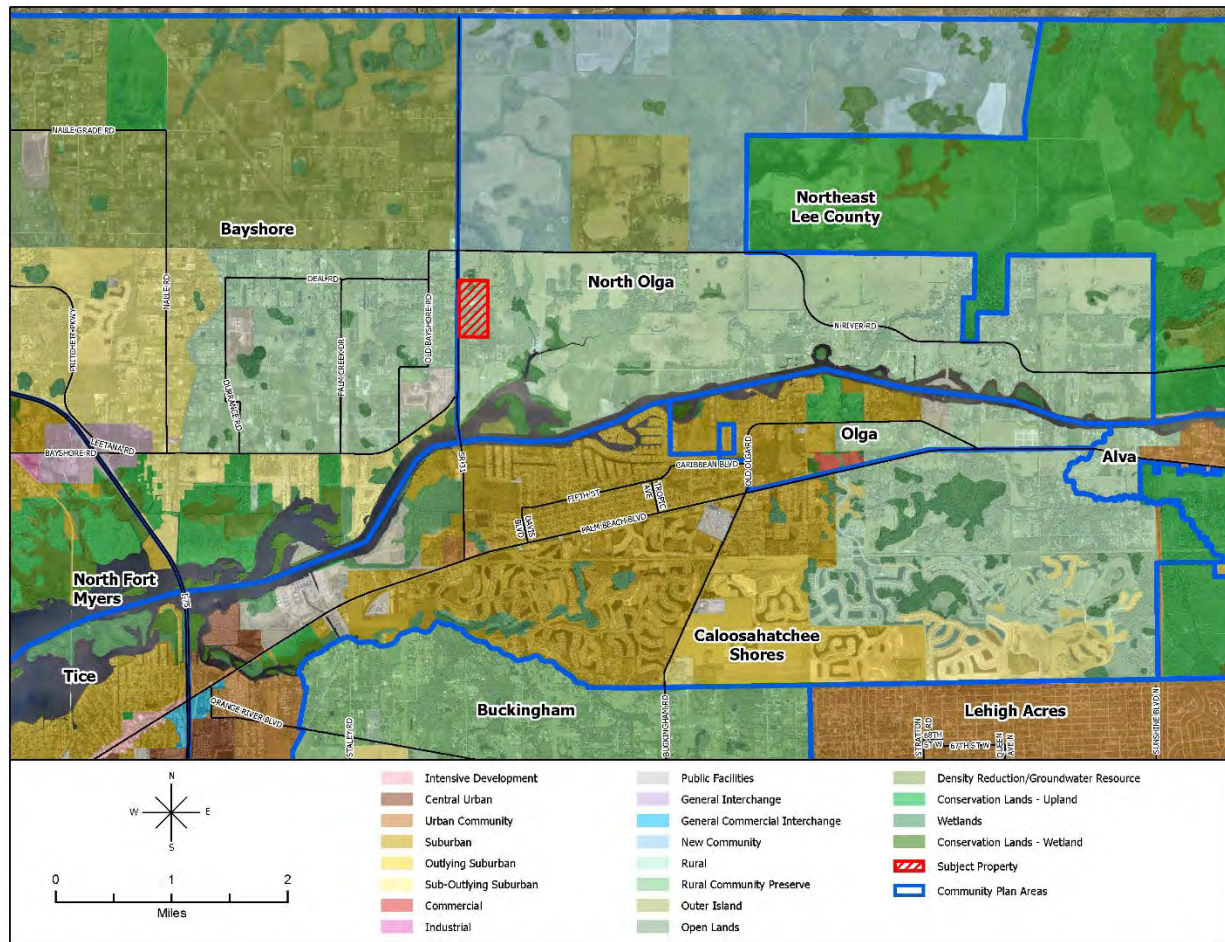
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<sup>2</sup> See Objectives 27.1, 29.1, and 29.3; and, Policies 27.1.1, 27.1.2, 27.1.4, 27.1.5, 27.1.6, 29.1.1, 29.1.3, and 29.3.3.

<sup>3</sup> See Objective 29.4; and Policies 24.4.1, 27.4.4, 28.4.4, 29.4.2, and 29.4.3.



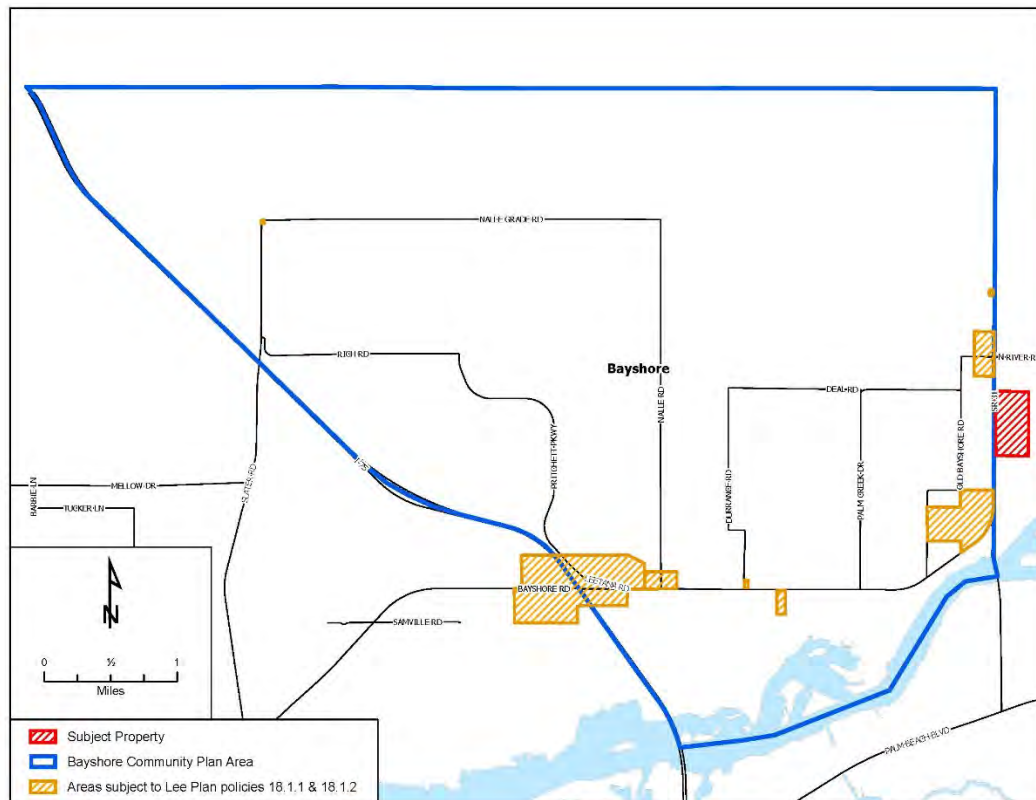
## Existing Future Land Use Designations



There are opportunities for commercial uses within the New Community future land use category as part of Babcock. Additional opportunities for commercial uses are provided by Policy 6.1.2 of the Lee Plan, which allows for Neighborhood Commercial within  $\frac{1}{4}$  mile of State Route 31 within the North Olga Community Plan area between the Caloosahatchee River and North River Road with the potential for Community Commercial for property at the intersection of North River Road and State Route 31. The opportunities for commercial uses within North Olga are concentrated along State Route 31.

Likewise, in the Bayshore Community Plan area, immediately to the east of the subject property, there are limited opportunities for commercial uses. Future land use categories within the Bayshore Community Plan area include the Rural, Open Lands, DR/GR, Wetlands, Sub-Outlying Suburban, and General Interchange. The Bayshore Community Plan area also limits opportunities for retail commercial to specific properties regardless of future land use category designation through Policies 18.1.1 and 18.1.2, which provide specific properties and intersections where retail commercial uses are allowed, further limiting possible locations for retail commercial uses.

As shown below potential retail commercial properties within the Bayshore Community Plan area are located mainly along State Route 31 and Bayshore Road (State Route 78).



*Areas consistent with Policies 18.1.1 and 18.2.1 for retail commercial uses in Bayshore, including the General Interchange in the North Fort Myers Community Plan area.*

As discussed above there are limited opportunities to create a mixed use village within the North Olga Community Plan area as provided in Policy 29.1.2. Amending the Future Land Use Map to include a future land use category that allows for up to three units an acre as well as increased commercial intensities in order to facilitate a development with a mixture of uses is consistent with **Policy 29.1.2** and **Policy 27.1.3**. The higher density allowed in the Outlying Suburban future land use category (relative to the Rural future land use category) will also allow for a wider mix of unit types and lot sizes than is currently available within the North Olga Community Plan area, consistent with **Policy 29.2.1**.

Consistent with **Policies 17.3.2, 17.3.3, 17.3.4, and 27.1.8**, the applicant conducted a public information meeting within the North Olga Community Plan area on March 2, 2022; and within the Alva Community Plan area on March 1, 2022. The attendees asked about improvements to the transportation network, types and pricing of housing that would be built, height of buildings, and if there were any plans for additional development east of this property.

### **Growth Management**

The proposed amendment would support development with an increased intensity and density from one dwelling unit an acre to three dwelling units an acre in a centralized location between two Community Plan areas that largely consist of low density future land use categories, with limited opportunities for commercial development. The subject property is located in an area where infrastructure and services are available (see discussion below in Service Availability), and with anticipated improvements to State Road 31. Re-designating the future land use category of the subject property from Rural to Outlying Suburban is consistent with **Goal 2**, which is to “To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.”

The Lee Plan provides that areas in the Rural future land use category “are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas”, while Policy 1.1.6 provides that the Outlying Suburban future land use category is “characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place.”

### **Coastal High Hazard Area**

A large portion of the subject property is within the Coastal High Hazard Area. The proposed Outlying Suburban future land use designation of the property will allow an increase of density within the Coastal High Hazard Area, which requires consideration of Policy 101.1.4 of the Conservation and Coastal Management Element.

**POLICY 101.1.4:** Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), Fla. Stat.:

1. Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or
2. Will maintain a 12 hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or
3. Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities.

As part of the concurrent rezoning application, the applicant has provided an analysis addressing the Coastal High Hazard Area and hurricane preparedness and mitigation for the subject property. Consistent with **Policy 101.1.4**, the concurrent rezoning will be conditioned to provide appropriate mitigation for the densities and intensities proposed as part of the concurrent rezoning.

### **LCU Future Water Service Area – Map 4-A Amendment**

The resulting gross density of the subject property, if the proposed Lee Plan amendments and concurrent rezoning is approved, will be a maximum of 3 dwelling units an acre, which exceeds the 2.5 dwelling units an acre that requires connection to public potable water system or sanitary sewer system.<sup>4</sup> LCU has water

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<sup>4</sup> Lee Plan Standards 4.1.1 and 4.1.2.



mains in close proximity to the subject property and the applicant is requesting to add the property to the Lee County Future Water Service Area, Map 4-A. LCU has capacity to serve the proposed project. The applicant has also stated intent to connect to the Florida Governmental Utilities Authority (FGUA) sanitary sewer system. FGUA has provided verification that their system has capacity to serve the proposed development.

Amending the Lee Plan to allow for connection to LCU's potable water is consistent with **Policy 126.1.4** of the Lee Plan, which requires development designs must maintain groundwater levels at or above existing levels. Connecting to the LCU's potable water system, will reduce stress on the shallow aquifer and help to maintain or improve groundwater levels near the subject property.

#### **Table 1(b)**

The request to amend Table 1(b) is consistent with Lee Plan Goal 5 which is to provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the 2045 projected population of Lee County. To maintain the 2045 Lee County adopted population accommodations, Table 1(b) is being amended to increase the residential acres in the Outlying Suburban future land use category and to decrease the residential acres in the Rural future land use category within the Northeast Lee County Planning District (Planning District #1). In order to make the population balance countywide, additional changes to Table 1(b) are also proposed, as shown in Attachment 1.

#### **Transportation:**

Access to the property is from State Route 31 which is a paved, state-maintained, arterial roadway. Lee Plan amendments require information both a short range (5 years) and long range (20+ years) level of service (LOS) analysis. Based on the information provided in the application materials:

Short Range Analysis: SR 31 from SR 80 to SR 78 is projected to operate at LOS "C" without the project and LOS "F" with the project in Year 2026.

Long Range Analysis: SR 31 from SR 78 to North River Rd, SR 80, east of SR 31 are projected to operate at LOS "F" with and without the project.

Transportation concurrency is not required per Florida Statutes Section 163.3180.

#### **Service Availability**

Consistent with Objective 2.2, there are adequate potable water, sanitary sewers, solid waste, police, fire/EMS, and schools services and facilities to accommodate the proposed amendment.

**Mass Transit:** The subject property is not within one-quarter mile of a fixed-route corridor, the closest bus stop is not within one-quarter mile of a bus stop, and the 2016 TDP does not identify the need for enhanced or additional transit services in the area.

**Utilities:** The subject property has access to water and sewer services. The proposed amendments will add the subject property to Lee Plan Map 4-A: Future Water Service Areas. Potable water is available from the North Lee County Water Treatment Plant. Wastewater service will be provided by FGUA and FGUA has capacity to serve the proposed development.

**Solid Waste:** The subject property has access to solid waste services. Solid waste collection services will be provided by Lee County using the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

**Fire:** The Bayshore Fire Protection and Rescue Service District indicated they are capable of providing fire protection.

**EMS:** The subject property has access to EMS services. In a letter dated November 7, 2021, Lee County Emergency Medical Services indicates they will be able to serve the property from Medic 11 located 3.6 miles south of the property, and a second EMS facility located 4 miles from the property.

**Police:** The Lee County Sheriff will provide law enforcement services primarily from the North District office in North Fort Myers. The Sheriff indicated in a letter dated November 12, 2021 that the development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

**Schools:** There is adequate school seat capacity to serve the subject property and the project's generation of middle and high school students. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school, however, capacity is available in the adjacent CSA.

## CONCLUSIONS

The proposed amendments to the Lee Plan are consistent with the Lee Plan as discussed in the report and summarized below.

- Amending the Future Land Use Map to include a future land use category that allows for up to three units an acre as well as increased commercial intensities in order to facilitate a development with a mixture of uses is consistent with **Policy 29.1.2 and Policy 27.1.3**.
- There are limited opportunities for commercial or a mixture of uses within the North Olga Community Plan area and the neighboring Bayshore Community Plan area.
- The applicant held separate public information meetings within the North Olga and Alva Community Plan areas as required by **Objective 17.3**.
- Lee County Utilities has capacity to serve the proposed project. Amending the Lee Plan to allow for connection to LCU's potable water is consistent with **Policy 126.1.4** of the Lee Plan.
- Infrastructure and services are available to the subject property, including anticipated improvements to State Road 31. Re-designating the future land use category of the subject property from Rural to Outlying Suburban is consistent with **Goal 2**.

For the reasons discussed in this staff report, Staff recommends that the Board of County Commissioners **transmit** the proposed amendments.

**PART 2**  
**LOCAL PLANNING AGENCY**  
**REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: July 25, 2022

**A. LOCAL PLANNING AGENCY REVIEW**

Applicant provided a presentation addressing the requested amendments, subject property, impact analysis, consistency with the Lee Plan, and concurrent rezoning.

Members of the LPA asked about neighborhood meetings, anticipated widening of SR 31, and availability of public water and sewer facilities. Staff and the applicant addressed the questions by the LPA.

Following this, staff made a presentation addressing the requested amendments, location of the property, and consistency with the Lee Plan.

Members of the LPA had questions about: potential development intensity and density increases, and the review process this amendment would go through with the State Reviewing Agencies.

There was public comment from two residents concerning the proposed amendment at the LPA Hearing. One of the speakers supported the proposed amendments in order to provide commercial uses and services within Northeast Lee County. The other speaker did not support the proposed amendment and expressed concern with flood zones, construction and timing of SR 31, residential density and commercial intensity.

Following public comments, the LPA discussed the merits of the proposed amendments, which included the potential density and intensity, the unknowns around timing and alignment of SR 31, consistency with the Lee Plan, and creating a doughnut hole of Outlying Suburban surrounded by lands within the Rural future land use category.

**B. LOCAL PLANNING AGENCY RECOMMENDATION**

A motion was made to recommend that the Board of County Commissioners transmit CPA2021-00015. The motion passed 3 to 2.

<b>RAYMOND BLACKSMITH</b>	<b>AYE</b>
<b>DUSTIN GARDNER</b>	<b>AYE</b>
<b>JAMES M. INK</b>	<b>ABSENT</b>
<b>ALICIA OLIVO</b>	<b>AYE</b>
<b>DON SCHROTENBOER</b>	<b>ABSENT</b>
<b>STAN STOUDE</b>	<b>NAY</b>
<b>HENRY ZUBA</b>	<b>NAY</b>



### C. **STAFF RESPONSE TO LPA DISCUSSION**

During the LPA discussion there was concern that the proposed amendment would create a doughnut-hole of Outlying Suburban surrounded by properties in the Rural future land use category.

Subsequent to the LPA hearing staff analyzed impacts to the transportation network and utilities infrastructure of adding an additional 15 properties, located on the east side of SR 31 between North River Road and the Caloosahatchee River, to the proposed amendments.



The 15 properties (“Subject Parcels”) comprise approximately 180 acres designated as Rural (168.71 acres) and Wetlands (11.39 acres) on the Future Land Use Map. When added to the Greenwell

Property, the total area is 265.33 acres with 251.65 acres designated as Rural and 13.68 acres designated as Wetlands.

The property to the east of these additional properties is encumbered with a conservation easement and provides a rational deliniation and transition between the future Outlying Suburban and Rural future land use categories. The location of this transition also recognises and is consistent with the policies in the Northeast Lee County, North Olga, and Alva Community Plan areas that seek to preserve the rural character and scenic qualities of North River Road and allow for multiple types of users, including, commercial agriculture, automobile, pedestrians, bicyclist, and equestrians.

### **Development Scenarios**

Although within the Rural future land use category, where commercial development is limited to Minor Commercial<sup>5</sup> development, the Subject Parcels are allowed Neighborhood Commercial<sup>6</sup> per Policy 6.1.2 which, in part, states:

**POLICY 6.1.2:** Commercial development in non-urban future land use categories is limited to Minor Commercial except that:

- Neighborhood Commercial uses serving the Lee County Civic Center are permitted within one quarter mile of SR31 between North River Road and the Caloosahatchee River in the North Olga Community Planning Area...”

Due to the exception identified in Policy 6.1.2 and a typical commercial intensity of 10,000 square feet per upland acre, under the Rural future land use designation the worst-case development scenarios on the 168.71 acres of uplands are 1,687,100 square feet of commercial OR 169 dwelling units. If the 168.71 acres of uplands were redesignated from Rural to the Outlying Suburban future land use category on the Future Land Use Map, the worst-case development scenarios become 1,687,100 square feet of commercial OR 506 dwelling units. The maximum increase in development potential on the Subject Parcels would be 337 dwelling units; there is no change to the amount of commercial square footage that could be permitted.

### **Utilities**

Using the worst-case development scenario assumptions from above, the additional 337 residential units equate to just under 85,000 GPD (126,500 GPD total). The allowable total commercial (1.6871 million square feet) doesn't change and equates to just over 168,000 GPD assuming 10 gallons per 100 square feet. Even in the worst-case development scenario of 506 dwelling units, less flow would be produced than from the maximum amount of commercial allowed today without changing the land use.

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<sup>5</sup> MINOR – Commercial development that provides for the sale of convenience goods and services and contains less than 30,000 square feet of gross floor area. (Lee Plan Glossary)

<sup>6</sup> NEIGHBORHOOD – Commercial development that provides for the sale of convenience goods and personal services, such as food, drug, sundries, and hardware items and has a gross floor area range of 30,000 to 100,000 square feet.

## Transportation

Based on the same assumptions, an analysis of impacts to the transportation network found that under the existing worst-case development scenario the total new trips in PM peak hour would be 3,040 trips. Under the proposed worst-case development scenario, the total new trips would be 3,071 trips. Changing the future land use category of Subject Parcels upland areas from Rural to Outlying Suburban results in an increase of 31 trips in PM peak hour condition. The analysis concludes that the impacts on the surrounding roadway system is negligible based on the trip generation comparison between the existing land use and the proposed land use category.

## D. STAFF RECOMMENDATION

Based on the analysis of the utilities and transportation network as well as existing Land Development Code provisions to address the character and aesthetics<sup>7</sup> of the resulting potential development, staff recommends the Subject Parcels be included in the proposed amendments. Including the Subject Parcels in the amendment will address the concerns raised by the LPA, create a more cohesive land use pattern along SR 31, and will facilitate development with a mixture of uses where appropriate infrastructure and services exist and are available consistent with **Goal 2 and Policies 27.1.3, and 29.1.2.**

Staff recommends that the BoCC ***transmit the amendment as provided in Attachment 1***<sup>8</sup> for both the Greenwell Property and Subject Parcels to:

- Amend the Future Land Use Map designation of 265.33 acres from Rural and Wetlands to Outlying Suburban and Wetlands;
- Amend Map 4-A to add 265.33 acres to the Lee County Utilities Future Water Service Areas; and
- Amend Table 1(b) to increase the residential acres in the Outlying Suburban future land use category and to decrease the residential acres in the Rural future land use category within the Northeast Lee County Planning District (Planning District #1).

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<sup>7</sup> LDC Sections 33-1667 through 33-1677 address parking, architectural style, tree preservation, and signage within the North Olga Community Plan area.

<sup>8</sup> Attachment 1 identifies the staff recommended amendments following the LPA discussion; Attachment 2 identifies the original applicant request.



**PART 3**  
**BOARD OF COUNTY COMMISSIONERS**  
**TRANSMITTAL HEARING**

DATE OF PUBLIC HEARING: September 21, 2022

**A. BOARD REVIEW:**

Staff provided a brief presentation for the proposed amendment which included an overview of the proposed amendment as requested by the applicant and recommended by staff, Lee Plan consistency, and LPA comments and recommendation. Following staff's presentation, the applicant's consultants provided a brief overview of the request and stated agreement with the staff recommendation.

One member of the public addressed the Board of County Commissioners concerning the proposed amendment. The member of the public expressed concerns with flood zones and additional lands added to the staff recommendation based on the LPA hearing.

**B. BOARD ACTION:**

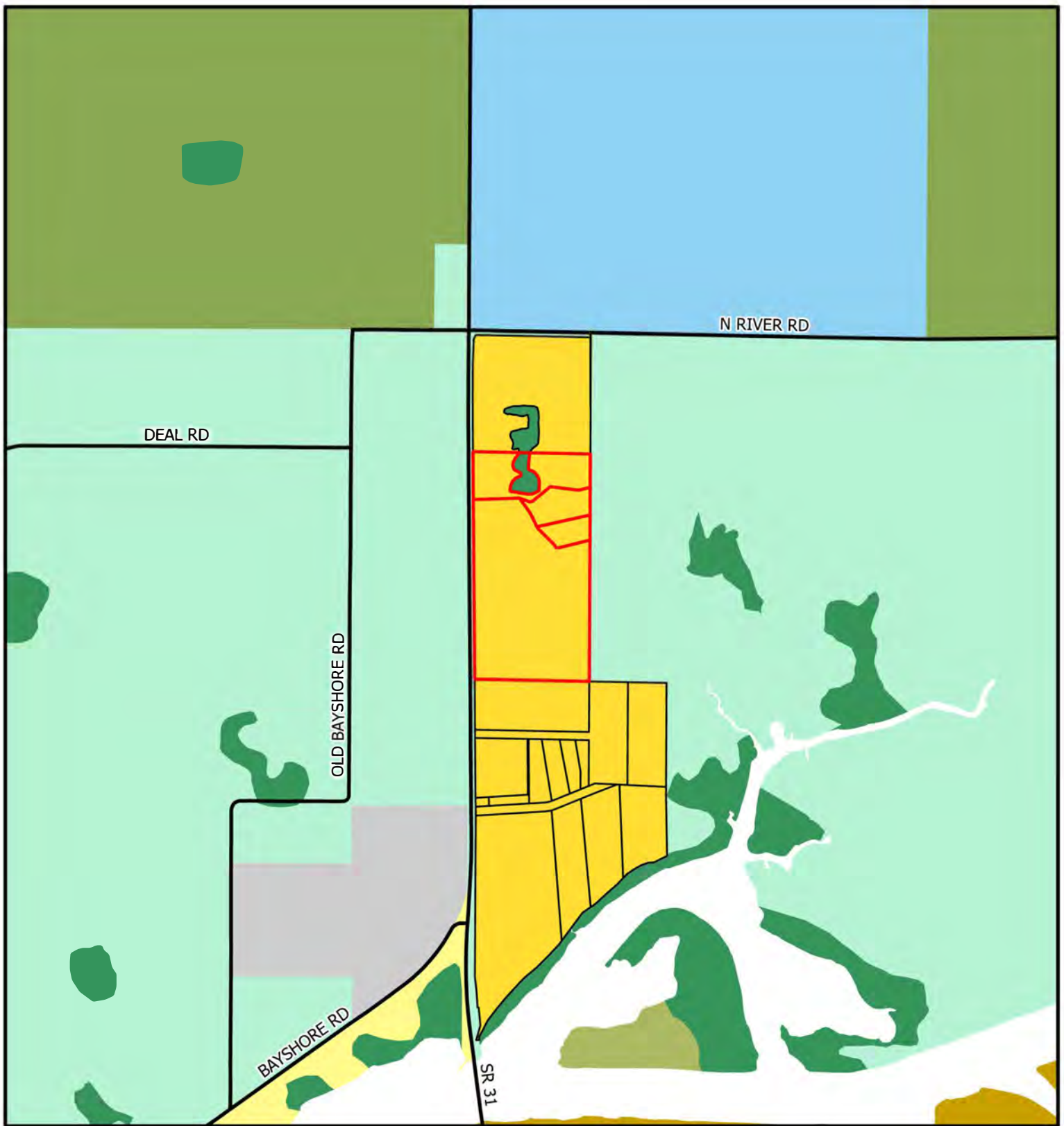
A motion was made to transmit CPA2021-00005 as recommended by staff and the LPA. The motion passed 4 to 0.

**VOTE:**

<b>MIKE GREENWELL</b>	<b>ABSTAIN</b>
<b>BRIAN HAMMAN</b>	<b>AYE</b>
<b>CECIL L. PENDERGRASS</b>	<b>AYE</b>
<b>KEVIN RUANE</b>	<b>AYE</b>
<b>RAY SANDELLI</b>	<b>AYE</b>

**ATTACHMENT 1**

**STAFF RECOMMENDATION**



CPA2021-00015

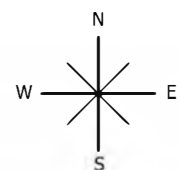
Proposed Future Land Use



Map Generated: August 2022

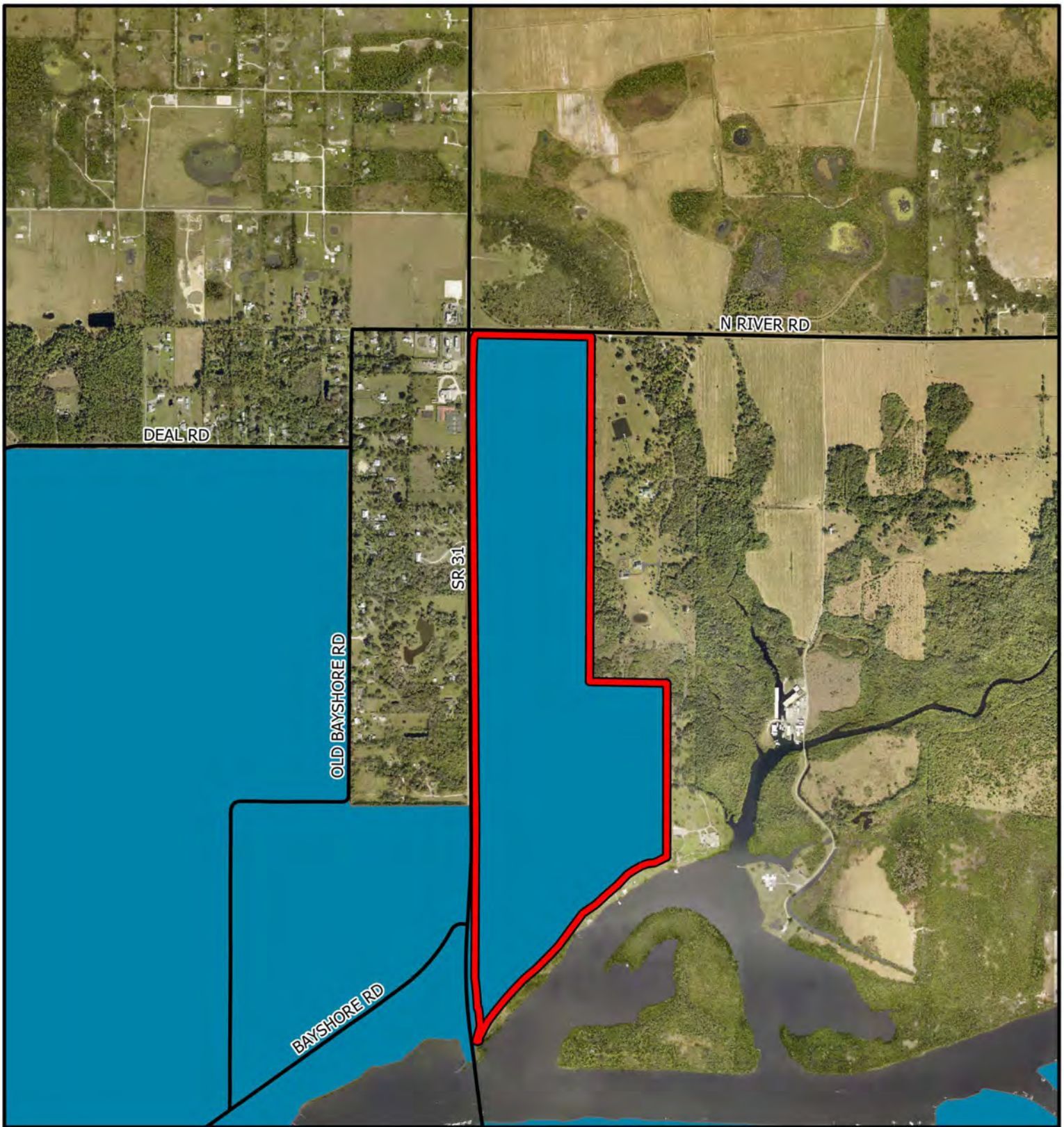
- Outlying Suburban
- Suburban
- Sub-Outlying Suburban
- Public Facilities
- New Community
- Rural

- Outer Island
- Density Reduction/  
Groundwater Resource
- Wetlands
- Subject Parcels
- Greenwell Property



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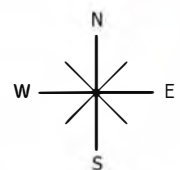
CPA2021-00015

## Future Water Service Areas - Staff



Map Generated: August 2022

-  Addition to Future Water Service Areas
-  Future Water Service Areas



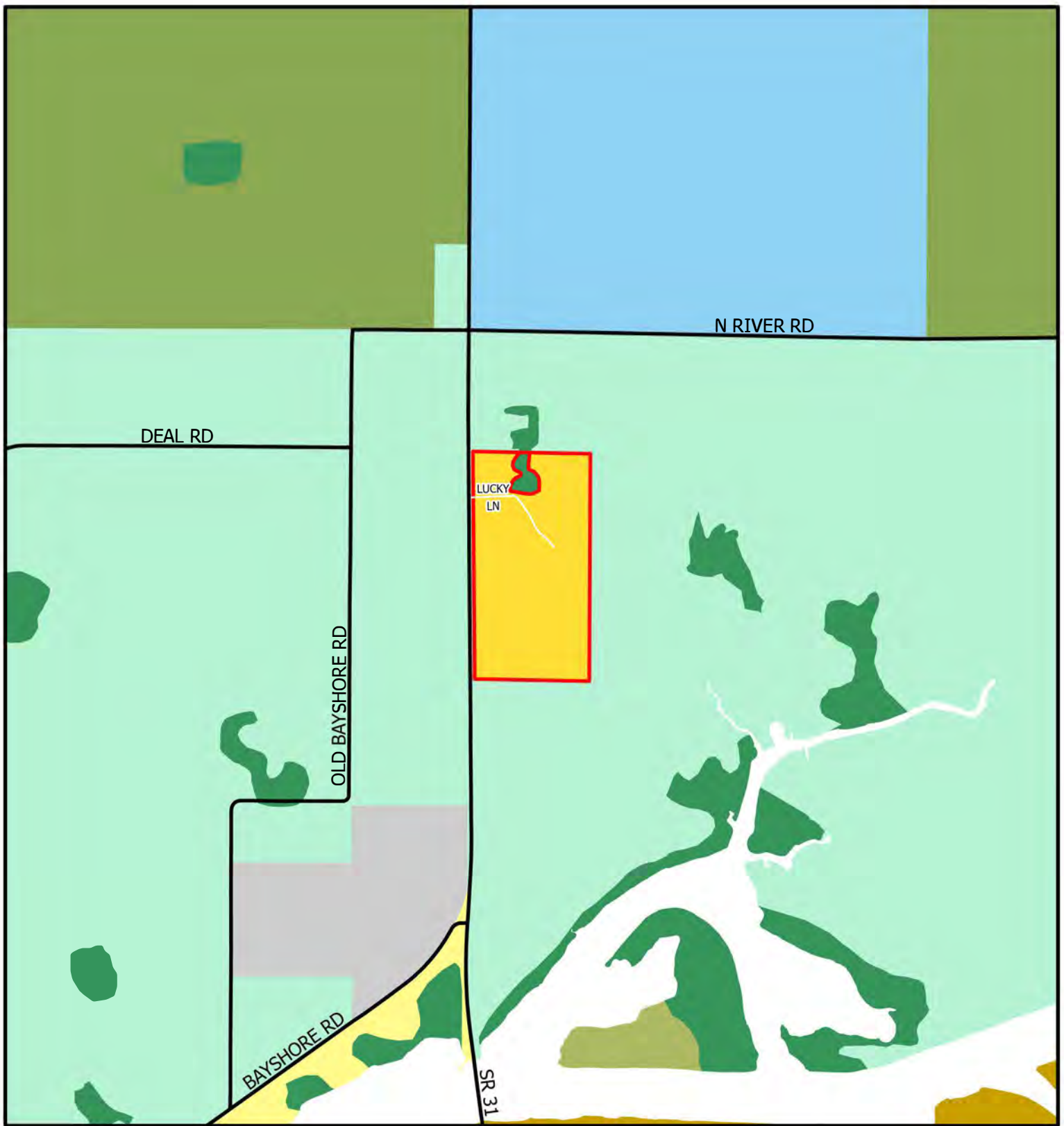
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**TABLE 1(b)  
YEAR 2045 ALLOCATIONS**

Future Land Use Category		Unincorporated County	Planning District									
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
<b>Residential By Future Land Use Category</b>	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,739	813	453	-	475	-	-	-	-	-	150
	Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,661 3,648	38 25	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,731	-	-	-	330	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	114	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,563 7,764	2,230 2,431	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		82,925 83,113	4,482 4,669	457	-	4,270	1,002	24	598	548	-	1,415
Commercial		8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial		4,787	30	3	-	300	10	15	70	315	-	2,134
<b>Non Regulatory Allocations</b>												
Public		120,239 120,211	14,219 14,191	622	-	4,864	7,323	6	2,340	583	-	9,660
Active AG		21,944	5,500	-	-	240	90	-	-	-	-	2
Passive AG		13,685	5,500	-	-	615	100	-	-	-	-	485
Conservation		87,758 87,746	2,468 2,458	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,266 26,118	1,294 1,145	28	-	733	766	8	103	17	-	88
Total		366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281





**ATTACHMENT 2**  
**APPLICANT REQUEST**

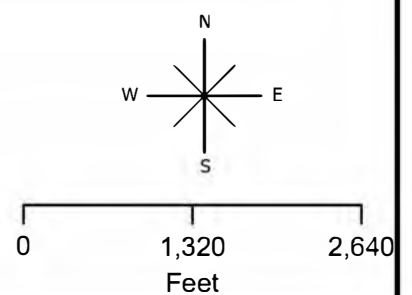


CPA2021-00015

Proposed Future Land Use

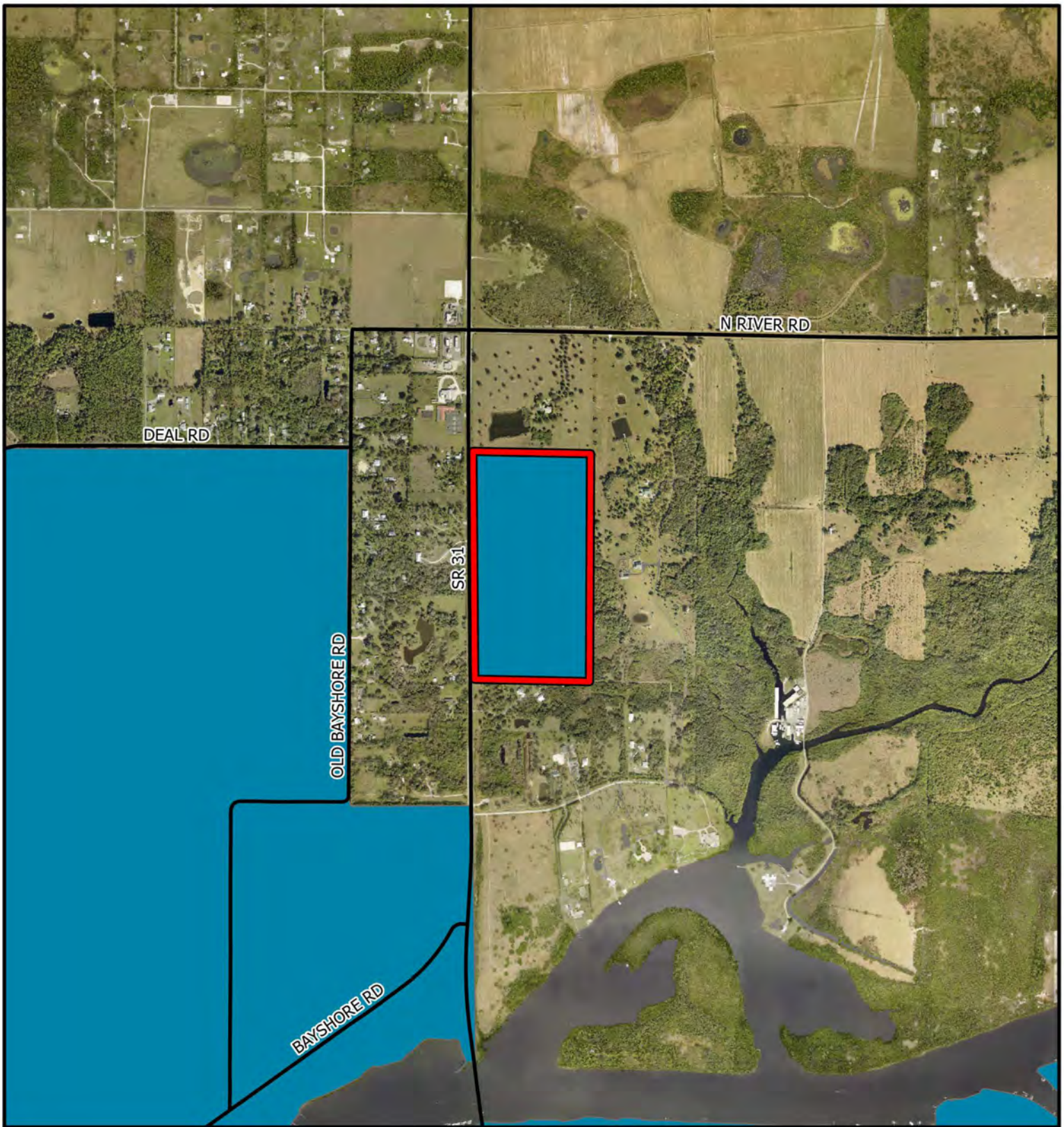


- |   |  |
|---|--|
|  Suburban              |  Outer Island                               |
|  Sub-Outlying Suburban |  Density Reduction/<br>Groundwater Resource |
|  Public Facilities     |  Wetlands                                   |
|  New Community         |  Subject Property                           |
|  Rural                 |  |



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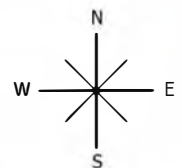
CPA2021-00015

## Future Water Service Areas - Applicant



Map Generated: August 2022

-  Addition to Future Water Service Areas
-  Future Water Service Areas



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**TABLE 1(b)  
YEAR 2045 ALLOCATIONS**

Future Land Use Category		Unincorporated County	Planning District									
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
<b>Residential By Future Land Use Category</b>	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
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	Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
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	Commercial	-	-	-	-	-	-	-	-	-	-	-
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	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	114	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,563 7,764	2,230 2,431	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		82,925 83,113	4,482 4,669	457	-	4,270	1,002	24	598	548	-	1,415
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Industrial		4,787	30	3	-	300	10	15	70	315	-	2,134
<b>Non Regulatory Allocations</b>												
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Active AG		21,944	5,500	-	-	240	90	-	-	-	-	2
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Total		366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281



## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

**Project Name:** Greenwell SR 31 Comprehensive Plan Map Amendment

**Project Description:** Comprehensive Plan Map Amendment amending the Future Land Use Category from Rural to Outlying Suburban and the Future Water Services Area – Lee Plan Map 4-A.

**Map(s) to Be Amended:** Future Land Use Map – Lee Plan Map 1-A and LCU Future Water Services Area – Lee Plan Map 4-A.

**State Review Process:**    ☐ Small-Scale Review    ☐ State Coordinated Review    ☒ Expedited State Review

1. **Name of Applicant:** BCF Management Group, LLC

Address: 27171 Harbor Drive

City, State, Zip: Bonita Springs, FL 34135

Phone Number: 239-495-2435

E-mail: Brian@BCFMGMTGroup.com

2. **Name of Contact:** Brian F. Farrar, President, BCF Management Group, LLC

Address: 27171 Harbor Drive

City, State, Zip: Bonita Springs, FL 34135

Phone Number: 239-580-8840

E-mail: Brian@BCFMGMTGroup.com

3. **Owner(s) of Record:** See attached.

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

RECEIVED  
JUL 13 2022

COMMUNITY DEVELOPMENT

4. **Property Location:**

1. Site Address: 18500 STATE ROAD 31 Alva, FL 339220

2. STRAP(s): See attached.

5. **Property Information:**

Total Acreage of Property: 76.82±

Total Acreage Included in Request: 76.82±

Total Uplands: 50.94±

Total Wetlands: 25.18± & OSW: 0.70±

Current Zoning: AG-2

Current Future Land Use Category(ies): RURAL and WETLANDS

Area in Each Future Land Use Category: RURAL = 51.64± and WETLANDS = 25.18±

Existing Land Use: Agricultural/Residential

6. **Calculation of maximum allowable development under current Lee Plan:**

Residential Units/Density: 66

Commercial Intensity: 100,000 SF

Industrial Intensity: N/A

7. **Calculation of maximum allowable development with proposed amendments:**

Residential Units/Density: 131

Commercial Intensity: 400,000 SF

Industrial Intensity: N/A

**Public Facilities Impacts**

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

**1. Traffic Circulation Analysis:** The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
  - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
  - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
  - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

**2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

**Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):**

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

**In addition to the above analysis, provide the following for potable water:**

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

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

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

**Environmental Impacts**

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

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

**Impacts on Historic Resources**

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

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

**Internal Consistency with the Lee Plan**

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

**State Policy Plan and Regional Policy Plan**

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

**Justify the proposed amendment based upon sound planning principles**

Support all conclusions made in this justification with adequate data and analysis.

**Planning Communities/Community Plan Area Requirements**

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].



**Sketch and Legal Description**

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

**SUBMITTAL REQUIREMENTS**

***Clearly label all submittal documents with the exhibit name indicated below.***

***For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.***

**MINIMUM SUBMITTAL ITEMS (3 Copies)**

<input type="checkbox"/>	Completed Application (Exhibit – M1)
<input type="checkbox"/>	Filing Fee (Exhibit – M2)
<input type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<input type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
<input type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
<input type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

**APPLICANT – PLEASE NOTE:**

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

## AFFIDAVIT

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

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization on \_\_\_\_\_ (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
(Name typed, printed or stamped)



**Greenwell SR31**  
**Comprehensive Plan Map Amendment**  
**EXHIBIT M2**  
**Filing Fee**

Map Amendment >20 acres: \$2,000 plus \$20 per 10 acres if larger than 20 acres

Map Amendment >20 acres	= \$2,000.00
Plus \$20 x (76.81/10)	= <u>\$153.62</u>
<b>TOTAL</b>	<b>= \$2,153.62</b>



**GREENWELL SR31**  
**Comprehensive Plan Map Amendment**  
**EXHIBIT M3**  
**Disclosure of Interest Forms**  
**&**  
**Surrounding Property Owners List, Mailing Labels, and Map**  
  
**SEE ATTACHED**



**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared GREENWELL, MICHAEL L & TRACY C, who, being first duly sworn and deposed says:

1. That I/we am/are the record owners, or a legal representative of the record owner, of the property that is located at 18672 & 18500 STATE ROAD 31, ALVA, FL 33920 (18-43-26-00-00001.0200 & 18-43-26-00-00001.0000) and is the subject of an application for comprehensive plan amendment or zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
<u>Mike &amp; Tracy Greenwell</u>	<u>100%</u>
<u>18500 State Rd 31 Alva FL 33920</u>	

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

Mike Greenwell  
Property Owner  
Mike Greenwell  
Print Name  
Tracey Greenwell

\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on November 1, 2021 (date) by Mike Greenwell (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL



Linda D Baer  
Signature of Notary Public

**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared GREENWELL, BO, who, being first duly sworn and deposited says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 12201 LUCKY LN, ALVA, FL 33920 (18-43-26-00-00001.0190) and is the subject of an application for comprehensive plan amendment or zoning action (hereinafter the "Property").

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

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

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

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

Name and Address	Percentage of Ownership
<u>BO Greenwell</u>	<u>100%</u>
<u>12201 Lucky Ln.</u>	
<u>Alva, FL 33920</u>	

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

BDJ  
Property Owner

Bo Greenwell  
Print Name

\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on November 1, 2021 (date) by Bo Greenwell (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL

Linda D. Baer  
Signature of Notary Public





Greenwell SR31  
Comprehensive Plan Amendment  
Exhibit M3 - Property Owner List

Buffer: 500    Date: 10/15/2021 12:00:00 AM

List Size: 25

Folioid	STRAP	OwnerName	MailAddress	MailCity	MailState	MailZip	SiteNumber	SiteStreet	SiteCity
10297504	18-43-26-00-00001.0000	GREENWELL MICHAEL L + TRACY C	18500 STATE ROAD 31	ALVA	FL	33920	18500 STATE ROAD 31	ALVA	
10569874	18-43-26-00-00001.0180	GREENWELL GARRETT	12251 LUCKY LN	ALVA	FL	33920	12251 LUCKY LN	ALVA	
10569875	18-43-26-00-00001.0190	GREENWELL BO	12201 LUCKY LN	ALVA	FL	33920	12201 LUCKY LN	ALVA	
10569876	18-43-26-00-00001.0200	GREENWELL MICHAEL L + TRACY C	18500 STATE ROAD 31	ALVA	FL	33920	18672 STATE ROAD 31	ALVA	
10237570	13-43-25-00-00005.0000	YOUNG JEFFREY S & LYNDSEY E	18420 OLD BAYSHORE RD	NORTH FORT MYERS	FL	33917	18420 OLD BAYSHORE RD	NORTH FORT MYERS	
10237578	13-43-25-00-00008.0000	FOUR R EQUIPMENT LLC	3701 SW 128TH AVE	MIRAMAR	FL	33027	18191 STATE ROAD 31	NORTH FORT MYERS	
10237582	13-43-25-00-00008.001C	JAMES M CARRIGAN LLC	6464 PINE AV	SANIBEL	FL	33957	18241 STATE ROAD 31	NORTH FORT MYERS	
10237583	13-43-25-00-00008.001D	CARRIGAN JAMES M	PO BOX 1691	SANIBEL	FL	33957	18281 STATE ROAD 31	NORTH FORT MYERS	
10237585	13-43-25-00-00008.0020	SALE HELENE	41 SCHOOL HOUSE RD	MIDDLETOWN	NY	10940	18141 STATE ROAD 31	NORTH FORT MYERS	
10440252	13-43-25-00-00008.0030	CARRIGAN JAMES M	PO BOX 1691	SANIBEL	FL	33957	18301 STATE ROAD 31	NORTH FORT MYERS	
10440253	13-43-25-00-00008.0040	CARRIGAN JAMES M	PO BOX 1691	SANIBEL	FL	33957	18331 STATE ROAD 31	NORTH FORT MYERS	
10440254	13-43-25-00-00008.0050	CARRIGAN JAMES M	PO BOX 1691	SANIBEL	FL	33957	18361 STATE ROAD 31	NORTH FORT MYERS	
10237590	13-43-25-00-00010.0000	LILJEGREN JUSTIN N +	17903 OAKMONT RIDGE CIR	FORT MYERS	FL	33967	18220 OLD BAYSHORE RD	NORTH FORT MYERS	
10237542	13-43-25-02-00000.0150	TEMPLE BAPTIST CHURCH OF LEE C	18841 STATE RD 31	NORTH FORT MYERS	FL	33917	18841 STATE ROAD 31	NORTH FORT MYERS	
10237563	13-43-25-03-00000.0010	ACUFF JERRY D & DEBRA L	18751 SR 31	NORTH FORT MYERS	FL	33917	18751 STATE ROAD 31	NORTH FORT MYERS	
10237565	13-43-25-03-00000.0030	TOMLINSON WILLIAM M	18691 STATE ROAD 31	NORTH FORT MYERS	FL	33917	18691 STATE ROAD 31	NORTH FORT MYERS	
10237564	13-43-25-03-00000.0040	TUTTLE KELLY	18151 LEETANA RD	NORTH FORT MYERS	FL	33917	18671 STATE ROAD 31	NORTH FORT MYERS	
10237566	13-43-25-03-00000.0050	SHERRINGTON GRAHAM S &	18641 STATE ROAD 31	NORTH FORT MYERS	FL	33917	18641 STATE ROAD 31	NORTH FORT MYERS	
10237567	13-43-25-03-00000.0060	SPENCER PHILLIP	PO BOX 297	LAWTON	MI	49065	18621 STATE ROAD 31	NORTH FORT MYERS	
10237568	13-43-25-03-00000.0070	SINGLETARY CODY WILSON	18561 STATE ROAD 31	NORTH FORT MYERS	FL	33917	18561 STATE ROAD 31	NORTH FORT MYERS	
10297506	18-43-26-00-00001.0020	GUMINIAK JEFFREY A TR	6120 RIVER SHORE CT	NORTH FORT MYERS	FL	33917	18140 STATE ROAD 31	ALVA	
10591065	18-43-26-00-00001.0030	WINTER RYAN G +	12251 OLD RODEO DR	ALVA	FL	33920	12251 OLD RODEO DR	ALVA	
10297508	18-43-26-00-00001.0040	KREINBRINK DANIEL W &	12100 N RIVER RD	ALVA	FL	33920	12100 N RIVER RD	ALVA	
10444069	18-43-26-00-00001.0060	SINGLETARY STEVE R + HEIDI L L	18200 STATE ROAD 31	ALVA	FL	33920	18200 STATE ROAD 31	ALVA	
10297518	19-43-26-00-00002.1010	LAWSON DONALD	240 S PINEAPPLE AVE	SARASOTA	FL	34236	12350 OLD RODEO DR	ALVA	

**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared GREENWELL, GARRETT, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 12251 LUCKY LN, ALVA, FL 33920 (18-43-26-00-00001.0180) and is the subject of an application for comprehensive plan amendment or zoning action (hereinafter the "Property").

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

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

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

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

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

Name and Address	Percentage of Ownership
<u>Garrett Greenwell</u> <u>12251 Lucky Ln. Alva, FL 33920</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____
_____	_____

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

  
\_\_\_\_\_  
Property Owner

Garrett Greenwell  
\_\_\_\_\_  
Print Name

\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on November 1, 2021 (date) by Garrett Greenwell (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL



Linda D. Baer  
\_\_\_\_\_  
Signature of Notary Public

**Greenwell SR31**  
**Comrehensive Plan Amendment**  
**Exhibit M3 - Surrounding Property Owner Labels**

YOUNG JEFFREY S & LY  
18420 OLD BAYSHORE RD  
NORTH FORT MYERS FL 33917

3701 SW 128TH AVE  
MIRAMAR FL 33027

JAMES M CARRIGAN LLC  
6464 PINE AV  
SANIBEL FL 33957

CARRIGAN JAMES M  
PO BOX 1691  
SANIBEL FL 33957

SALE HELENE  
41 SCHOOL HOUSE RD  
MIDDLETOWN NY 10940

CARRIGAN JAMES M  
PO BOX 1691  
SANIBEL FL 33957

CARRIGAN JAMES M  
PO BOX 1691  
SANIBEL FL 33957

CARRIGAN JAMES M  
PO BOX 1691  
SANIBEL FL 33957

LILJEGREN JUSTIN N +  
17903 OAKMONT RIDGE CIR  
FORT MYERS FL 33967

TEMPLE BAPTIST CHURCH OF LEE C  
18841 STATE RD 31  
NORTH FORT MYERS FL 33917

ACUFF JERRY D & DEBRA L  
18751 SR 31  
NORTH FORT MYERS FL 33917

TOMLINSON WILLIAM M  
18691 STATE ROAD 31  
NORTH FORT MYERS FL 33917

TUTTLE KELLY  
18151 LEETANA RD  
NORTH FORT MYERS FL 33917

SHERRINGTON GRAHAM S &  
18641 STATE ROAD 31  
NORTH FORT MYERS FL 33917

SPENCER PHILLIP  
PO BOX 297  
LAWTON MI 49065

SINGLETARY CODY WILSON  
18561 STATE ROAD 31  
NORTH FORT MYERS FL 33917

GUMINIAK JEFFREY A TR  
6120 RIVER SHORE CT  
NORTH FORT MYERS FL 33917

WINTER RYAN G +  
12251 OLD RODEO DR  
ALVA FL 33920

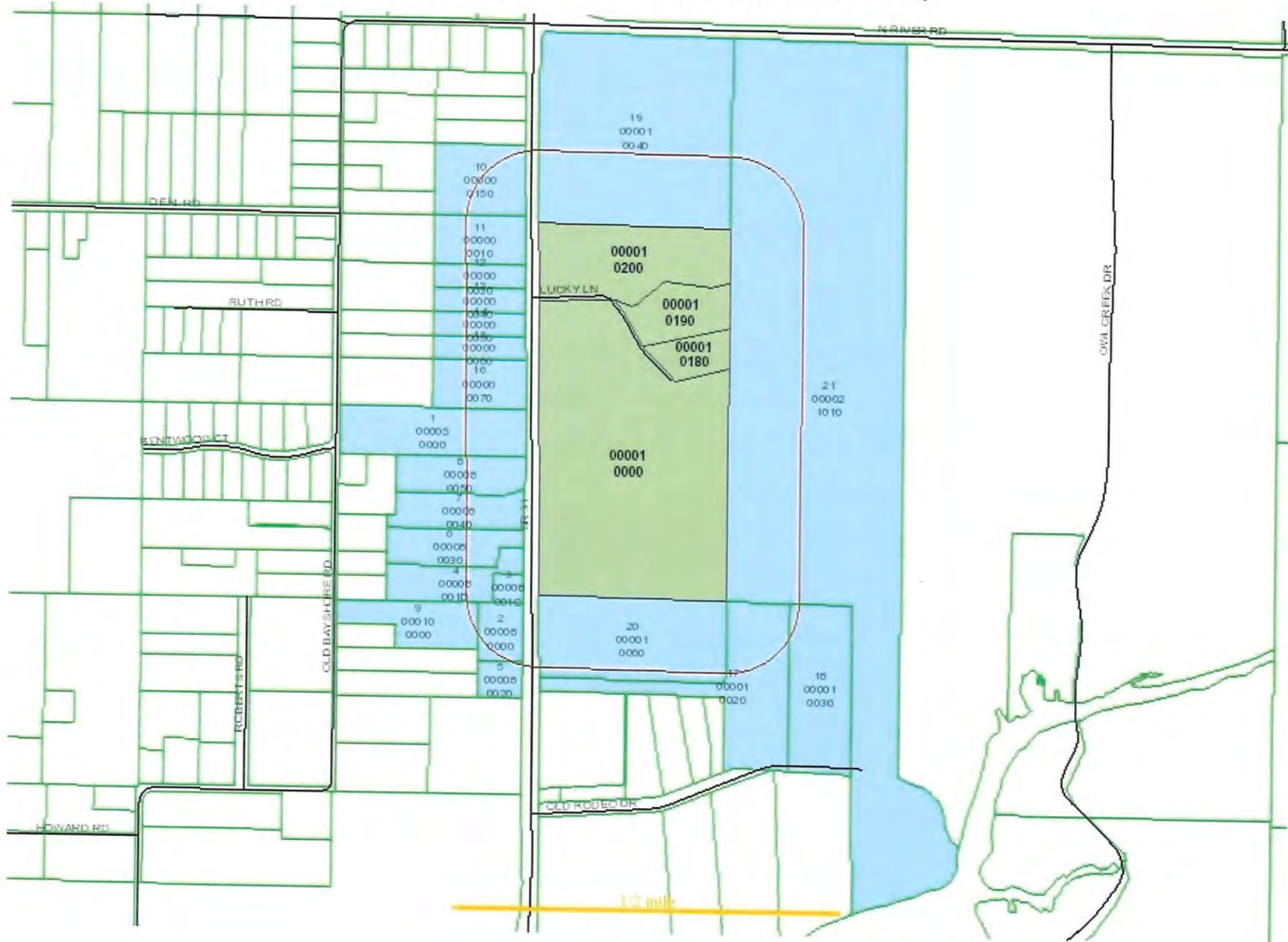
KREINBRINK DANIEL W &  
12100 N RIVER RD  
ALVA FL 33920

SINGLETARY STEVE R + HEIDI L L  
18200 STATE ROAD 31  
ALVA FL 33920

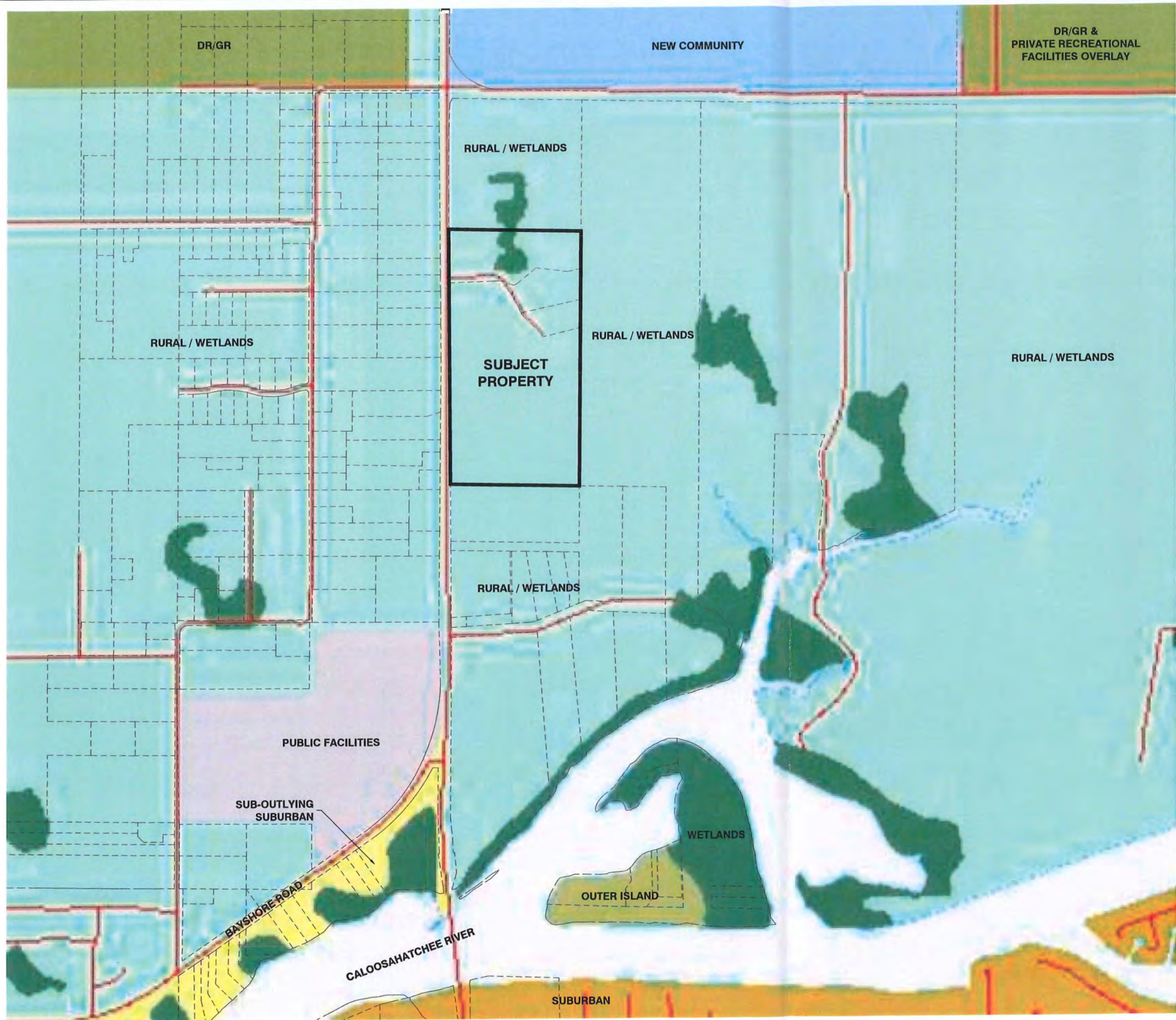


LAWSON DONALD  
SHUMAKER LOOP + KENDRICK LLP  
240 S PINEAPPLE AVE  
SARASOTA FL 34236

**Greenwell SR31**  
**Comrehensive Plan Amendment**  
**Exhibit M3 - Surrounding Property Owner Map**







#### FUTURE URBAN AREAS

- INTENSIVE DEVELOPMENT
- CENTRAL URBAN
- URBAN COMMUNITY
- SUBURBAN
- OUTLYING SUBURBAN
- SUB-OUTLYING SUBURBAN
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- UNIVERSITY COMMUNITY
- BURNT STORE MARINA VILLAGE
- DESTINATION RESORT MIXED USE WATER DEPENDENT

#### INTERCHANGE AREAS

- INDUSTRIAL INTERCHANGE
- GENERAL INTERCHANGE
- GENERAL COMMERCIAL INTERCHANGE
- INDUSTRIAL COMMERCIAL INTERCHANGE
- UNIVERSITY VILLAGE INTERCHANGE

#### NEW COMMUNITY

- NEW COMMUNITY

#### AIRPORT AREAS

- TRADEPORT
- AIRPORT

#### NON-URBAN AREAS

- RURAL
- RURAL COMMUNITY PRESERVE
- COASTAL RURAL
- OUTER ISLAND
- OPEN LANDS
- DENSITY REDUCTION/GROUNDWATER RESOURCE
- CONSERVATION LANDS - UPLAND

#### ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

- WETLANDS
- CONSERVATION LANDS - WETLAND

See Chapter XIII and Lee County Administrative Code 13-2 for standards and procedures for administrative interpretations of the Lee Plan.

**RWA**  
ENGINEERING  
Florida Certificate of Authorization EB 7663 LB 6952  
6610 Willow Park Drive, Suite 200 | Naples, FL 34109  
Office: 239.597.0575 Fax: (239) 597-0578  
www.consult-rwa.com

CLIENT: BCF MANAGEMENT GROUP, LLC

PROJECT: S.R. 31 - 76 ACRE PROPERTY  
GREENWELL

TITLE: EXISTING FUTURE LAND USE MAP - EXHIBIT M4

DATE	NOV.2019	DESIGNED	KG
SIC	TWP	RSE	DRAWN
			DLP
PROJECT NO:	190136.00.00		
SHEET NUMBER	1 OF 1		









**GREENWELL SR31**  
**Comprehensive Plan Map Amendment**  
**EXHIBIT M5 & M6**  
**Existing Land Uses & Zoning Descriptions**

**Subject Property**

The Greenwell SR31 property is located adjacent to State Route (SR) 31 between North River Road and Old Rodeo Drive, approximately 0.25 miles south of North River Road within an area referred to in the Lee Plan Map 16 as the Northeast Lee County Planning Community. This area of Lee County is expected to see increased change due to proximity to the planned expansion and improvements to SR 31, Interstate 75, and the proximity to and availability of public services as well as being in the vicinity of Future Urban and Suburban Areas of Lee County per Objective 1.1 and Map 1 of the Lee Plan.

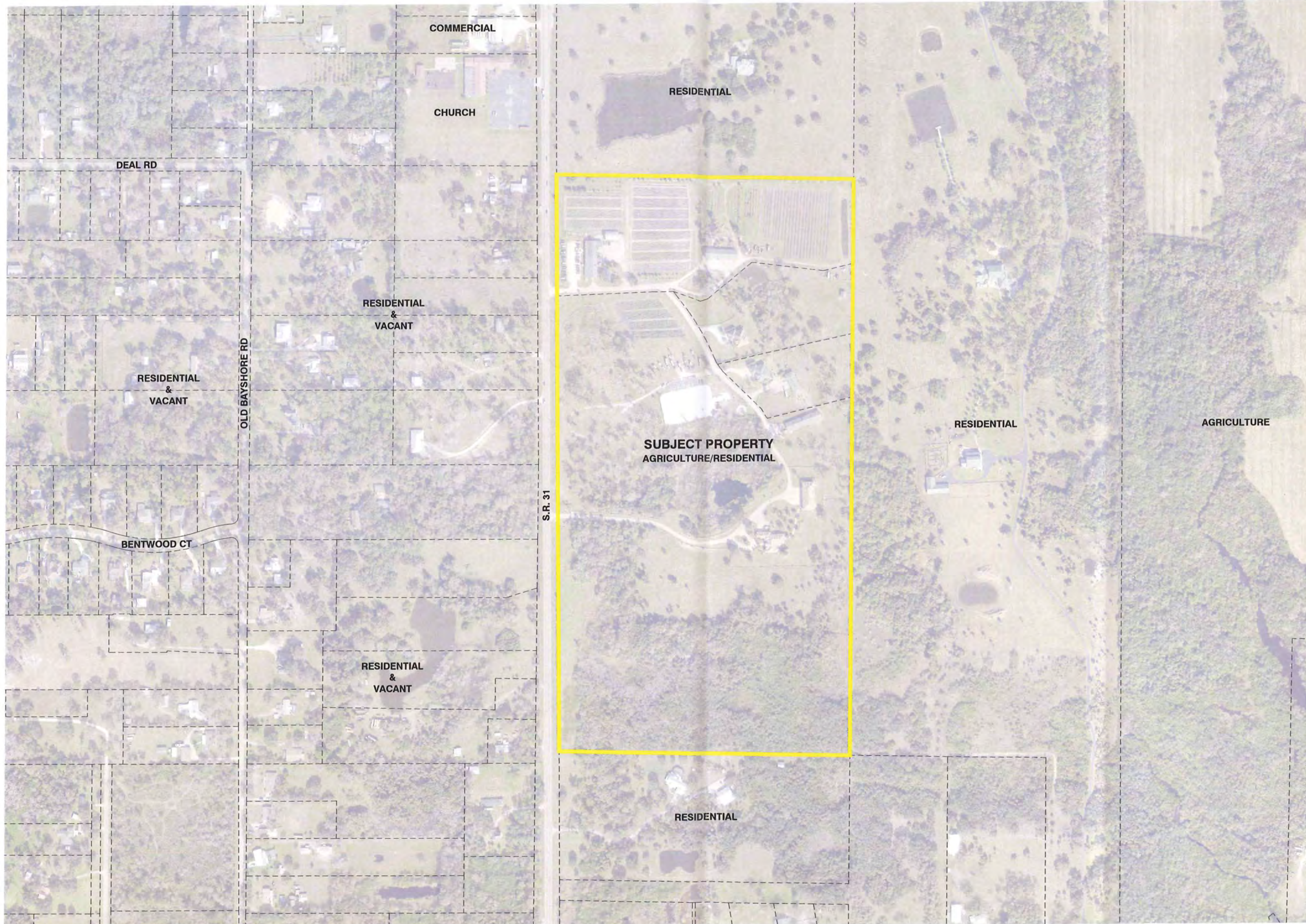
Currently, the subject property is within the Rural and Wetlands Future Land Use (FLU) categories and the AG-2 zoning district. The property includes four parcels of land encompassing 76.82± acres consisting of fresh produce/"u-pick" farm and agritourism establishment on the north parcel, and single-family homesteads, pasture, open space, and vacant land on the remaining parcels. An Environmental Analysis Report (Exhibit M12) has been conducted for the subject site. The environmental report more specifically indicates that the dominant land uses on the property are improved pasture, row crops, and residential, which together occupy 34± acres or 44.7 percent of the site. Disturbed land, a ditch, and shallow pond occupy 11.5± acres or approximately 15 percent of the site. The site contains disturbed native wetland systems including, but not limited to, mixed wetland forest and freshwater marsh. The site also contains a non-native wetland which consists of hydric disturbed land. The on-site wetland habitats have been disturbed by ditching, adjacent development, and exotic infestation.

**Surrounding Property**

Within the vicinity of the subject property exists a variety of single-family residential uses, limited commercial uses, public facilities (Lee County Civic Center/Fairgrounds) and agricultural lands (See TABLE 1 and Exhibit M5 – Existing Land Uses Map). To the north, south and east of the subject property, under the Rural and Wetlands Future Land Use (FLU) categories and the AG-2 zoning district, are single-family residential uses. To the west is single-family residential; the Temple Baptist Church, C&C Food Store, Boat/Marine Retailer and Outdoor Storage, Convenience Stores with fuel, and Veterinary Hospital all within the Rural FLU category and AG-2 zoning district.

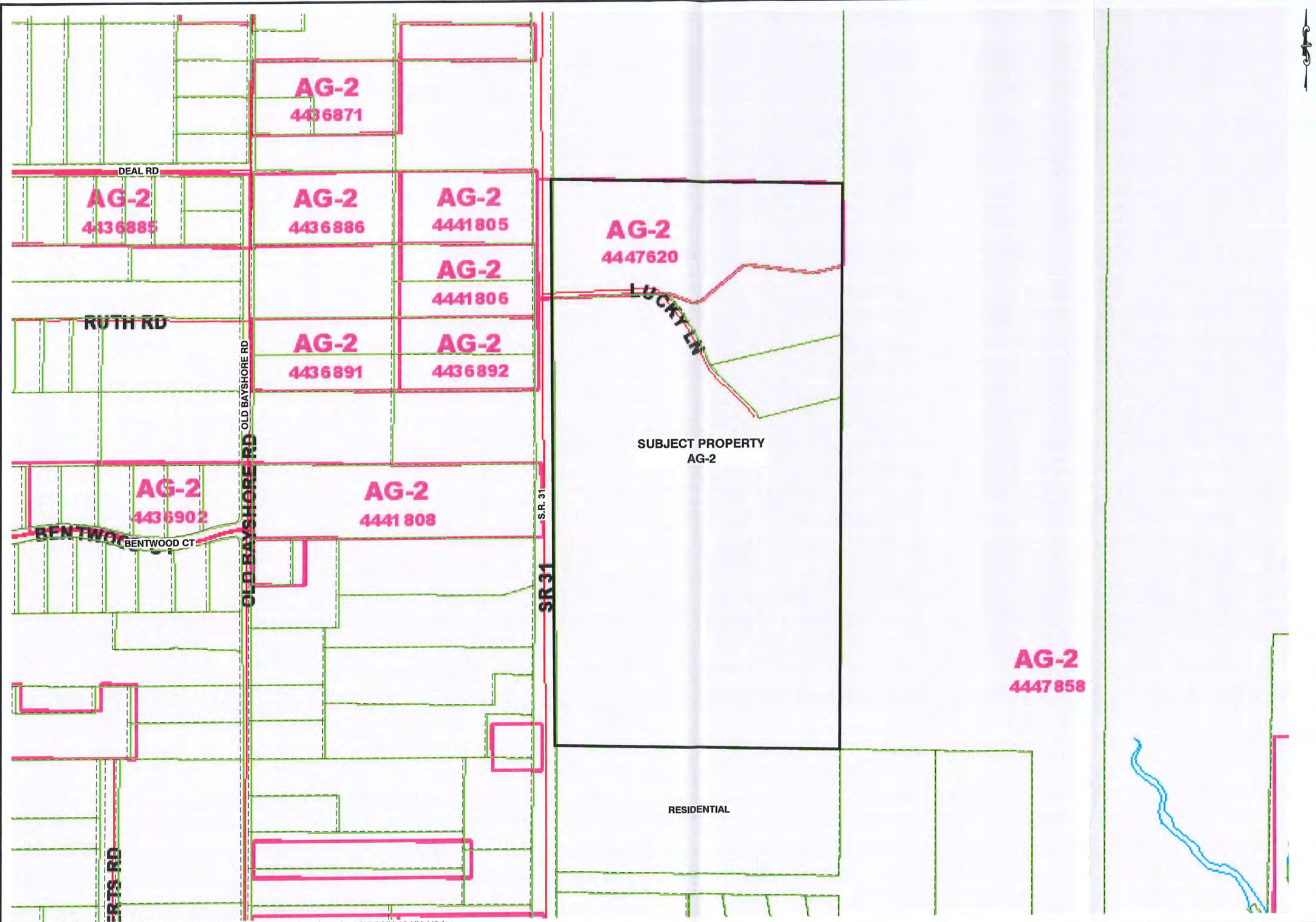
TABLE 1.			
	Existing Future Land Use	Zoning District	Existing Uses/Notes
<b>NORTH</b>	Rural and Wetlands	AG-2	Residential
<b>SOUTH</b>	Rural	AG-2	Residential
<b>EAST</b>	Rural and Wetlands	AG-2	Residential
<b>WEST</b>	Rural	AG-2	ROW; Church; Commercial Retail and Services; and Residential





CLIENT: BCF MANAGEMENT GROUP, LLC		DATE: NOV. 2019		DESIGNED: KG	
PROJECT: S.R. 31 - 76 ACRE PROPERTY GREENWELL		SEC. TWP. RGE.		DRAWN: DLP	
TITLE: EXISTING LAND USES MAP - EXHIBIT M5		PROJECT NO.: 190136.00.00		SHEET NUMBER: 1 OF 1	
RWA ENGINEERING		Florida Certificates of Authorization EB 7663 LB 6952 6610 Willow Park Drive, Suite 200   Naples, FL 34109 Office: 239-597-0575 Fax: (239) 597-0578 www.consult-rwa.com			
		#		REVISION	
				DRAWN	
				DATE	





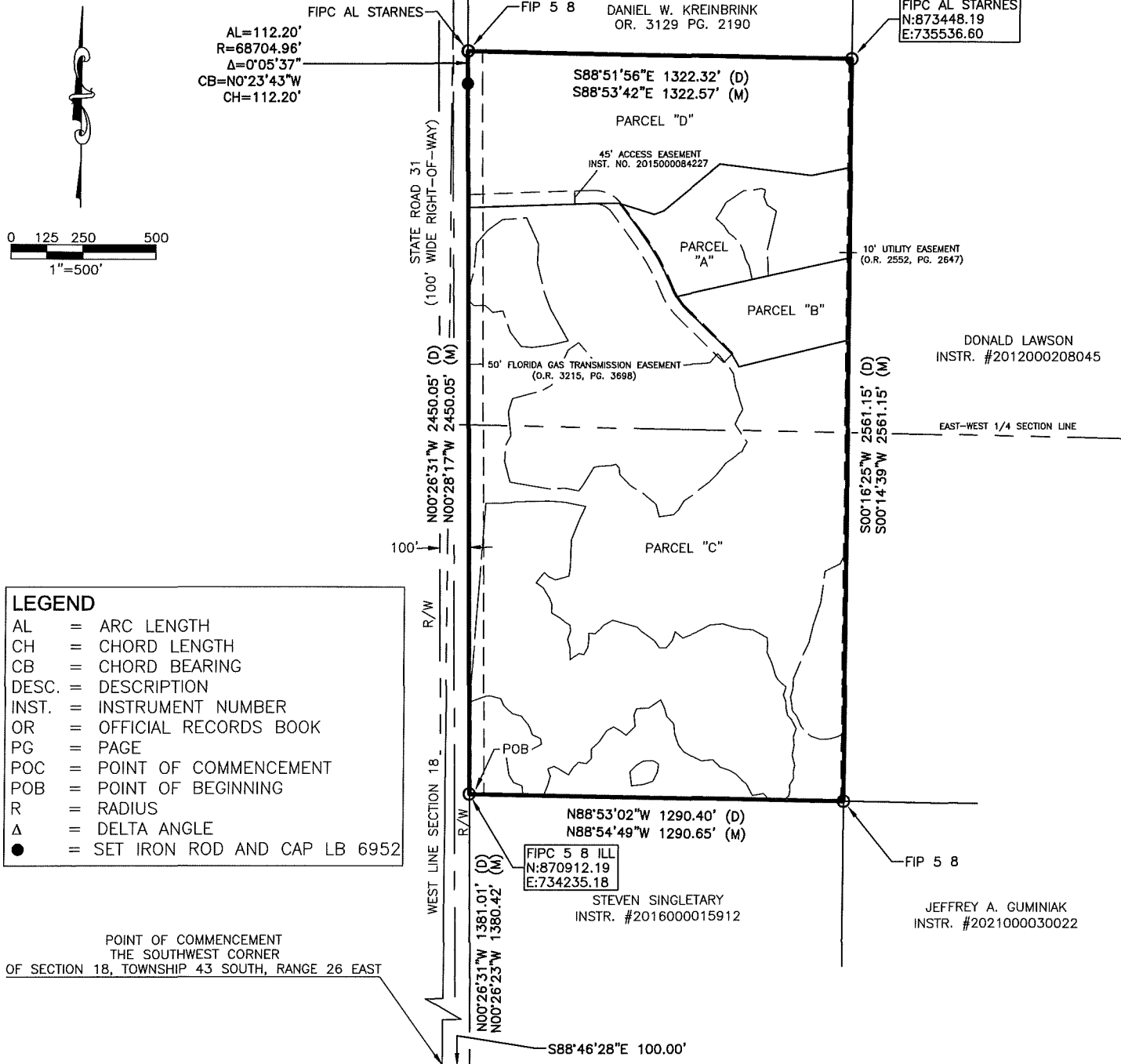
0 100 200 400	
DATE	DRAWN
NOV 2019	DLP
SEC. TWP. RGE.	DRAWN
PROJECT NO.	190136.00.00
SHEET NUMBER	1 OF 1

**RWA**  
ENGINEERING  
Florida Certificates of Authorization EB 7663 LB 6952  
6610 Willow Park Drive, Suite 200 | Naples, FL 34109  
Office: 239.597.0575 Fax: (239) 597-0578  
www.consult-rwa.com

CLIENT:	BCF MANAGEMENT GROUP, LLC
PROJECT:	S.R. 31 - 76 ACRE PROPERTY GREENWELL
TITLE:	EXISTING ZONING MAP - EXHIBIT M6



December 14, 2021 2:46 PM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Parent Boundary\00 SD.dwg



#### NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE BEARS N00°26'31"E.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. PARCEL CONTAINS 3,346,451.44 SQUARE FEET (76.82 ACRES) MORE OR LESS.

*Noah J. Medeiros*

12/20/2021

NOAH J. MEDEIROS  
DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 7345  
THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY NOAH J. MEDEIROS, PSM.

#### PARENT BOUNDARY SKETCH AND DESCRIPTION



12800 University Drive, Suite 175  
Fort Myers, Florida 33907  
Phone: (239) 597-0575  
Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=500'	11/10/21	NJM	00 SD	1 OF 2

December 14, 2021 2:46 PM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Parent Boundary\00 SD.dwg

**LEGAL DESCRIPTION AS PER RECORDED INSTRUMENT NUMBER 2015000084227**

PARENT PARCEL

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 31 (100 FEET WIDE); THENCE S.88°46'28"E., FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N.00°26'31"W., FOR 1381.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING CONTINUE N.00°26'31"W., FOR 2,450.05 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 112.20 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 68,704.96 FEET THROUGH A CENTRAL ANGLE OF 00°05'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.00°23'43"W., FOR 112.20 FEET;

THENCE S.88°51'56"E., FOR 1,322.32 FEET;

THENCE S.00°16'25"W., FOR 2,561.15 FEET;

THENCE N.88°53'02"W., FOR 1,290.40 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 3,346,451 SQUARE FEET OR 76.82 ACRES, MORE OR LESS.

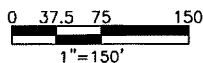
SAID PARCEL IS SUBJECT TO AND TOGETHER WITH A 45-FOOT-WIDE ACCESS EASEMENT, FOR INGRESS-EGRESS, DRAINAGE, AND UTILITIES OVER AND ACROSS THE STRIP OF LAND. 45-FOOT-WIDE STRIP OF LAND RECORDED IN INSTRUMENT NUMBER 2015000084227, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARENT BOUNDARY  
SKETCH AND DESCRIPTION



12800 University Drive, Suite 175  
Fort Myers, Florida 33907  
Phone: (239) 597-0575  
Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=###'	11/10/21	NJM	00 SD	2 OF 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°16'17"E	70.35'
L2	N04°16'21"E	87.92'
L3	N39°55'24"E	59.70'
L4	N53°56'41"E	63.41'
L5	N85°23'55"E	83.13'
L6	S24°32'48"E	99.83'
L7	S02°55'09"W	66.09'
L8	S13°36'20"E	102.93'
L9	S20°18'28"E	62.14'
L10	S29°56'31"E	125.02'
L11	S76°19'23"W	62.25'
L12	S82°08'27"W	63.01'
L13	N84°46'28"W	39.39'
L14	N37°46'29"W	63.07'
L15	N19°32'26"W	75.32'
L16	S82°43'06"W	34.59'
L17	N47°50'37"W	36.08'
L18	S88°32'44"W	39.01'
L19	N47°27'41"W	21.37'
L20	N04°11'02"W	44.22'

#### LEGEND

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING

#### NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL "D" RECORDED IN INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE BEARS S00°26'31"E.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. PARCEL CONTAINS 88,348 SQUARE FEET (2.03 ACRES) MORE OR LESS.

R/W  
STATE ROAD 31  
(100' WIDE RIGHT-OF-WAY)

POB  
N:872654.63  
E:734221.23

POC  
FOUND IRON ROD AND CAP LB 6952  
WESTERLY CORNER OF PARCEL "D"  
INSTRUMENT NUMBER 2015000084227

PARCEL "D"  
INST.  
#2015000084227

PARCEL "C"  
INST.  
#2015000084227

WETLAND 1

N. 872476.15  
E. 734566.22

50' FLORIDA GAS  
TRANSMISSION  
EASEMENT

Digitally signed by Noah John Medeiros, License No. LS 7345 Professional Surveyor and Mapper. The seal appearing on this document was authorized by Noah J. Medeiros, PSM. Date: 20190209 10:34:55 -0500



NOAH J. MEDEIROS DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 7345  
THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY NOAH J. MEDEIROS, PSM.

#### WETLAND 1 SKETCH AND DESCRIPTION



12800 University Drive, Suite 175  
Fort Myers, Florida 33907  
Phone: (239) 597-0575  
Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=150'	02/09/22	NJM	00-WL1 SD	1 OF 2

February 9, 2022 6:57 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 1\00-WL1 SD.dwg

**LEGAL DESCRIPTION WETLAND 1:**

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2015000084227 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID CORNER ALSO LYING ON THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 (100 FEET WIDE);

THENCE S.00°26'31"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 707.16 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.16°16'17"E., FOR 70.35 FEET;

THENCE N.04°16'21"E., FOR 87.92 FEET;

THENCE N.39°55'24"E., FOR 59.70 FEET;

THENCE N.53°56'41"E., FOR 63.41 FEET;

THENCE N.85°23'55"E., FOR 83.13 FEET;

THENCE S.24°32'48"E., FOR 99.83 FEET;

THENCE S.02°55'09"W., FOR 66.09 FEET;

THENCE S.13°36'20"E., FOR 102.93 FEET;

THENCE S.20°18'28"E., FOR 62.14 FEET;

THENCE S.29°56'31"E., FOR 125.02 FEET;

THENCE S.76°19'23"W., FOR 62.25 FEET;

THENCE S.82°08'27"W., FOR 63.01 FEET;

THENCE N.84°46'28"W., FOR 39.39 FEET;

THENCE N.37°46'29"W., FOR 63.07 FEET;

THENCE N.19°32'26"W., FOR 75.32 FEET;

THENCE S.82°43'06"W., FOR 34.59 FEET;

THENCE N.47°50'37"W., FOR 36.08 FEET;

THENCE S.88°32'44"W., FOR 39.01 FEET;

THENCE N.47°27'41"W., FOR 21.37 FEET;

THENCE N.04°11'02"W., FOR 44.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 88,348 SQUARE FEET OR 2.03 ACRES, MORE OR LESS.

WETLAND 1  
SKETCH AND DESCRIPTION

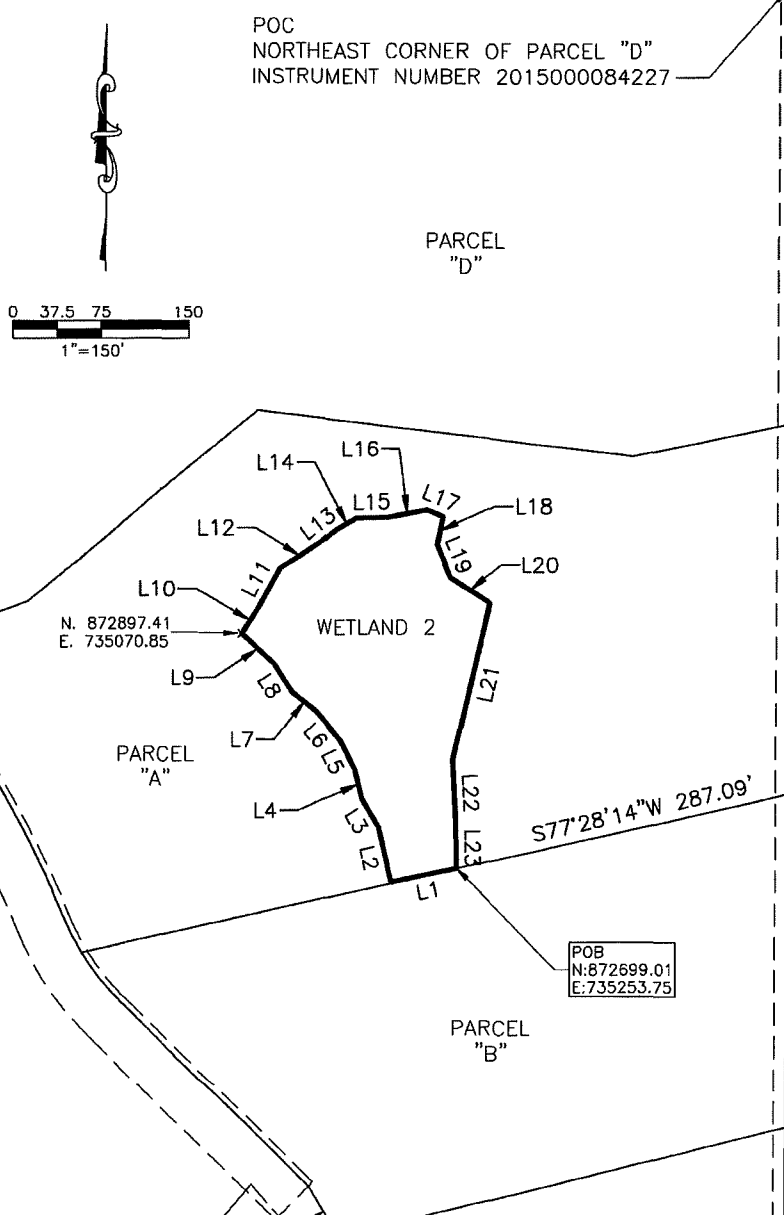


12800 University Drive, Suite 175  
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Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=###'	02/09/22	NJM	00-WL1 SD	2 OF 2



December 20, 2021 9:58 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 2\00-WL2 SD.dwg



LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°29'38"W	56.70'
L2	N12°40'51"W	47.33'
L3	N30°38'15"W	28.01'
L4	N13°34'08"W	25.55'
L5	N26°29'01"W	27.07'
L6	N40°31'01"W	32.07'
L7	N51°33'25"W	26.53'
L8	N33°02'32"W	28.69'
L9	N47°04'03"W	37.36'
L10	N33°18'00"E	25.58'
L11	N29°29'32"E	38.40'
L12	N57°02'11"E	38.46'
L13	N52°51'45"E	19.49'
L14	N60°48'26"E	19.09'
L15	N88°34'43"E	26.37'
L16	N79°33'24"E	34.29'
L17	S67°43'54"E	14.54'
L18	S11°44'01"W	24.02'
L19	S22°18'23"E	30.23'
L20	S57°08'58"E	39.14'
L21	S12°58'24"W	135.79'
L22	S02°25'31"E	57.78'
L23	S00°52'24"E	33.81'

**LEGEND**  
POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING

- NOTES:**
1. THIS SKETCH IS NOT A SURVEY.
  2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "D" RECORDED IN INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE BEARS S00°16'25"W.
  3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
  4. PARCEL CONTAINS 36,567 SQUARE FEET (0.84 ACRES) MORE OR LESS.

Digitally signed by Noah John Medeiros, License No. LS7345 Professional Surveyor and Mapper. The seal appearing on this document was authorized by Noah J. Medeiros, PSM.

12/20/2021

NOAH J. MEDEIROS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 7345  
THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY NOAH J. MEDEIROS, PSM.



**WETLAND 2  
SKETCH AND DESCRIPTION**



12800 University Drive, Suite 175  
Fort Myers, Florida 33907  
Phone: (239) 597-0575  
Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=150'	11/10/21	NJM	00-WL2 SD	1 OF 2

December 20, 2021 9:58 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Camp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 2\00-WL2 SD.dwg

**LEGAL DESCRIPTION WETLAND 2:**

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "D" RECORDED IN INSTRUMENT NUMBER 2015000084227 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.00°16'25"E., ALONG THE EAST LINE OF SAID PARCEL "D" FOR 687.05 FEET TO A POINT AT THE NORTHEAST CORNER OF PARCEL ""B" AS RECORDED IN THE AFOREMENTIONED INSTRUMENT;

THENCE S.77°28'14"W., FOR 287.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.78°29'38"W., FOR 56.70 FEET;

THENCE N.12°40'51"W., FOR 47.33 FEET;

THENCE N.30°38'15"W., FOR 28.01 FEET;

THENCE N.13°34'08"W., FOR 25.55 FEET;

THENCE N.26°29'01"W., FOR 27.07 FEET;

THENCE N.40°31'01"W., FOR 32.07 FEET;

THENCE N.51°33'25"W., FOR 26.53 FEET;

THENCE N.33°02'32"W., FOR 28.69 FEET;

THENCE N.47°04'03"W., FOR 37.36 FEET;

THENCE N.33°18'00"E., FOR 25.58 FEET;

THENCE N.29°29'32"E., FOR 38.40 FEET;

THENCE N.57°02'11"E., FOR 38.46 FEET;

THENCE N.52°51'45"E., FOR 19.49 FEET;

THENCE N.60°48'26"E., FOR 19.09 FEET;

THENCE N.88°34'43"E., FOR 26.37 FEET;

THENCE N.79°33'24"E., FOR 34.29 FEET;

THENCE S.67°43'54"E., FOR 14.54 FEET;

THENCE S.11°44'01"W., FOR 24.02 FEET;

THENCE S.22°18'23"E., FOR 30.23 FEET;

THENCE S.57°08'58"E., FOR 39.14 FEET;

THENCE S.12°58'24"W., FOR 135.79 FEET;

THENCE S.02°25'31"E., FOR 57.78 FEET;

THENCE S.00°52'24"E., FOR 33.81 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 36,567 SQUARE FEET OR 0.84 ACRES, MORE OR LESS.

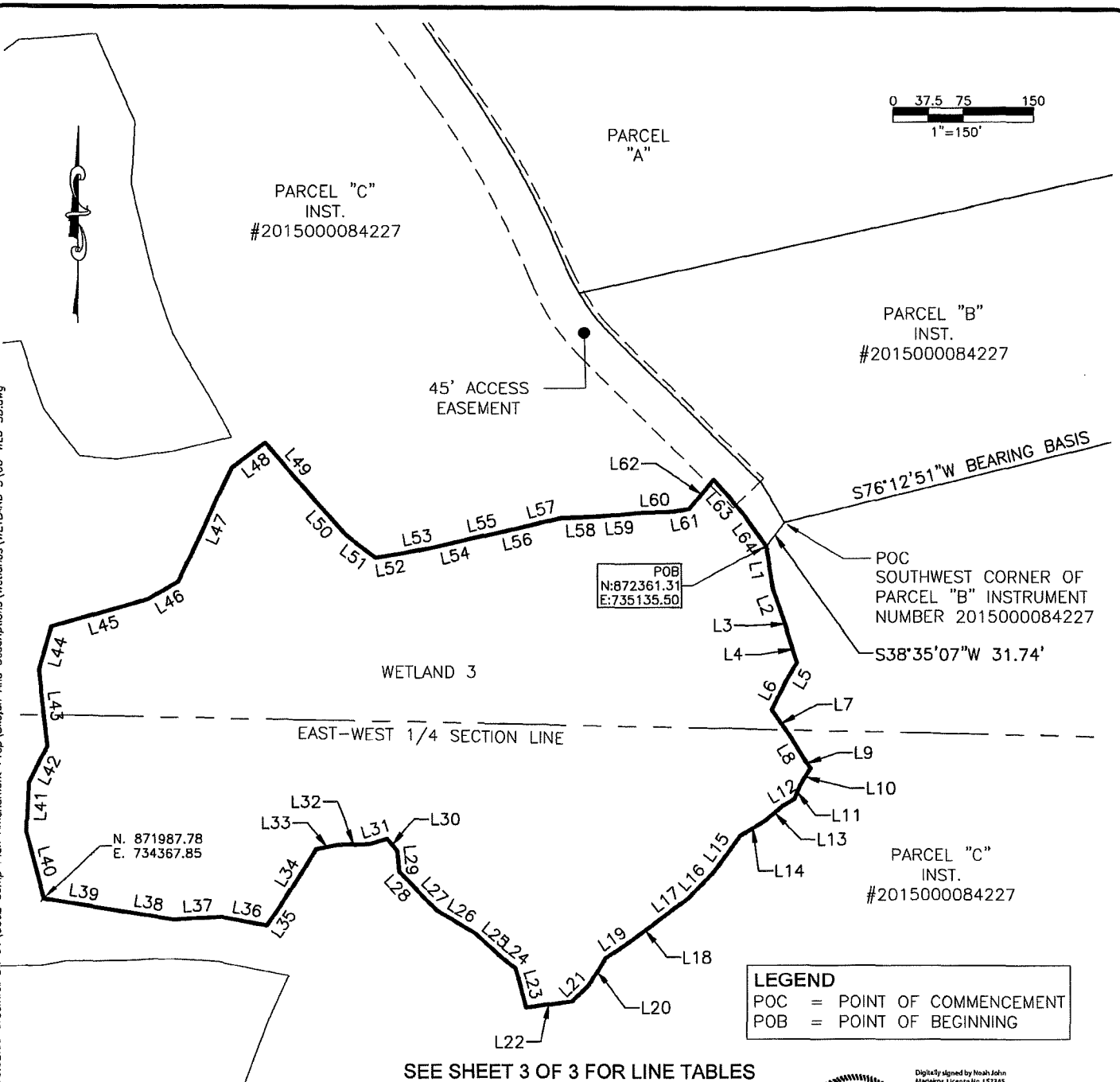
**WETLAND 2  
SKETCH AND DESCRIPTION**



12800 University Drive, Suite 175  
Fort Myers, Florida 33907  
Phone: (239) 597-0575  
Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=###'	11/10/21	NJM	00-WL2 SD	2 OF 2

February 9, 2022 7:13 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 3\00-WL3 SD.dwg



SEE SHEET 3 OF 3 FOR LINE TABLES

#### NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "D" RECORDED IN INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE BEARS S00°16'25"W.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. PARCEL CONTAINS 36,567 SQUARE FEET (0.84 ACRES) MORE OR LESS.

#### LEGEND

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING



Digitally signed by Noah John Medeiros, License No. LS7345 Professional Surveyor and Mapper  
DN: cn=Noah John Medeiros, License No. LS7345 Professional Surveyor and Mapper, o=Printed copies of this document are not considered signed and sealed, u=ward all State-1 authentication code must be verified on any electronic copies, email=medeiros@consult-nva.com, c=US  
Date: 2022.02.09 10:43:25 -0500

NOAH J. MEDEIROS DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 7345  
THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY NOAH J. MEDEIROS, PSM.

WETLAND 3  
SKETCH AND DESCRIPTION



12800 University Drive, Suite 175  
Fort Myers, Florida 33907  
Phone: (239) 597-0575  
Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	(01)	18	43S	26E	1"=150'	02/09/22	NJM	00-WL3 SD	1 OF 3

**LEGAL DESCRIPTION WETLAND 3:**

A TRACT OR PARCEL OF LAND LYING IN SECTION 18,  
TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY,  
FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL  
"B" RECORDED IN INSTRUMENT NUMBER 2015000084227  
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.38°35'07"W., FOR 31.74 FEET TO THE POINT  
OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.09°21'52"E., FOR 46.47 FEET;

THENCE S.20°19'38"E., FOR 26.50 FEET;

THENCE S.17°19'39"E., FOR 25.00 FEET;

THENCE CONTINUE S.17°19'39"E., FOR 30.76 FEET;

THENCE S.30°45'50"W., FOR 23.01 FEET;

THENCE S.26°15'25"W., FOR 33.25 FEET;

THENCE S.34°50'41"E., FOR 36.36 FEET;

THENCE S.30°42'29"E., FOR 24.64 FEET;

THENCE S.37°20'49"E., FOR 13.50 FEET;

THENCE S.31°28'58"W., FOR 21.72 FEET;

THENCE S.23°02'22"W., FOR 15.22 FEET;

THENCE S.59°28'31"W., FOR 13.90 FEET;

THENCE S.50°06'50"W., FOR 23.76 FEET;

THENCE S.56°56'24"W., FOR 32.00 FEET;

THENCE S.36°42'37"W., FOR 48.93 FEET;

THENCE S.44°24'59"W., FOR 37.42 FEET;

THENCE S.53°03'58"W., FOR 40.30 FEET;

THENCE S.53°00'55"W., FOR 34.22 FEET;

THENCE S.55°41'56"W., FOR 34.54 FEET;

THENCE S.31°14'34"W., FOR 34.82 FEET;

THENCE S.45°41'58"W., FOR 24.97 FEET;

THENCE S.82°05'17"W., FOR 49.68 FEET;

THENCE N.14°10'03"W., FOR 44.69 FEET;

THENCE N.51°38'36"W., FOR 20.42 FEET;

THENCE N.48°57'25"W., FOR 37.91 FEET;

THENCE N.58°44'06"W., FOR 46.83 FEET;

THENCE N.44°35'02"W., FOR 33.19 FEET;

THENCE N.43°07'11"W., FOR 24.61 FEET;

THENCE N.05°08'47"W., FOR 21.35 FEET;

THENCE N.39°43'46"W., FOR 17.26 FEET;

THENCE S.73°30'50"W., FOR 19.51 FEET;

THENCE S.88°03'14"W., FOR 33.16 FEET;

THENCE S.79°06'39"W., FOR 24.03 FEET;

THENCE S.31°35'04"W., FOR 72.72 FEET;

THENCE S.35°01'58"W., FOR 23.59 FEET;

THENCE N.79°17'35"W., FOR 47.75 FEET;

THENCE S.87°26'10"W., FOR 51.89 FEET;

THENCE N.81°10'46"W., FOR 58.76 FEET;

THENCE N.80°14'26"W., FOR 81.78 FEET;

THENCE N.15°04'34"W., FOR 73.78 FEET;

THENCE N.02°41'15"E., FOR 51.44 FEET;

THENCE N.27°11'52"E., FOR 43.75 FEET;

THENCE N.06°31'08"W., FOR 81.63 FEET;

THENCE N.16°37'06"E., FOR 47.20 FEET;

THENCE N.74°19'20"E., FOR 106.42 FEET;

THENCE N.59°56'59"E., FOR 37.17 FEET;

THENCE N.24°59'21"E., FOR 133.42 FEET;

THENCE N.53°52'55"E., FOR 44.19 FEET;

THENCE S.40°37'39"E., FOR 76.94 FEET;

THENCE S.41°53'41"E., FOR 52.88 FEET;

THENCE S.52°41'50"E., FOR 39.52 FEET;

THENCE N.80°47'13"E., FOR 28.38 FEET;

THENCE N.78°42'14"E., FOR 38.37 FEET;

THENCE N.77°13'53"E., FOR 33.78 FEET;

THENCE N.77°22'36"E., FOR 36.58 FEET;

THENCE N.77°54'13"E., FOR 29.25 FEET;

THENCE N.76°37'39"E., FOR 36.01 FEET;

THENCE N.87°44'51"E., FOR 41.01 FEET;

THENCE N.85°07'49"E., FOR 40.96 FEET;

THENCE N.87°49'16"E., FOR 38.53 FEET;

THENCE N.79°06'10"E., FOR 17.42 FEET;

THENCE N.39°57'28"E., FOR 40.27 FEET;

THENCE S.40°58'45"E., FOR 51.27 FEET;

THENCE S.35°14'17"E., FOR 37.90 FEET TO THE POINT  
OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 315,181 SQUARE FEET OR 7.24 ACRES,  
MORE OR LESS.

**WETLAND 3  
SKETCH AND DESCRIPTION**



12800 University Drive, Suite 175  
Fort Myers, Florida 33907  
Phone: (239) 597-0575  
Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=###'	11/10/21	NJM	00-WL3 SD	2 OF 3

February 9, 2022 7:13 AM K:\2010\190136-02-00-Greenwell-SR-31\0002-Comp-Plan-Amendment-Hop-Sketch-And-Descriptions\Wetland-3\00-WL3-SD.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°21'52"E	46.47'
L2	S20°19'38"E	26.50'
L3	S17°19'39"E	25.00'
L4	S17°19'39"E	30.76'
L5	S30°45'50"W	23.01'
L6	S26°15'25"W	33.25'
L7	S34°50'41"E	36.36'
L8	S30°42'29"E	24.64'
L9	S37°20'49"E	13.50'
L10	S31°28'58"W	21.72'
L11	S23°02'22"W	15.22'
L12	S59°28'31"W	13.90'
L13	S50°06'50"W	23.76'
L14	S56°56'24"W	32.00'
L15	S36°42'37"W	48.93'
L16	S44°24'59"W	37.42'
L17	S53°03'58"W	40.30'
L18	S53°00'55"W	34.22'
L19	S55°41'56"W	34.54'
L20	S31°14'34"W	34.82'
L21	S45°41'58"W	24.97'
L22	S82°05'17"W	49.68'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N14°10'03"W	44.69'
L24	N51°38'36"W	20.42'
L25	N48°57'25"W	37.91'
L26	N58°44'06"W	46.83'
L27	N44°35'02"W	33.19'
L28	N43°07'11"W	24.61'
L29	N05°08'47"W	21.35'
L30	N39°43'46"W	17.26'
L31	S73°30'50"W	19.51'
L32	S88°03'14"W	33.16'
L33	S79°06'39"W	24.03'
L34	S31°35'04"W	72.72'
L35	S35°01'58"W	23.59'
L36	N79°17'35"W	47.75'
L37	S87°26'10"W	51.89'
L38	N81°10'46"W	58.76'
L39	N80°14'26"W	81.78'
L40	N15°04'34"W	73.78'
L41	N02°41'15"E	51.44'
L42	N27°11'52"E	43.75'
L43	N06°31'08"W	81.63'
L44	N16°37'06"E	47.20'

LINE TABLE		
LINE	BEARING	LENGTH
L45	N74°19'20"E	106.42'
L46	N59°56'59"E	37.17'
L47	N24°59'21"E	133.42'
L48	N53°52'55"E	44.19'
L49	S40°37'39"E	76.94'
L50	S41°53'41"E	52.88'
L51	S52°41'50"E	39.52'
L52	N80°47'13"E	28.38'
L53	N78°42'14"E	38.37'
L54	N77°13'53"E	33.78'
L55	N77°22'36"E	36.58'
L56	N77°54'13"E	29.25'
L57	N76°37'39"E	36.01'
L58	N87°44'51"E	41.01'
L59	N85°07'49"E	40.96'
L60	N87°49'16"E	38.53'
L61	N79°06'10"E	17.42'
L62	N39°57'28"E	40.27'
L63	S40°58'45"E	51.27'
L64	S35°14'17"E	37.90'

WETLAND 3  
SKETCH AND DESCRIPTION



12800 University Drive, Suite 175  
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Phone: (239) 597-0575  
Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	(01)	18	43S	26E	1"=###'	02/09/22	NJM	00-WL3 SD	3 OF 3





0 75 150 300  
1"=300'

100'

EAST-WEST 1/4 SECTION LINE

STATE ROAD 31  
(100' WIDE RIGHT-OF-WAY)

PARCEL "C"  
INST. #2015000084227

N. 871451.07  
E. 735260.82

WETLAND  
"4"

SOUTH LINE PARCEL "C"

POB  
N:870909.43  
E:734420.63

S88°55'11"E 185.24'

STEVEN SINGLETARY  
INSTR. #2016000015912

POINT OF COMMENCEMENT  
THE SOUTHWEST CORNER  
OF SECTION 18, TOWNSHIP 43  
SOUTH, RANGE 26 EAST

N00°26'31"W 1381.01'  
BEARING BASIS

S88°46'28"E 100.00'

#### LEGEND

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING

#### NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL "C" RECORDED IN INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE BEARS N00°26'31"E.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. PARCEL CONTAINS 568,808 SQUARE FEET (13.06 ACRES) MORE OR LESS.



Digitally signed by Noah J. Medeiros,  
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email=nmmedeiros@noahjmedeiros.com Date: 2022.02.09 10:46:13 -0500

NOAH J. MEDEIROS DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 7345  
THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY NOAH J. MEDEIROS, PSM.

WETLAND 4  
SKETCH AND DESCRIPTION



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JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	(01)	18	43S	26E	1"=300'	02/09/22	NJM	00-WL4 SD	1 OF 2

**LEGAL DESCRIPTION WETLAND 4:**

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 31 (100 FEET WIDE); THENCE S.88°46'28"E., FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N.00°26'31"W., FOR 1381.01 FEET TO A POINT AT THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2015000084227 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.88°55'11"E., FOR 185.24 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

THENCE N.06°40'24"W., FOR 31.96 FEET;  
 THENCE N.68°29'43"W., FOR 31.73 FEET;  
 THENCE N.31°46'06"W., FOR 30.86 FEET;  
 THENCE N.08°41'32"W., FOR 34.15 FEET;  
 THENCE N.09°39'04"W., FOR 60.75 FEET;  
 THENCE N.11°53'51"E., FOR 12.82 FEET;  
 THENCE N.88°55'15"E., FOR 26.12 FEET;  
 THENCE S.60°49'13"E., FOR 33.12 FEET;  
 THENCE S.85°28'23"E., FOR 36.22 FEET;  
 THENCE N.61°31'22"E., FOR 37.48 FEET;  
 THENCE N.05°26'41"W., FOR 19.63 FEET;  
 THENCE N.65°50'12"W., FOR 32.00 FEET;  
 THENCE N.18°58'45"W., FOR 25.30 FEET;  
 THENCE N.28°21'31"W., FOR 12.70 FEET;  
 THENCE N.40°16'46"W., FOR 39.29 FEET;  
 THENCE N.74°51'33"W., FOR 31.33 FEET;  
 THENCE N.48°18'44"W., FOR 40.72 FEET;  
 THENCE N.22°27'35"W., FOR 27.07 FEET;  
 THENCE N.75°43'18"W., FOR 37.27 FEET;  
 THENCE S.87°42'52"W., FOR 14.34 FEET;  
 THENCE S.70°10'00"W., FOR 58.76 FEET;  
 THENCE N.04°12'49"E., FOR 685.69 FEET;

THENCE N.88°24'16"E., FOR 80.01 FEET;  
 THENCE N.80°29'57"E., FOR 25.26 FEET;  
 THENCE N.89°33'08"E., FOR 65.65 FEET;  
 THENCE N.87°41'07"E., FOR 46.32 FEET;  
 THENCE S.86°47'18"E., FOR 51.83 FEET;  
 THENCE S.78°27'50"E., FOR 76.82 FEET;  
 THENCE S.24°49'10"W., FOR 47.17 FEET;  
 THENCE S.20°53'43"W., FOR 78.93 FEET;  
 THENCE S.01°44'53"W., FOR 50.42 FEET;  
 THENCE S.01°56'32"W., FOR 41.31 FEET;  
 THENCE S.08°16'50"W., FOR 32.43 FEET;  
 THENCE S.73°02'09"W., FOR 47.42 FEET;  
 THENCE N.66°13'54"W., FOR 27.52 FEET;  
 THENCE N.44°14'09"W., FOR 19.94 FEET;  
 THENCE S.39°12'34"W., FOR 18.22 FEET;  
 THENCE S.38°08'48"W., FOR 27.08 FEET;  
 THENCE S.56°11'52"E., FOR 29.46 FEET;  
 THENCE S.32°23'31"E., FOR 41.13 FEET;  
 THENCE S.21°54'58"E., FOR 23.03 FEET;  
 THENCE S.02°10'18"W., FOR 29.58 FEET;  
 THENCE S.58°13'08"E., FOR 35.54 FEET;  
 THENCE S.54°26'02"E., FOR 41.34 FEET;

WETLAND 4  
 SKETCH AND DESCRIPTION



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 LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=###'	11/10/21	NJM	00-WL4 SD	2 OF 2

February 9, 2022 8:44 AM K:\2018\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 4\00-WL4 SD.dwg

February 9, 2022 8:44 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 4\00-WL4 SD.dwg

THENCE S.08°58'45"E., FOR 20.34 FEET;  
THENCE S.20°14'43"W., FOR 31.49 FEET;  
THENCE S.18°07'40"E., FOR 30.42 FEET;  
THENCE S.00°53'24"E., FOR 40.94 FEET;  
THENCE N.54°54'01"E., FOR 36.48 FEET;  
THENCE S.78°13'08"E., FOR 17.05 FEET;  
THENCE N.27°16'46"E., FOR 27.80 FEET;  
THENCE N.07°04'21"E., FOR 30.91 FEET;  
THENCE N.02°25'52"W., FOR 18.69 FEET;  
THENCE S.86°28'45"E., FOR 22.18 FEET;  
THENCE N.47°57'40"E., FOR 25.47 FEET;  
THENCE N.38°27'33"E., FOR 13.16 FEET;  
THENCE N.59°53'38"E., FOR 37.87 FEET;  
THENCE S.74°12'33"E., FOR 88.51 FEET;  
THENCE S.45°38'51"E., FOR 23.52 FEET;  
THENCE S.53°41'28"E., FOR 20.94 FEET;  
THENCE S.53°11'36"E., FOR 30.39 FEET;  
THENCE S.35°06'40"E., FOR 29.71 FEET;  
THENCE N.89°11'07"E., FOR 24.40 FEET;  
THENCE N.39°09'51"E., FOR 32.66 FEET;  
THENCE N.15°44'57"E., FOR 31.72 FEET;  
THENCE S.51°28'59"E., FOR 35.05 FEET;  
THENCE N.69°04'09"E., FOR 45.53 FEET;  
THENCE N.62°09'38"E., FOR 57.44 FEET;  
THENCE N.84°27'14"E., FOR 43.94 FEET;  
THENCE S.74°22'21"E., FOR 64.14 FEET;  
THENCE S.86°41'48"E., FOR 43.25 FEET;  
THENCE S.61°34'58"E., FOR 58.86 FEET;  
THENCE S.04°50'35"E., FOR 20.15 FEET;  
THENCE S.03°32'14"W., FOR 30.71 FEET;

THENCE S.24°22'25"E., FOR 40.97 FEET;  
THENCE S.17°30'26"E., FOR 43.96 FEET;  
THENCE S.28°17'52"E., FOR 16.02 FEET;  
THENCE S.47°42'45"E., FOR 37.64 FEET;  
THENCE S.18°51'41"W., FOR 29.62 FEET;  
THENCE S.22°06'09"E., FOR 24.04 FEET;  
THENCE S.01°08'33"E., FOR 23.22 FEET;  
THENCE S.13°18'57"E., FOR 25.85 FEET;  
THENCE S.43°03'53"E., FOR 19.89 FEET;  
THENCE S.27°00'09"E., FOR 35.03 FEET;  
THENCE S.18°42'31"W., FOR 29.58 FEET;  
THENCE S.04°35'52"E., FOR 29.34 FEET;  
THENCE S.08°59'44"W., FOR 35.11 FEET;  
THENCE S.13°51'57"E., FOR 36.02 FEET;  
THENCE S.12°29'29"W., FOR 21.18 FEET;  
THENCE S.01°55'27"E., FOR 24.99 FEET;  
THENCE S.31°18'51"W., FOR 25.13 FEET;  
THENCE S.03°00'06"E., FOR 20.83 FEET;  
THENCE S.10°40'07"W., FOR 17.78 FEET;  
THENCE S.49°35'10"W., FOR 21.18 FEET;  
THENCE N.78°59'13"W., FOR 30.35 FEET;  
THENCE S.82°35'08"W., FOR 24.81 FEET;  
THENCE N.41°37'50"W., FOR 26.38 FEET;  
THENCE S.74°47'34"W., FOR 15.53 FEET;  
THENCE S.82°20'44"W., FOR 23.64 FEET;  
THENCE N.27°57'03"W., FOR 44.62 FEET;  
THENCE N.53°27'12"W., FOR 22.27 FEET;  
THENCE N.42°54'28"W., FOR 25.92 FEET;  
THENCE N.59°47'20"W., FOR 29.66 FEET;  
THENCE N.71°25'01"W., FOR 33.75 FEET;

WETLAND 4  
SKETCH AND DESCRIPTION



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LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=###'	11/10/21	NJM	00-WL4 SD	3 OF 2

February 9, 2022 8:44 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 4\00-WL4 SD.dwg

THENCE N.43°40'43"W., FOR 35.91 FEET;  
THENCE S.83°38'46"W., FOR 40.09 FEET;  
THENCE N.63°02'18"W., FOR 33.47 FEET;  
THENCE N.60°56'58"W., FOR 35.75 FEET;  
THENCE N.37°59'03"W., FOR 29.57 FEET;  
THENCE N.20°08'59"W., FOR 24.52 FEET;  
THENCE N.18°21'47"W., FOR 17.14 FEET;  
THENCE N.05°42'40"W., FOR 34.78 FEET;  
THENCE N.43°35'09"W., FOR 36.27 FEET;  
THENCE N.15°09'10"W., FOR 26.50 FEET;  
THENCE N.24°43'13"W., FOR 33.75 FEET;  
THENCE S.55°47'01"W., FOR 49.70 FEET;  
THENCE S.87°03'41"W., FOR 39.32 FEET;  
THENCE S.25°05'37"W., FOR 23.65 FEET;  
THENCE S.06°33'07"E., FOR 39.31 FEET;  
THENCE S.44°22'09"W., FOR 44.18 FEET;  
THENCE N.52°38'55"W., FOR 24.59 FEET;  
THENCE N.58°43'54"W., FOR 26.81 FEET;  
THENCE S.60°06'20"W., FOR 27.15 FEET;  
THENCE S.33°55'12"W., FOR 47.80 FEET;  
THENCE S.47°46'09"W., FOR 35.17 FEET;  
THENCE S.00°28'35"W., FOR 33.08 FEET;  
THENCE S.44°12'13"W., FOR 23.66 FEET;  
THENCE N.80°50'59"W., FOR 26.72 FEET;  
THENCE S.44°38'11"W., FOR 26.74 FEET;  
THENCE S.33°11'19"W., FOR 28.86 FEET;  
THENCE N.59°14'05"W., FOR 58.11 FEET;  
THENCE S.66°25'19"W., FOR 24.24 FEET;  
THENCE S.21°07'04"E., FOR 26.17 FEET;

THENCE S.14°52'35"W., FOR 33.50 FEET;

THENCE S.21°51'45"W., FOR 38.29 FEET;

THENCE N.88°14'12"W., FOR 71.16 FEET TO THE POINT OF  
BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 568,808 SQUARE FEET OR 13.06 ACRES,  
MORE OR LESS.

WETLAND 4  
SKETCH AND DESCRIPTION



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JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=###'	11/10/21	NJM	00-WL4 SD	4 OF 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°40'24"W	31.96'
L2	N68°29'43"W	31.73'
L3	N31°46'06"W	30.86'
L4	N08°41'32"W	34.15'
L5	N09°39'04"W	60.75'
L6	N11°53'51"E	12.82'
L7	N88°55'15"E	26.12'
L8	S60°49'13"E	33.12'
L9	S85°28'23"E	36.22'
L10	N61°31'22"E	37.48'
L11	N05°26'41"W	19.63'
L12	N65°50'12"W	32.00'
L13	N18°58'45"W	25.30'
L14	N28°21'31"W	12.70'
L15	N40°16'46"W	39.29'
L16	N74°51'33"W	31.33'
L17	N48°18'44"W	40.72'
L18	N22°27'35"W	27.07'
L19	N75°43'18"W	37.27'
L20	S87°42'52"W	14.34'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S70°10'00"W	58.76'
L22	N04°12'49"E	685.69'
L23	N88°24'16"E	80.01'
L24	N80°29'57"E	25.26'
L25	N89°33'08"E	65.65'
L26	N87°41'07"E	46.32'
L27	S86°47'18"E	51.83'
L28	S78°27'50"E	76.82'
L29	S24°49'10"W	47.17'
L30	S20°53'43"W	78.93'
L31	S01°44'53"W	50.42'
L32	S01°56'32"W	41.31'
L33	S08°16'50"W	32.43'
L34	S73°02'09"W	47.42'
L35	N66°13'54"W	27.52'
L36	N44°14'09"W	19.94'
L37	S39°12'34"W	18.22'
L38	S38°08'48"W	27.08'
L39	S56°11'52"E	29.46'
L40	S32°23'31"E	41.13'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S21°54'58"E	23.03'
L42	S02°10'18"W	29.58'
L43	S58°13'08"E	35.54'
L44	S54°26'02"E	41.34'
L45	S08°58'45"E	20.34'
L46	S20°14'43"W	31.49'
L47	S18°07'40"E	30.42'
L48	S00°53'24"E	40.94'
L49	N54°54'01"E	36.48'
L50	S78°13'08"E	17.05'
L51	N27°16'46"E	27.80'
L52	N07°04'21"E	30.91'
L53	N02°25'52"W	18.69'
L54	S86°28'45"E	22.18'
L55	N47°57'40"E	25.47'
L56	N38°27'33"E	13.16'
L57	N59°53'38"E	37.87'
L58	S74°12'33"E	88.51'
L59	S45°38'51"E	23.52'
L60	S53°41'28"E	20.94'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S53°11'36"E	30.39'
L62	S35°06'40"E	29.71'
L63	N89°11'07"E	24.40'
L64	N39°09'51"E	32.66'
L65	N15°44'57"E	31.72'
L66	S51°28'59"E	35.05'
L67	N69°04'09"E	45.53'
L68	N62°09'38"E	57.44'
L69	N84°27'14"E	43.94'
L70	S74°22'21"E	64.14'
L71	S86°41'48"E	43.25'
L72	S61°34'58"E	58.86'
L73	S04°50'35"E	20.15'
L74	S03°32'14"W	30.71'
L75	S24°22'25"E	40.97'
L76	S17°30'26"E	43.96'
L77	S28°17'52"E	16.02'
L78	S47°42'45"E	37.64'
L79	S18°51'41"W	29.62'
L80	S22°06'09"E	24.04'

LINE TABLE		
LINE	BEARING	LENGTH
L81	S01°08'33"E	23.22'
L82	S13°18'57"E	25.85'
L83	S43°03'53"E	19.89'
L84	S27°00'09"E	35.03'
L85	S18°42'31"W	29.58'
L86	S04°35'52"E	29.34'
L87	S08°59'44"W	35.11'
L88	S13°51'57"E	36.02'
L89	S12°29'29"W	21.18'
L90	S01°55'27"E	24.99'
L91	S31°18'51"W	25.13'
L92	S03°00'06"E	20.83'
L93	S10°40'07"W	17.78'
L96	S82°35'08"W	24.81'
L97	N41°37'50"W	26.38'
L98	S74°47'34"W	15.53'
L99	S82°20'44"W	23.64'
L100	N27°57'03"W	44.62'
L101	N53°27'12"W	22.27'
L102	N42°54'28"W	25.92'

LINE TABLE		
LINE	BEARING	LENGTH
L103	N59°47'20"W	29.66'
L104	N71°25'01"W	33.75'
L105	N43°40'43"W	35.91'
L106	S83°38'46"W	40.09'
L107	N63°02'18"W	33.47'
L108	N60°56'58"W	35.75'
L109	N37°59'03"W	29.57'
L110	N20°08'59"W	24.52'
L111	N18°21'47"W	17.14'
L112	N05°42'40"W	34.78'
L113	N43°35'09"W	36.27'
L114	N15°09'10"W	26.50'
L115	N24°43'13"W	33.75'
L116	S55°47'01"W	49.70'
L117	S87°03'41"W	39.32'
L118	S25°05'37"W	23.65'
L119	S06°33'07"E	39.31'
L120	S44°22'09"W	44.18'
L121	N52°38'55"W	24.59'
L122	N58°43'54"W	26.81'

LINE TABLE		
LINE	BEARING	LENGTH
L123	S60°06'20"W	27.15'
L124	S33°55'12"W	47.80'
L125	S47°46'09"W	35.17'
L126	S00°28'35"W	33.08'
L127	S44°12'13"W	23.66'
L128	N80°50'59"W	26.72'
L129	S44°38'11"W	26.74'
L130	S33°11'19"W	28.86'
L131	N59°14'05"W	58.11'
L132	S66°25'19"W	24.24'
L133	S21°07'04"E	26.17'
L134	S14°52'35"W	33.50'
L135	S21°51'45"W	38.29'
L136	N88°14'12"W	71.16'

WETLAND 4  
SKETCH AND DESCRIPTION

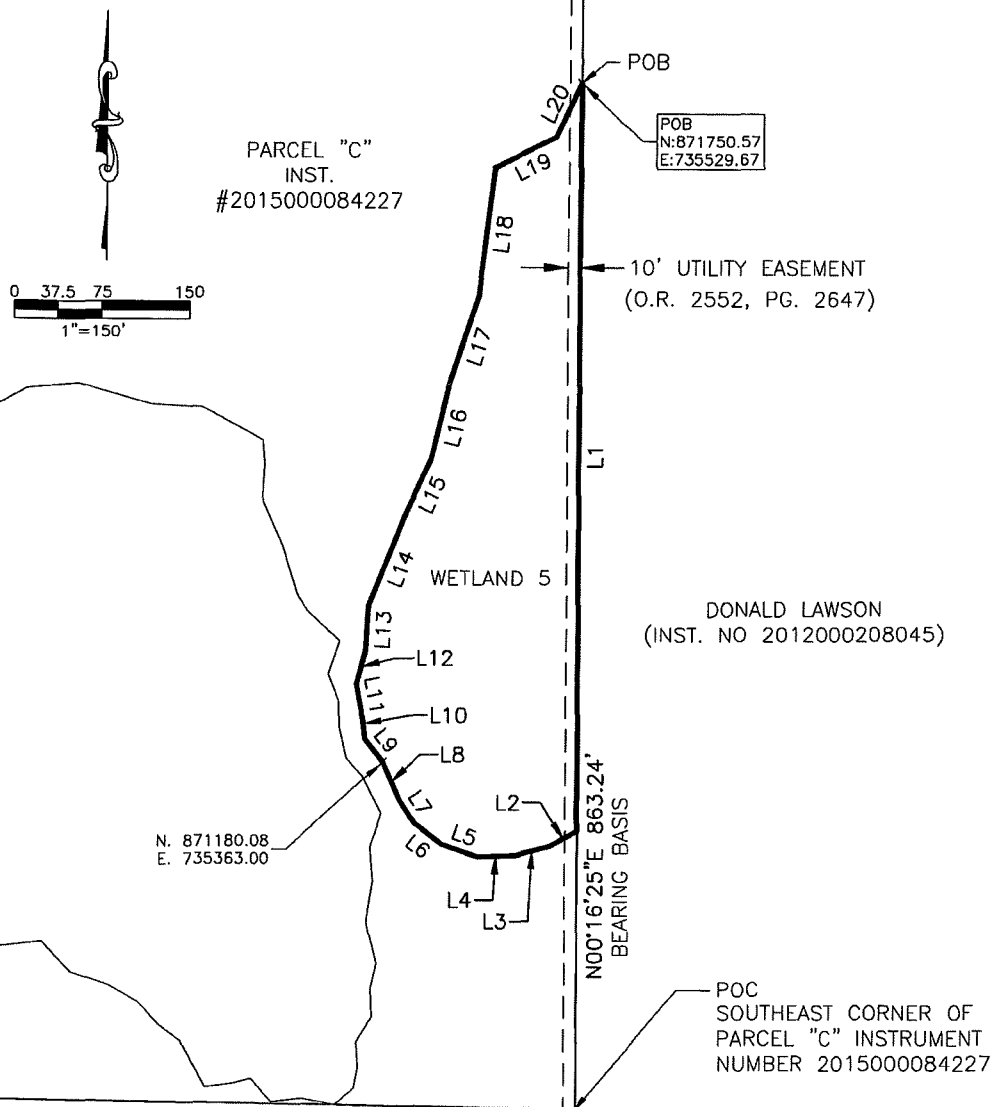


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JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	(01)	18	43S	26E	1"=###'	02/09/22	NJM	00-WL4 SD	5 OF 5



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LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°15'59"W	628.40'
L2	S60°35'55"W	26.79'
L3	S75°42'44"W	30.28'
L4	N87°59'42"E	30.93'
L5	N70°13'20"W	32.49'
L6	N52°10'33"W	27.58'
L7	N34°01'43"W	22.99'
L8	N24°34'13"W	35.90'
L9	N38°24'49"W	24.51'
L10	N06°32'49"W	25.11'
L11	N10°27'51"W	21.59'
L12	N14°28'06"E	30.10'
L13	N02°45'58"E	34.83'
L14	N21°54'18"E	84.32'
L15	N25°25'18"E	52.29'
L16	N13°21'41"E	61.59'
L17	N17°57'17"E	82.11'
L18	N07°01'14"E	108.09'
L19	N63°33'43"E	57.65'
L20	N25°21'04"E	49.50'

STEVEN SINGLETARY  
INSTR. #2016000015912

JEFFREY A. GUMINIAK  
INSTR. #2021000030022

#### LEGEND

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING

#### NOTES:

- THIS SKETCH IS NOT A SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "C" RECORDED IN INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE EAST LINE BEARS N00°16'25"E.
- THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- PARCEL CONTAINS 77,583 SQUARE FEET (1.78 ACRES) MORE OR LESS.

Digitally signed by Noah John Medeiros, License No. LS7345  
Professional Surveyor and Mapper  
DNI: cn=Noah John Medeiros,  
License No. LS7345 Professional  
Surveyor and Mapper, o=Printed  
copies of this document are not  
considered signed and sealed,  
our and all SHA-1 authentication  
code must be verified on any  
electronic copies.  
email=nmmedeiros@consult-  
rwa.com, c=US  
Date: 2021.12.20 10:48:23 -0500

12/20/2021

NOAH J. MEDEIROS  
DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 7345  
THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY NOAH J. MEDEIROS, PSM.

#### WETLAND 5 SKETCH AND DESCRIPTION



12800 University Drive, Suite 175  
Fort Myers, Florida 33907  
Phone: (239) 597-0575  
Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=150'	11/10/21	NJM	00-WL5 SD	1 OF 2

December 20, 2021 10:35 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 5\00-WL5 SD.dwg

**LEGAL DESCRIPTION WETLAND 5:**

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL "C" RECORDED IN INSTRUMENT NUMBER 2015000084227 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE N.00°16'25"E., FOR 823.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.00°15'59"W., FOR 628.40 FEET;

THENCE S.60°35'55"W., FOR 26.79 FEET;

THENCE S.75°42'44"W., FOR 30.28 FEET;

THENCE S.87°59'42"W., FOR 30.93 FEET;

THENCE N.70°13'20"W., FOR 32.49 FEET;

THENCE N.52°10'33"W., FOR 27.58 FEET;

THENCE N.34°01'43"W., FOR 22.99 FEET;

THENCE N.24°34'13"W., FOR 35.90 FEET;

THENCE N.38°24'49"W., FOR 24.51 FEET;

THENCE N.06°32'49"W., FOR 25.11 FEET;

THENCE N.10°27'51"W., FOR 21.59 FEET;

THENCE N.14°28'06"E., FOR 30.10 FEET;

THENCE N.02°45'58"E., FOR 34.83 FEET;

THENCE N.21°54'18"E., FOR 84.32 FEET;

THENCE N.25°25'18"E., FOR 52.29 FEET;

THENCE N.13°21'41"E., FOR 61.59 FEET;

THENCE N.17°57'17"E., FOR 82.11 FEET;

THENCE N.07°01'14"E., FOR 108.09 FEET;

THENCE N.63°33'43"E., FOR 57.65 FEET;

THENCE N.25°21'04"E., FOR 49.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 77,583 SQUARE FEET OR 1.78 ACRES, MORE OR LESS.

WETLAND 5  
SKETCH AND DESCRIPTION



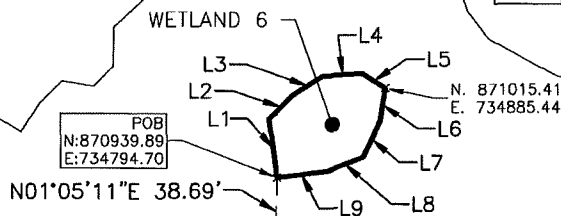
12800 University Drive, Suite 175  
Fort Myers, Florida 33907  
Phone: (239) 597-0575  
Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=###'	11/10/21	NJM	00-WL5 SD	2 OF 2

PARCEL "C"  
INST.  
#2015000084227

0 37.5 75 150  
1"=150'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°31'39"W	49.89'
L2	N44°55'09"E	28.62'
L3	N56°41'57"E	29.45'
L4	N86°53'44"E	33.48'
L5	S57°21'40"E	22.60'
L6	S08°21'21"W	28.31'
L7	S25°37'01"W	33.89'
L8	S68°58'44"W	32.42'
L9	S82°44'19"W	42.05'



N88°53'02"W 732.15'  
BEARING BASIS

STEVE SINGLETARY  
INSTR. #2016000015912

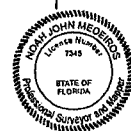
#### LEGEND

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING

#### NOTES:

- THIS SKETCH IS NOT A SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL "C" RECORDED IN INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE SOUTH LINE BEARS N88°53'02"W.
- THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- PARCEL CONTAINS 6,239 SQUARE FEET (0.14 ACRES) MORE OR LESS.

POC  
SOUTHEAST CORNER OF  
PARCEL "C" INSTRUMENT  
NUMBER 2015000084227



Digitally signed by Noah John Medeiros, License No. 157345 Professional Surveyor and Mapper  
DN: cn=Noah John Medeiros, License No. 157345 Professional Surveyor and Mapper, o=Printed copies of this document are not considered signed and sealed, ou=and all SHA-1 authentication code must be verified on any electronic copies, email=medeiros@consult-rwa.com, c=US  
Date: 2021.12.20 10:58:32 -05'00'

*[Signature]*

12/20/2021

NOAH J. MEDEIROS DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 7345  
THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY NOAH J. MEDEIROS, PSM.

WETLAND 6  
SKETCH AND DESCRIPTION



12800 University Drive, Suite 175  
Fort Myers, Florida 33907  
Phone: (239) 597-0575  
Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=150'	11/10/21	NJM	00-WL6 SD	1 OF 2

December 20, 2021 10:53 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 6\00-WL6 SD.dwg

**LEGAL DESCRIPTION WETLAND 6:**

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL "C" RECORDED IN INSTRUMENT NUMBER 2015000084227 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE N.88°53'02"W., FOR 732.15 FEET;

THENCE N.01°05'11"E., FOR 38.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.07°31'39"W., FOR 49.89 FEET;

THENCE N.44°55'09"E., FOR 28.62 FEET;

THENCE N.56°41'57"E., FOR 29.45 FEET;

THENCE N.86°53'44"E., FOR 33.48 FEET;

THENCE S.57°21'40"E., FOR 22.60 FEET;

THENCE S.08°21'21"W., FOR 28.31 FEET;

THENCE S.25°37'01"W., FOR 33.89 FEET;

THENCE S.68°58'44"W., FOR 32.42 FEET;

THENCE S.82°44'19"W., FOR 42.05 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 6,239 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

**WETLAND 6  
SKETCH AND DESCRIPTION**



12800 University Drive, Suite 175  
Fort Myers, Florida 33907  
Phone: (239) 597-0575  
Fax: (239) 597-0578  
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	( )	18	43S	26E	1"=###'	11/10/21	NJM	00-WL6 SD	2 OF 2





**GREENWELL SR31**  
**Comprehensive Plan Map Amendment**

**EXHIBIT M8**  
**Copy of Deeds**

**SEE ATTACHED**

This Instrument Prepared by and Return to  
Michael L Greenwell  
18500 State Rd 31  
Alva FL 33920

Property Appraisers Parcel I.D. (Folio) Number(s): 18-43-26-00-00001-0000 Parent Parcel

### QUITCLAIM DEED

This Indenture, Made this 21 day of April, 2015,  
by and between  
Michael L Greenwell and Tracy C. Greenwell  
whose post office address is:  
18500 State Rd 31, Alva, Florida 33920  
hereinafter called the "Grantor",  
and Michael L Greenwell and Tracy C. Greenwell  
whose post office address is:  
18500 State Rd 31 Alva, Florida 33920  
hereinafter called the "Grantee".

**WITNESSETH:** That Grantor, for and in consideration of the sum of ( ) and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Lee County, Florida, to wit:

See Attached Parcel "A" "B" "C" "D"

The property is the homestead of the Grantor(s).

**To Have and to Hold,** the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

**IN WITNESS WHEREOF,** Grantor has executed this deed under seal on the date aforesaid.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Jessica R. Persinger  
Printed Name: Jessica Persinger

Witness Signature: Debbie Fox  
Printed Name: Debbie Fox

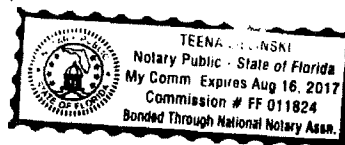
Michael L Greenwell  
Michael L Greenwell  
Tracy C Greenwell  
Tracy C Greenwell

State of Florida  
County of Lee

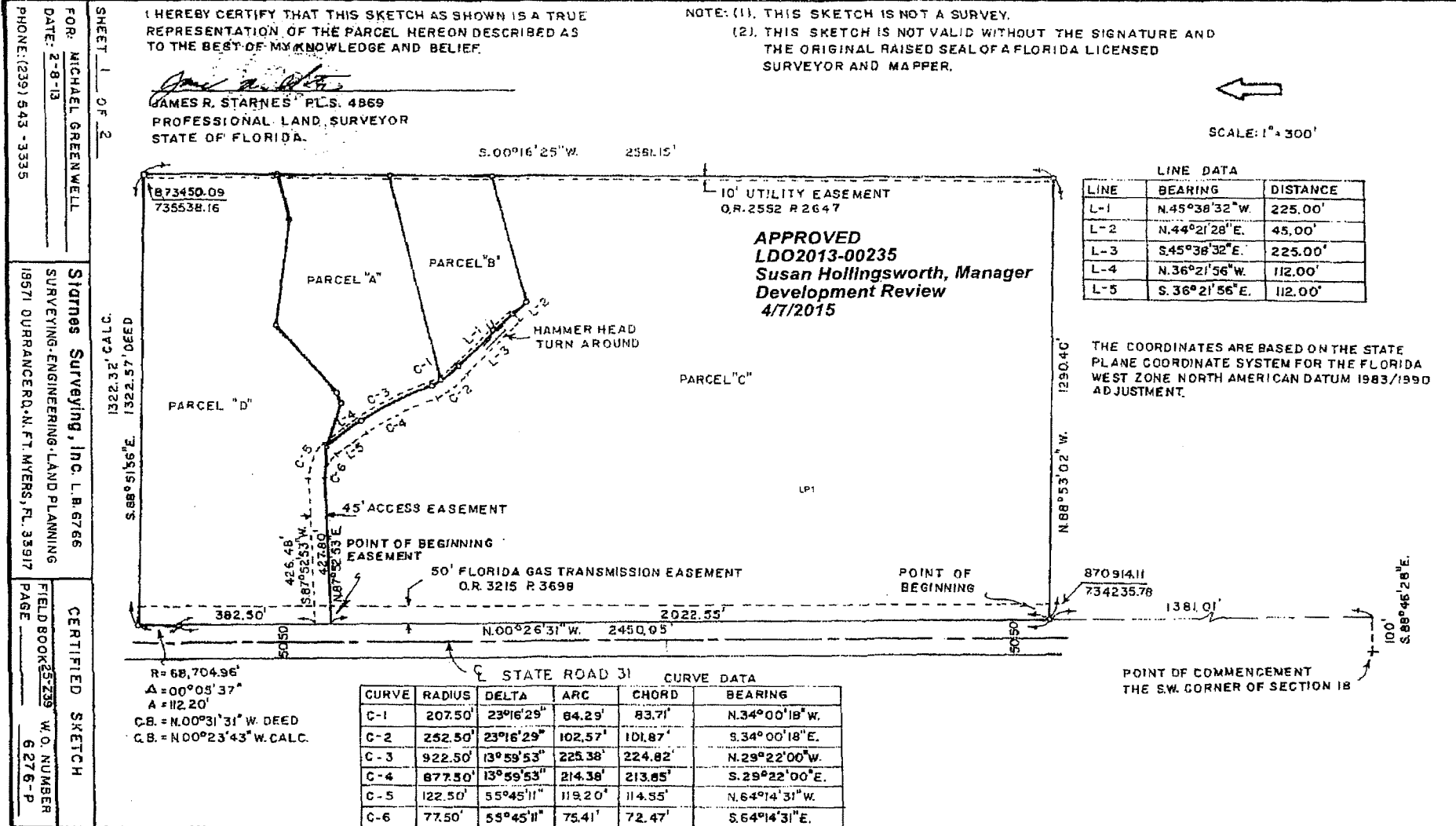
The foregoing instrument was acknowledged before me this 21 day of March,  
by Mike & Tracy Greenwell, who is/  
are personally known to me or has/have produced driver license(s) as identification.

Teena Zielinski  
Notary Public Signature  
Printed Name: Teena Zielinski

My Commission Expires: 08-16-2017  
(SEAL)



LDO2013-00235 Lee County ePlan



NOTE: (1). THIS SKETCH IS NOT A SURVEY.

(2). THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


APPROVED

LDO2013-00235

Susan Hollingsworth, Manager  
Development Review

4/7/2015

I HEREBY CERTIFY THAT THIS SKETCH AS SHOWN IS A TRUE REPRESENTATION OF THE PARCEL HEREON DESCRIBED AS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
 JAMES R. STARNES, P.L.S. 4869  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF FLORIDA

LEGAL DESCRIPTION AS PER STARNES SURVEYING, INC.

## PARENT PARCEL

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 1381.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING CONTINUE RUNNING N.00°26'31"W. ALONG SAID RIGHT-OF-WAY LINE FOR 2450.05 FEET TO A POINT OF CURVATURE TO THE RIGHT, WITH A DELTA ANGLE OF 00°05'37", A RADIUS OF 68,704.96 FEET, A CHORD OF 112.20 FEET THAT BEARS N.00°23'43"W.; THENCE RUN NORTHERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY FOR 112.20 FEET; THENCE RUN S.88°51'56"E. FOR 1322.32 FEET; THENCE RUN S.00°16'25"W. FOR 2561.15 FEET; THENCE RUN N.88°53'02"W. FOR 1290.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 76.805 ACRES MORE OR LESS.

SAID PARCEL IS SUBJECT TO AND TOGETHER WITH A 45 FOOT WIDE ACCESS EASEMENT, FOR INGRESS-EGRESS, DRAINAGE AND UTILITIES OVER AND ACROSS THE FOLLOWING STRIP OF LAND, LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 3403.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT.

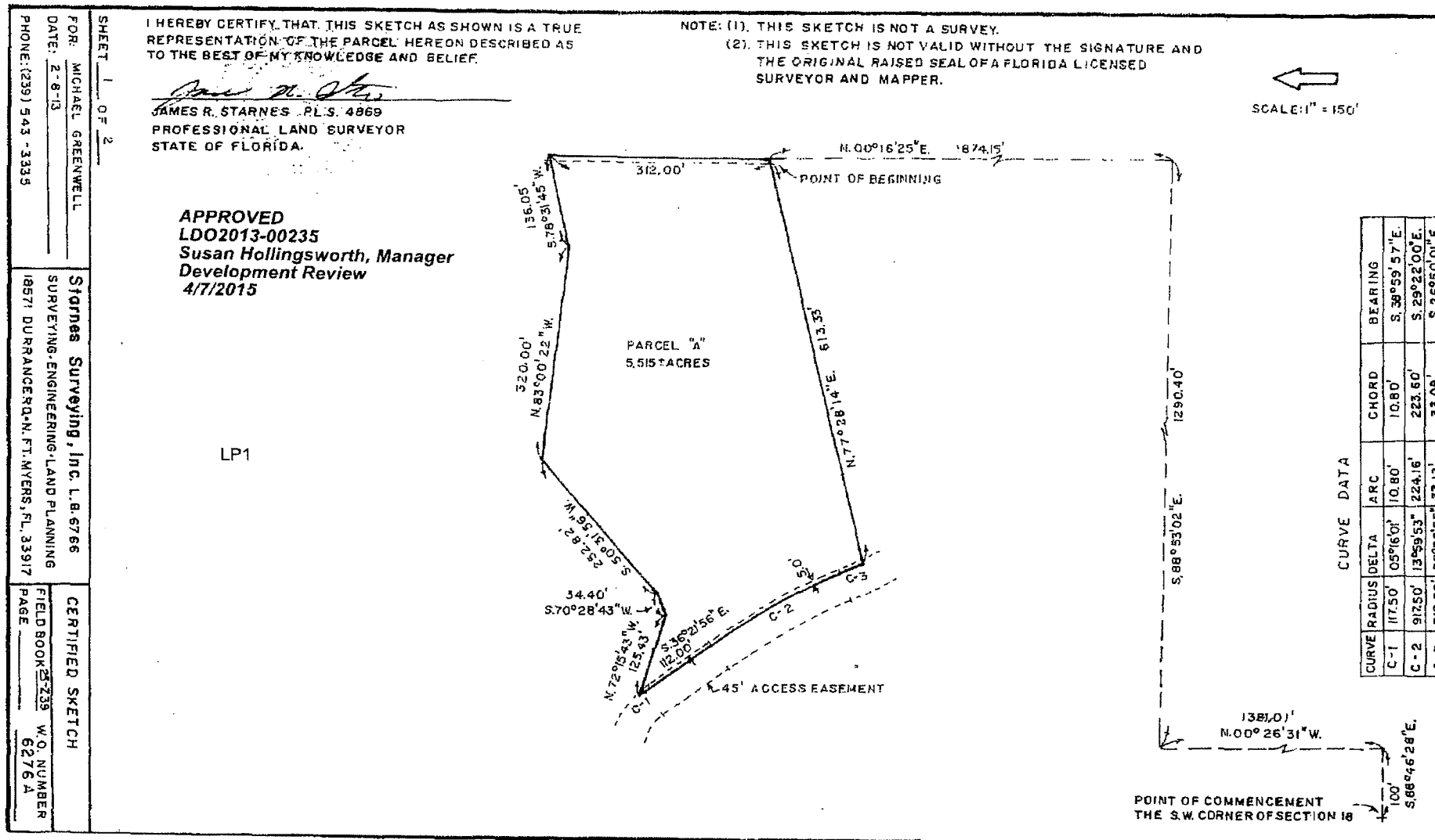
FROM SAID POINT OF BEGINNING RUN N.87°52'53"E. FOR 427.80 FEET TO A CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS, RADIUS = 77.50 FEET, DELTA = 55°45'11", CHORD = 72.47 FEET, CHORD BEARING = S.64°14'31"E.; THENCE RUN ALONG SAID CURVE FOR 75.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.36°21'56"E. FOR 112.00 FEET TO A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, RADIUS = 877.50 FEET, DELTA = 13°59'53", CHORD = 213.85 FEET, CHORD BEARING = S.29°22'00"E.; THENCE RUN ALONG SAID CURVE FOR 214.38 FEET TO A POINT OF REVERSE CURVATURE AND A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 252.50 FEET, DELTA = 23°16'29", CHORD = 101.87 FEET, CHORD BEARING = S.34°00'18"E.; THENCE RUN ALONG SAID CURVE FOR 102.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.45°38'32"E. FOR 225.00 FEET; THENCE RUN N.44°21'28"W. FOR 45.00 FEET; THENCE RUN N.45°38'32"W. FOR 225.00 FEET TO A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 207.50 FEET, DELTA = 23°16'29", CHORD = 83.71 FEET, CHORD BEARING = N.34°00'18"W.; THENCE RUN ALONG SAID CURVE FOR 84.29 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING FOR ITS ELEMENTS, RADIUS = 922.50 FEET, DELTA = 23°16'29", CHORD = 224.82 FEET, CHORD BEARING = N.29°22'00"W.; THENCE RUN ALONG SAID CURVE FOR 225.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N.36°21'56"W. FOR 112.00 FEET TO A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 122.50 FEET, DELTA = 55°45'11", CHORD = 114.55 FEET, CHORD BEARING = N.64°14'31"W.; THENCE RUN ALONG SAID CURVE FOR 119.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.87°52'53"W. FOR 426.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 31; THENCE RUN S.00°26'31"E. ALONG SAID RIGHT OF WAY LINE FOR 45.00 FEET TO THE POINT OF BEGINNING.

NOTE: FENCES, GATES AND CATTLE GUARDS CAN EXIST IN THIS EASEMENT AS LONG AS THEY DO NOT HINDER THE USE OF SAID EASEMENT.

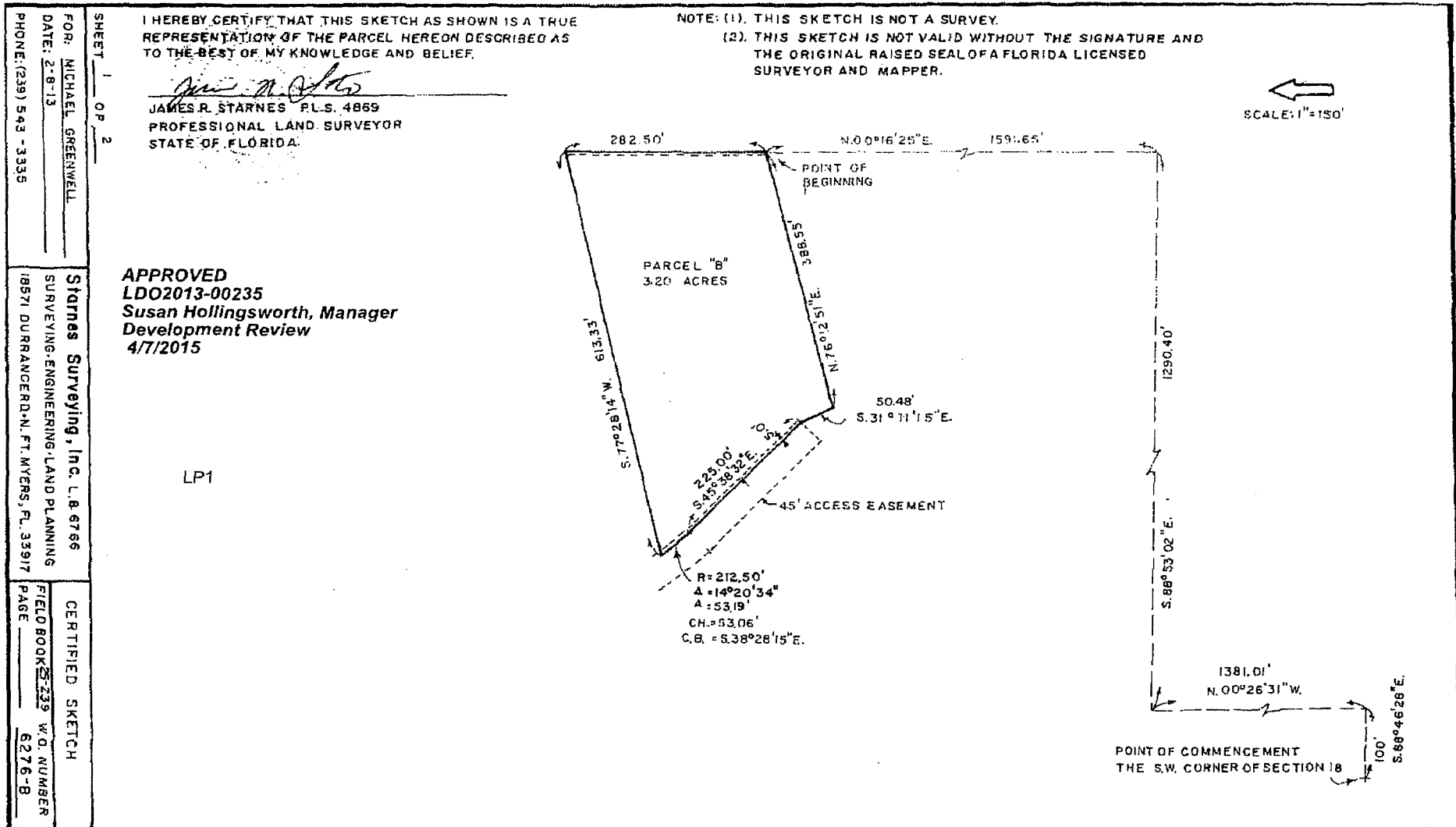
SHEET 2 OF 2  
FOR: MICHAEL GREENWELL  
DATE: 2-8-13  
PHONE: (239) 543-3335Starnes Surveying, Inc. L.B. 6756  
SURVEYING-ENGINEERING-LAND PLANNING  
1871 DURANGEROAD-N. FT. MYERS, FL. 33917CERTIFIED SKETCH  
FIELD BOOK 35235 W.O. NUMBER  
PAGE 6276-P

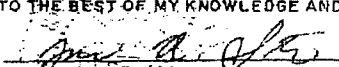


LDO2013-00235 Lee County ePlan

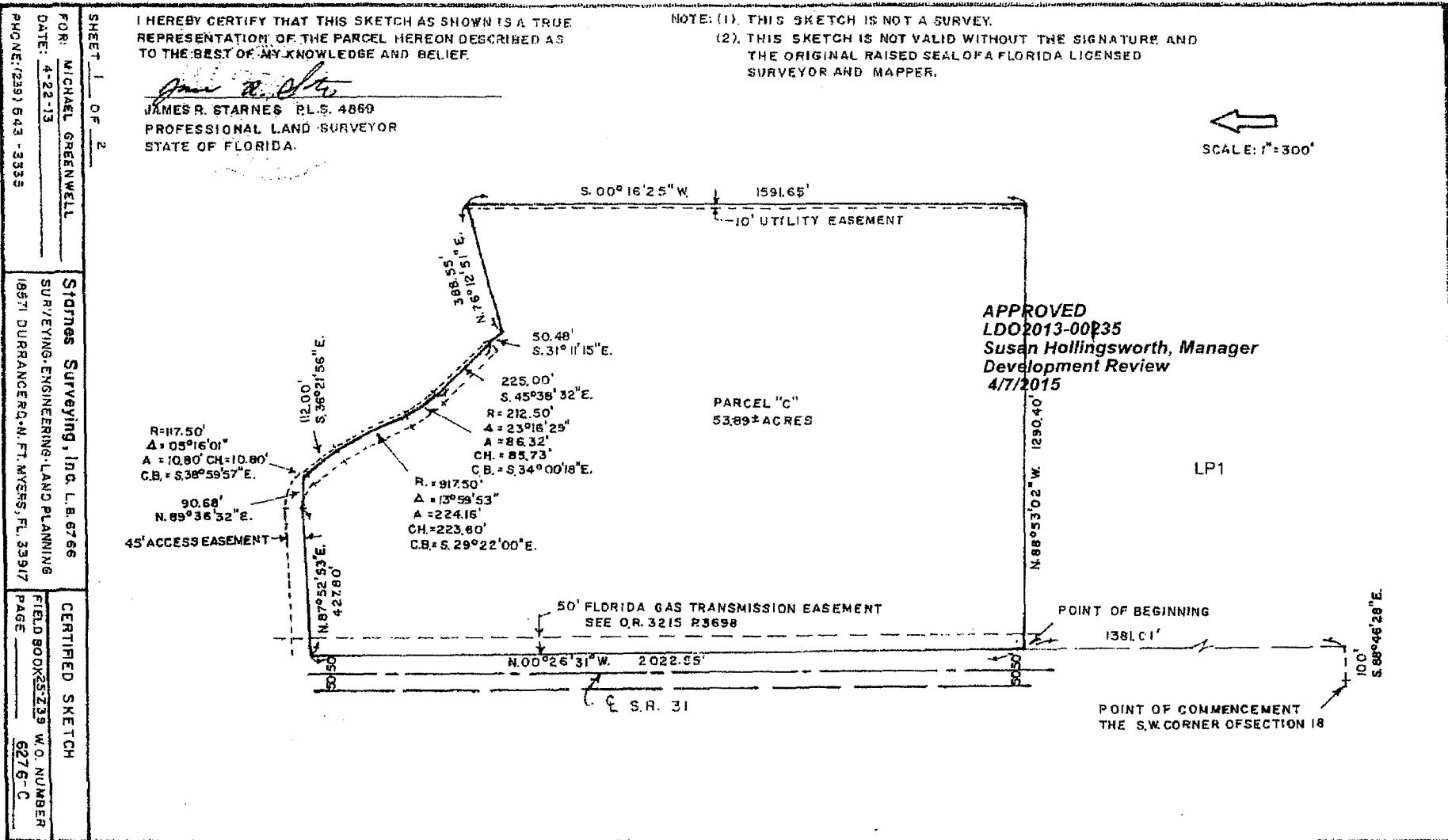


SHEET 2 OF 2 FOR MICHAEL GREENWELL DATE: 2-8-13 PHONE: (239) 543-3335	Starnes Surveying, Inc. L.R. 5766 SURVEYING-ENGINEERING-LAND PLANNING 16671 DURRANCE RD., FT. MYERS, FL. 33917	CERTIFIED SKETCH FIELD BOOK 25-239 W.O. NUMBER PAGE 6276 A	<p>I HEREBY CERTIFY THAT THIS SKETCH AS SHOWN IS A TRUE REPRESENTATION OF THE PARCEL HEREON DESCRIBED AS TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p><i>[Signature]</i>          JAMES R. STARNES P.L.S. 4869          PROFESSIONAL LAND SURVEYOR          STATE OF FLORIDA.</p> <p>LEGAL DESCRIPTION AS PER STARNES SURVEYING, INC.</p> <p>PARCEL "A"</p> <p>A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESSCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 1381.01 FEET THENCE RUN S.88°53'02"E. FOR 1290.40 FEET; THENCE RUN N.00°16'25"E. FOR 1874.15 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.</p> <p>FROM SAID POINT OF BEGINNING RUN N.00°16'25"E. 312.00 FEET; THENCE RUN S.78°31'45"W. FOR 136.05 FEET; THENCE RUN N.83°00'22"W. FOR 320.00 FEET; THENCE S.50°31'56"W. FOR 252.82 FEET; THENCE RUN S.70°28'43"W. FOR 34.40 FEET; THENCE RUN N.72°15'43"W. FOR 125.43 FEET TO A CURVE CONCAVE TO THE SOUTHWEST, HAVING FOR ITS ELEMENTS, RADIUS = 117.50, DELTA = 05°16'01", CHORD = 10.80 FEET, CHORD BEARING = S.38°59'57"E. THENCE RUN ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION FOR 10.80 FEET; THENCE RUN S.36°21'56"E. FOR 112.00 FEET TO A CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS, RADIUS = 917.50 FEET, DELTA = 13°59'53", CHORD = 223.60 FEET, CHORD BEARING = S.29°22'00"E.; THENCE RUN ALONG SAID CURVE FOR 224.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS RADIUS = 212.50 FEET, DELTA = 08°55'55", CHORD = 33.09 FEET, CHORD BEARING = S.26°50'01"E.; THENCE RUN ALONG SAID CURVE FOR 33.13 FEET; THENCE RUN N.77°28'14"E. FOR 613.33 FEET TO THE POINT OF BEGINNING.</p> <p>SAID PARCEL CONTAINS 5.515 ACRES MORE OR LESS.</p> <p>SAID PARCEL IS SUBJECT TO AND TOGETHER WITH A 45 FOOT WIDE ACCESS EASEMENT, FOR INGRESS-EGRESS, DRAINAGE AND UTILITIES OVER AND ACROSS THE FOLLOWING STRIP OF LAND, LYING IN SECTION 18, TOSNHP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p>	<p>NOTE: (1). THIS SKETCH IS NOT A SURVEY.          (2). THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p> <p>APPROVED          LDO2013-00235          Susan Hollingsworth, Manager          Development Review          4/7/2015</p> <p>LP1</p> <p>COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 3403.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT.</p> <p>FROM SAID POINT OF BEGINNING RUN N.87°52'53"E. FOR 427.80 FEET TO A CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS, RADIUS = 77.50 FEET, DELTA = 55°45'11", CHORD = 72.47 FEET, CHORD BEARING = S.64°14'31"E.; THENCE RUN ALONG SAID CURVE FOR 75.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.36°21'56"E. FOR 112.00 FEET TO A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, RADIUS = 877.50 FEET, DELTA = 13°59'53", CHORD = 213.85 FEET, CHORD BEARING = S.29°22'00"E.; THENCE RUN ALONG SAID CURVE FOR 214.38 FEET TO A POINT OF REVERSE CURVATURE AND A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 252.50 FEET, DELTA = 23°16'29", CHORD = 101.87 FEET, CHORD BEARING = S.34°00'18"E.; THENCE RUN ALONG SAID CURVE FOR 102.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.45°38'32"E. FOR 225.00 FEET; THENCE RUN N.44°21'28"W. FOR 45.00 FEET; THENCE RUN N.45°38'32"W. FOR 225.00 FEET TO A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 207.50 FEET, DELTA = 23°16'29", CHORD = 83.71 FEET, CHORD BEARING = N.34°00'18"W.; THENCE RUN ALONG SAID CURVE FOR 84.29 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING FOR ITS ELEMENTS, RADIUS = 922.50 FEET, DELTA = 23°16'29", CHORD = 224.82 FEET, CHORD BEARING = N.29°22'00"W.; THENCE RUN ALONG SAID CURVE FOR 225.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N.36°21'56"W. FOR 112.00 FEET TO A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 122.50 FEET, DELTA = 55°45'11", CHORD = 114.55 FEET, CHORD BEARING = N.64°14'31"W.; THENCE RUN ALONG SAID CURVE FOR 119.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.87°52'53"W. FOR 426.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 31; THENCE RUN S.00°26'31"E. ALONG SAID RIGHT OF WAY LINE FOR 45.00 FEET TO THE POINT OF BEGINNING.</p> <p>NOTE: FENCES, GATES AND CATTLE GUARDS CAN EXIST IN THIS EASEMENT AS LONG AS THEY DO NOT HENDER THE USE OF SAID EASEMENT.</p>
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SHEET 2 OF 2 FOR: MICHAEL GREENWELL DATE: 2-8-13 PHONE: (239) 543-3335	I HEREBY CERTIFY THAT THIS SKETCH AS SHOWN IS A TRUE REPRESENTATION OF THE PARCEL HEREON DESCRIBED AS TO THE BEST OF MY KNOWLEDGE AND BELIEF.  JAMES R. STARNES, P.L.S. 4869 PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA	NOTE: (1). THIS SKETCH IS NOT A SURVEY. (2). THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  APPROVED LDO2013-00235 Susan Hollingsworth, Manager Development Review 4/7/2015	LP1
Starnes Surveying, Inc. L.B. 6766 SURVEYING, ENGINEERING, LAND PLANNING 18571 DURANGER DR., FT. MYERS, FL. 33917	LEGAL DESCRIPTION AS PER STARNES SURVEYING, INC.  PARCEL "B"  A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 1381.01 FEET THENCE RUN S.88°53'02"E. FOR 1290.40 FEET; THENCE RUN N.00°16'25"E. FOR 1591.65 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.  FROM SAID POINT OF BEGINNING RUN N.00°16'25"E. FOR 282.50 FEET; THENCE RUN S.77°28'14"W. FOR 613.33 FEET TO A CURVE CONCAVE TO THE NORTHEAST, HAVING FOR ITS ELEMENTS, RADIUS = 212.50 FEET, DELTA = 14°20'34", CHORD = 53.06 FEET, CHORD BEARING = S.38°28'15"E.; THENCE RUN ALONG SAID CURVE FOR 53.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.45°38'32"E. FOR 225.00 FEET; THENCE RUN S.31°11'15"E. FOR 50.48 FEET; THENCE RUN N.76°12'51"E. FOR 388.55 FEET TO THE POINT OF BEGINNING.  SAID PARCEL CONTAINS 3.20 ACRES MORE OR LESS.	FROM SAID POINT OF BEGINNING RUN N.87°52'53"E. FOR 427.80 FEET TO A CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS, RADIUS = 77.50 FEET, DELTA = 55°45'11", CHORD = 72.47 FEET, CHORD BEARING = S.64°14'31"E.; THENCE RUN ALONG SAID CURVE FOR 75.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.36°21'56"E. FOR 112.00 FEET TO A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, RADIUS = 877.50 FEET, DELTA = 13°59'53", CHORD = 213.85 FEET, CHORD BEARING = S.29°22'00"E.; THENCE RUN ALONG SAID CURVE FOR 214.38 FEET TO A POINT OF REVERSE CURVATURE AND A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 252.50 FEET, DELTA = 23°16'29", CHORD = 101.87 FEET, CHORD BEARING = S.34°00'18"E.; THENCE RUN ALONG SAID CURVE FOR 102.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.45°38'32"E. FOR 225.00 FEET; THENCE RUN N.44°21'28"W. FOR 45.00 FEET; THENCE RUN N.45°38'32"W. FOR 225.00 FEET TO A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 207.50 FEET, DELTA = 23°16'29", CHORD = 83.71 FEET, CHORD BEARING = N.34°00'18"W.; THENCE RUN ALONG SAID CURVE FOR 84.29 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING FOR ITS ELEMENTS, RADIUS = 922.50 FEET, DELTA = 23°16'29", CHORD = 224.82 FEET, CHORD BEARING = N.29°22'00"W.; THENCE RUN ALONG SAID CURVE FOR 225.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N.36°21'56"W. FOR 112.00 FEET TO A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 122.50 FEET, DELTA = 55°45'11", CHORD = 114.55 FEET, CHORD BEARING = N.64°14'31"W.; THENCE RUN ALONG SAID CURVE FOR 119.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.87°52'53"W. FOR 426.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 31; THENCE RUN S.00°26'31"E. ALONG SAID RIGHT OF WAY LINE FOR 45.00 FEET TO THE POINT OF BEGINNING.	NOTE: FENCES, GATES AND CATTLE GUARDS CAN EXIST IN THIS EASEMENT AS LONG AS THEY DO NOT HINDER THE USE OF SAID EASEMENT.
FIELD BOOK 25133 PAGE 6276-B	SAID PARCEL IS SUBJECT TO AND TOGETHER WITH A 45 FOOT WIDE ACCESS EASEMENT, FOR INGRESS-EGRESS, DRAINAGE AND UTILITIES OVER AND ACROSS THE FOLLOWING STRIP OF LAND, LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 3403.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT.	CERTIFIED SKETCH	





PHONE (239) 943-3335

DATE: 4-22-13

FOR: MICHAEL GREENWELL

SHEET 2 OF 2

Starnes Surveying, Inc. L.S. 6766  
SURVEYING-ENGINEERING-LAND PLANNING  
18571 DURRANCE RD., N. FT. MYERS, FL. 33917CERTIFIED SKETCH  
FIELD BOOK 239 W.O. NUMBER  
PAGE 6276-C

I HEREBY CERTIFY THAT THIS SKETCH AS SHOWN IS A TRUE  
REPRESENTATION OF THE PARCEL HEREON DESCRIBED AS  
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*James R. Starnes*  
JAMES R. STARNES P.L.S. 4869  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA.

APPROVED  
LDO2013-00235  
Susan Hollingsworth, Manager  
Development Review  
4/7/2015

LP1

LEGAL DESCRIPTION AS PER STARNES SURVEYING, INC.

## PARCEL "C"

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 1381.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING CONTINUE RUNNING N.00°26'31"W. ALONG SAID RIGHT-OF-WAY LINE FOR 2022.55 FEET; THENCE RUN N.87°52'53"E. FOR 427.80 FEET; THENCE RUN N.89°36'32"E. FOR 90.68 FEET TO A CURVE CONCAVE TO THE SOUTHWEST, HAVING FOR IT'S ELEMENTS RADIUS = 117.50 FEET, DELTA = 05°16'01", CHORD = 10.80 FEET, CHORD BEARING = S.38°59'57"E.; THENCE RUN ALONG SAID CURVE FOR 10.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.36°21'56"E. FOR 112.00 FEET TO A CURVE TO THE RIGHT, HAVING FOR IT'S ELEMENTS RADIUS = 917.50 FEET, DELTA = 13°59'53", CHORD = 223.60 FEET, CHORD BEARING = S.29°22'00"E.; THENCE RUN ALONG SAID CURVE FOR 224.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING FOR IT'S ELEMENTS, RADIUS = 212.50 FEET, DELTA = 23°16'29", CHORD = 85.79 FEET, CHORD BEARING = S.34°00'18"E.; THENCE RUN ALONG SAID CURVE FOR 86.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.45°38'32"E. FOR 225.00 FEET; THENCE RUN S.31°11'15"E. FOR 50.48 FEET; THENCE RUN N.76°12'51"E. FOR 388.55 FEET; THENCE RUN S.00°16'25"W. FOR 1591.65 FEET; THENCE RUN N.88°53'02"W. FOR 1290.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 53.89 ACRES MORE OR LESS.

NOTE: (1). THIS SKETCH IS NOT A SURVEY.

(2). THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

SAID PARCEL IS SUBJECT TO AND TOGETHER WITH A 45 FOOT WIDE ACCESS EASEMENT, FOR INGRESS-EGRESS, DRAINAGE AND UTILITIES OVER AND ACROSS THE FOLLOWING STRIP OF LAND, LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 3403.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT.

FROM SAID POINT OF BEGINNING RUN N.87°52'53"E. FOR 427.80 FEET TO A CURVE TO THE RIGHT HAVING FOR IT'S ELEMENTS, RADIUS = 77.50 FEET, DELTA = 55°45'11", CHORD = 72.47 FEET, CHORD BEARING = S.64°14'31"E.; THENCE RUN ALONG SAID CURVE FOR 75.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.36°21'56"E. FOR 112.00 FEET TO A CURVE TO THE RIGHT, HAVING FOR IT'S ELEMENTS, RADIUS = 877.50 FEET, DELTA = 13°59'53", CHORD = 213.85 FEET, CHORD BEARING = S.29°22'00"E.; THENCE RUN ALONG SAID CURVE FOR 214.38 FEET TO A POINT OF REVERSE CURVATURE AND A CURVE TO THE LEFT, HAVING FOR IT'S ELEMENTS, RADIUS = 252.50 FEET, DELTA = 23°16'29", CHORD = 101.87 FEET, CHORD BEARING = S.34°00'18"E.; THENCE RUN ALONG SAID CURVE FOR 102.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.45°38'32"E. FOR 225.00 FEET; THENCE RUN N.44°21'28"W. FOR 45.00 FEET; THENCE RUN N.45°38'32"W. FOR 225.00 FEET TO A CURVE TO THE LEFT, HAVING FOR IT'S ELEMENTS, RADIUS = 207.50 FEET, DELTA = 23°16'29", CHORD = 83.71 FEET, CHORD BEARING = N.34°00'18"W.; THENCE RUN ALONG SAID CURVE FOR 84.29 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING FOR IT'S ELEMENTS, RADIUS = 922.50 FEET, DELTA = 23°16'29", CHORD = 224.82 FEET, CHORD BEARING = N.29°22'00"W.; THENCE RUN ALONG SAID CURVE FOR 225.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N.36°21'56"W. FOR 112.00 FEET TO A CURVE TO THE LEFT, HAVING FOR IT'S ELEMENTS, RADIUS = 122.50 FEET, DELTA = 55°45'11", CHORD = 114.55 FEET, CHORD BEARING = N.64°14'31"W.; THENCE RUN ALONG SAID CURVE FOR 119.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.87°52'53"W. FOR 426.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 31; THENCE RUN S.00°26'31"E. ALONG SAID RIGHT OF WAY LINE FOR 45.00 FEET TO THE POINT OF BEGINNING.

NOTE: FENCES, GATES AND CATTLE GUARDS CAN EXIST IN THIS EASEMENT AS LONG AS THEY DO NOT HINDER THE USE OF SAID EASEMENT.

**Starnes Surveying, Inc.** L.B. 6766  
SURVEYING-ENGINEERING-LAND PLANNING  
19571 DURRANCERQ.N. FT. MYERS, FL. 3391

CERTIFIED SKETCH

FIELD BOOK 25-Z39 W.O. NUMBER \_\_\_\_\_

PAGE \_\_\_\_\_ 6276-D

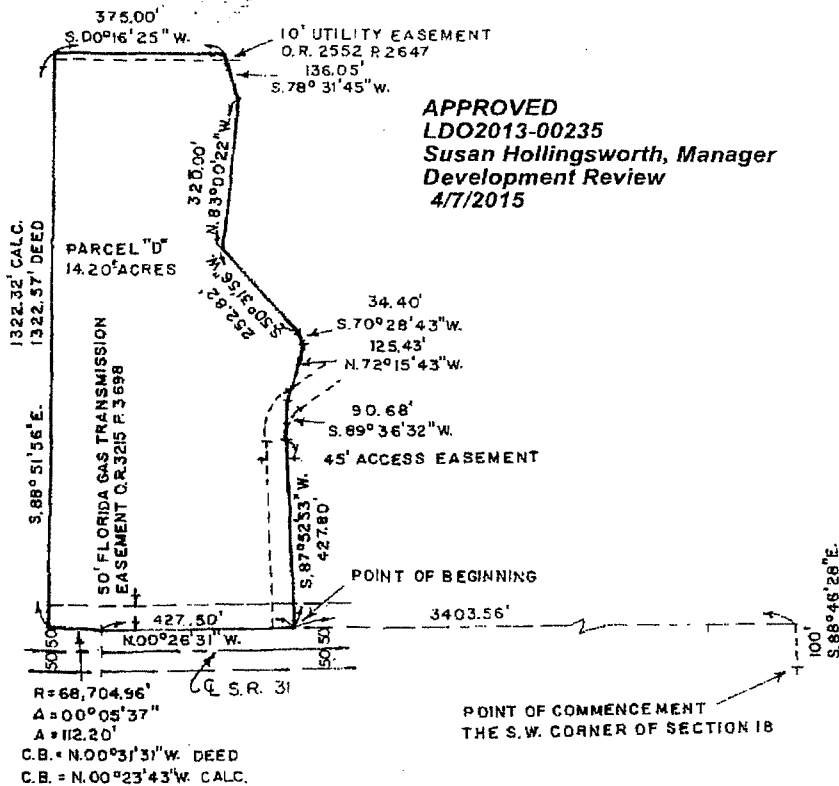
*James R. Starnes*  
JAMES R. STARNES P.L.S. 4869  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA

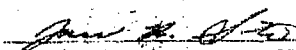
(2). THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**APPROVED**  
**LDO2013-00235**  
**Susan Hollingsworth, Manager**  
**Development Review**  
**4/7/2015**

Lp1

SCALE: 1" = 300'



SHEET 2 OF 2 FOR: MICHAEL GREENWELL DATE: 4-22-15 PHONE: (239) 543-3335	I HEREBY CERTIFY THAT THIS SKETCH AS SHOWN IS A TRUE REPRESENTATION OF THE PARCEL HEREON DESCRIBED AS TO THE BEST OF MY KNOWLEDGE AND BELIEF.	NOTE: (1) THIS SKETCH IS NOT A SURVEY. (2) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
	 JAMES R. STARNES, P.L.S. 4869 PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA	Lp1 APPROVED LDO2013-00235 Susan Hollingsworth, Manager Development Review
	LEGAL DESCRIPTION AS PER STARNES SURVEYING 4/7/2015 PARCEL "D" A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 3403.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. FROM SAID POINT OF BEGINNING CONTINUE RUNNING N.00°26'31"W. ALONG SAID RIGHT-OF-WAY LINE FOR 427.50 FEET TO A POINT OF CURVE TO THE RIGHT, WITH A DELTA ANGLE OF 00°05'37", A RADIUS OF 68,704.96 FEET, A CHORD OF 112.20 FEET THAT BEARS N.00°23'43"W.; THENCE RUN NORTHERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY FOR 112.20 FEET; THENCE RUN S.88°51'56"E. FOR 1322.32 FEET; THENCE RUN S.00°16'25"W. FOR 375.00 FEET; THENCE RUN S.78°31'45"W. FOR 136.05 FEET; THENCE RUN S.83°00'22"W. FOR 320.00 FEET; THENCE RUN S.50°31'56"W. FOR 252.82 FEET; THENCE RUN S.70°28'43"W. FOR 34.40 FEET; THENCE RUN N.72°15'43"W. FOR 125.43 FEET; THENCE RUN S.89°36'32"W. FOR 90.68 FEET; THENCE RUN S.87°52'53"W. FOR 427.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.20 ACRES MORE OR LESS.	SAID PARCEL IS SUBJECT TO AND TOGETHER WITH A 45 FOOT WIDE ACCESS EASEMENT, FOR INGRESS-EGRESS, DRAINAGE AND UTILITIES OVER AND ACROSS THE FOLLOWING STRIP OF LAND, LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 3403.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT. FROM SAID POINT OF BEGINNING RUN N.87°52'53"E. FOR 427.80 FEET TO A CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS, RADIUS = 77.50 FEET, DELTA = 55°45'11", CHORD = 72.47 FEET, CHORD BEARING = S.64°14'31"E.; THENCE RUN ALONG SAID CURVE FOR 75.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.36°21'56"E. FOR 112.00 FEET TO A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, RADIUS = 877.50 FEET, DELTA = 13°59'53", CHORD = 213.85 FEET, CHORD BEARING = S.29°22'00"E.; THENCE RUN ALONG SAID CURVE FOR 214.38 FEET TO A POINT OF REVERSE CURVATURE AND A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 252.50 FEET, DELTA = 23°16'29", CHORD = 101.87 FEET, CHORD BEARING = S.34°00'18"E.; THENCE RUN ALONG SAID CURVE FOR 102.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.45°38'32"E. FOR 225.00 FEET; THENCE RUN N.44°21'28"W. FOR 45.00 FEET; THENCE RUN N.45°38'32"W. FOR 225.00 FEET TO A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 207.50 FEET, DELTA = 23°16'29", CHORD = 83.71 FEET, CHORD BEARING = N.34°00'18"W.; THENCE RUN ALONG SAID CURVE FOR 84.29 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING FOR ITS ELEMENTS, RADIUS = 922.50 FEET, DELTA = 23°16'29", CHORD = 224.82 FEET, CHORD BEARING = N.29°22'00"W.; THENCE RUN ALONG SAID CURVE FOR 225.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N.36°21'56"W. FOR 112.00 FEET TO A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 122.50 FEET, DELTA = 55°45'11", CHORD = 114.55 FEET, CHORD BEARING = N.64°14'31"W.; THENCE RUN ALONG SAID CURVE FOR 119.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.87°52'53"W. FOR 426.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 31; THENCE RUN S.00°26'31"E. ALONG SAID RIGHT OF WAY LINE FOR 45.00 FEET TO THE POINT OF BEGINNING. NOTE: FENCES, GATES AND CATTLE GUARDS CAN EXIST IN THIS EASEMENT AS LONG AS THEY DO NOT HINDER THE USE OF SAID EASEMENT.
SIGNES Surveying, Inc. L.S. 6766 SURVEYING ENGINEERING AND PLANNING 1851 DURRANCE RD., FT. MYERS, FL. 33917	CERTIFIED SKETCH FIELD BOOK 25-229 W.D. NUMBER 6276-D	



This instrument prepared by and returned to:  
**Michael Greenwell**  
**18500 State Road 31**  
**Alva, FL 33920**

Property Appraisers Parcel I.D. (Folio) Number(s): **18-43-26-00-00001.0000 (Parent Parcel)**

## QUITCLAIM DEED

This Indenture, Made this 21 day of April, 2015, by and between  
**Michael L. Greenwell and Tracy C. Greenwell, Husband and Wife**  
whose post office address is:

**18500 State Road 31, Alva, Florida 33920**

hereinafter called the "Grantor", and

**Bo Greenwell**

whose post office address is: 18500 St Rd 31 ALVA FL 33920

hereinafter called the "Grantee".

**WITNESSETH:** That Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Lee County, Florida, to wit:

**See Attached Parcel "A"**

**To Have and to Hold**, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has executed this deed under seal on the date aforesaid.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Debbie Fox

Printed Name: Debbie Fox

Michael L. Greenwell  
Michael L. Greenwell

Witness Signature: Heidi Singletary

Printed Name: Heidi Singletary

Tracy C. Greenwell  
Tracy C. Greenwell

State of: Florida

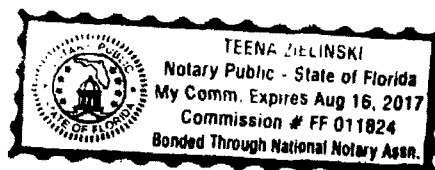
County of: Lee

The foregoing instrument was acknowledged before me this 21 day of April, 2015 by **Michael L. Greenwell and Tracy C. Greenwell, Husband and Wife**, who is/are personally known to me or has/have produced \_\_\_\_\_ as identification.

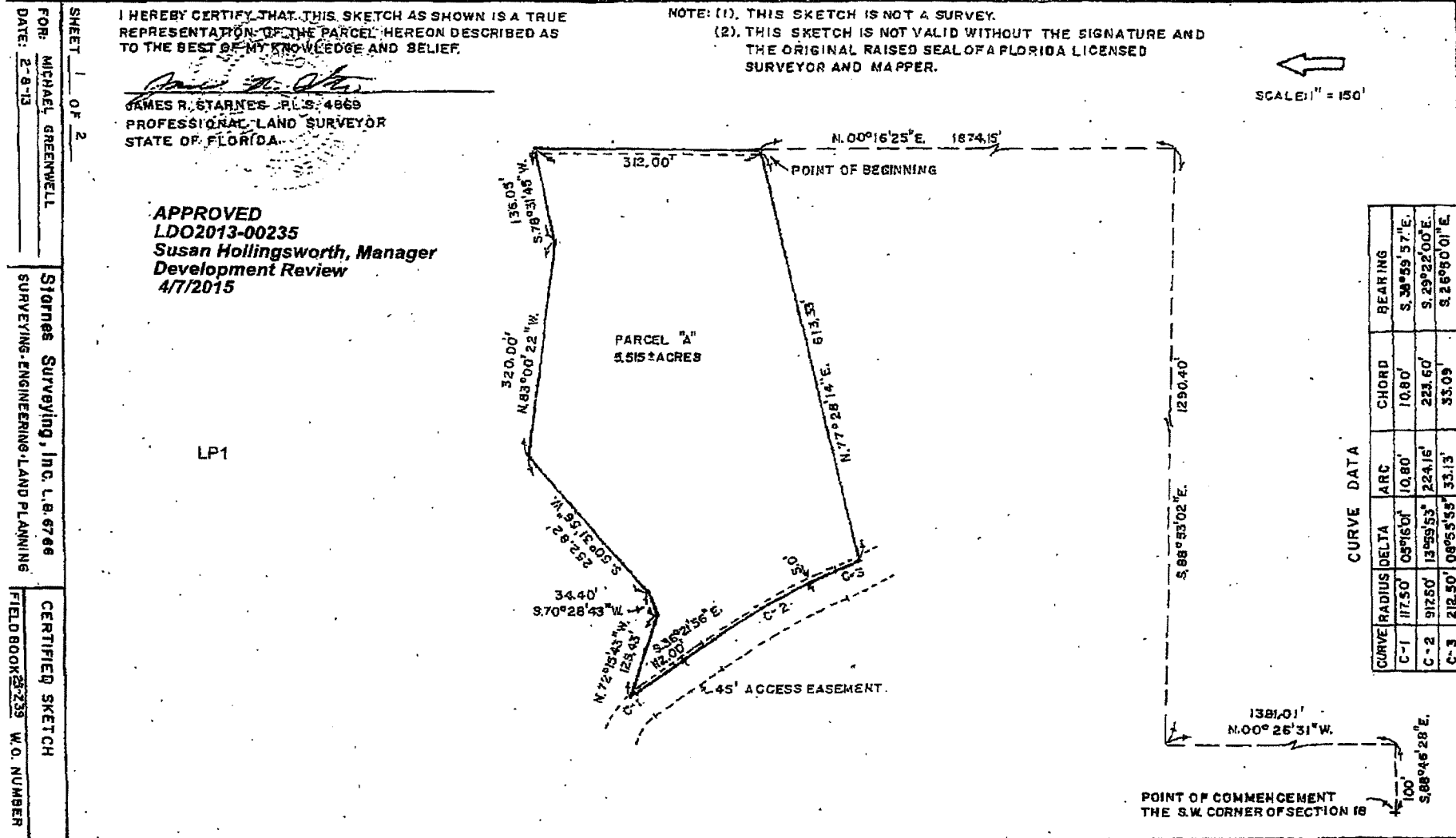
Teena Zielinski  
Notary Public Signature

Printed Name: Teena Zielinski

My Commission Expires: 08-16-2017  
(SEAL)



2013-00235 Lee County ePlan



DATE: 2-8-13  
FOR: MICHAEL GREENWELL

Starnes Surveying, Inc. L.B. 6766  
SURVEYING-ENGINEERING-LAND PLANNING

CERTIFIED SKETCH  
STARNES SURVEYING, INC. L.B. 6766

SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS SKETCH AS SHOWN IS A TRUE REPRESENTATION OF THE PARCEL HEREON DESCRIBED AS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*James R. Starnes*  
JAMES R. STARNES, P.L.L.C. 4869  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA

APPROVED  
LDO2013-00235  
Susan Hollingsworth, Manager  
Development Review  
4/7/2015

NOTE: (1). THIS SKETCH IS NOT A SURVEY.  
(2). THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGAL DESCRIPTION AS PER STARNES SURVEYING, INC.

PARCEL "A"

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 1381.01 FEET THENCE RUN S.88°53'02"E. FOR 1290.40 FEET; THENCE RUN N.00°16'25"E. FOR 1874.15 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING RUN N.00°16'25"E. 312.00 FEET; THENCE RUN S.78°31'45"W. FOR 136.05 FEET; THENCE RUN N.83°00'22"W. FOR 320.00 FEET; THENCE S.50°31'56"W. FOR 252.82 FEET; THENCE RUN S.70°28'43"W. FOR 34.40 FEET; THENCE RUN N.72°15'43"W. FOR 125.43 FEET TO A CURVE CONCAVE TO THE SOUTHWEST, HAVING FOR ITS ELEMENTS, RADIUS = 117.50, DELTA = 05°18'01", CHORD = 10.80 FEET, CHORD BEARING = S.38°59'57"E. THENCE RUN ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION FOR 10.80 FEET; THENCE RUN S.36°21'56"E. FOR 112.00 FEET TO A CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS, RADIUS = 917.50 FEET, DELTA = 13°59'53", CHORD = 223.60 FEET, CHORD BEARING = S.29°22'00"E.; THENCE RUN ALONG SAID CURVE FOR 224.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS RADIUS = 212.50 FEET, DELTA = 08°55'55", CHORD = 33.09 FEET, CHORD BEARING = S.26°50'01"E.; THENCE RUN ALONG SAID CURVE FOR 33.13 FEET; THENCE RUN N.77°28'14"E. FOR 613.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.515 ACRES MORE OR LESS.

SAID PARCEL IS SUBJECT TO AND TOGETHER WITH A 45 FOOT WIDE ACCESS EASEMENT, FOR INGRESS-EGRESS, DRAINAGE AND UTILITIES OVER AND ACROSS THE FOLLOWING STRIP OF LAND, LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 3403.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT.

FROM SAID POINT OF BEGINNING RUN N.87°52'53"E. FOR 427.80 FEET TO A CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS, RADIUS = 77.50 FEET, DELTA = 55°45'11", CHORD = 72.47 FEET, CHORD BEARING = S.64°14'31"E.; THENCE RUN ALONG SAID CURVE FOR 75.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.36°21'56"E. FOR 112.00 FEET TO A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, RADIUS = 877.50 FEET, DELTA = 13°59'53", CHORD = 213.85 FEET, CHORD BEARING = S.29°22'00"E.; THENCE RUN ALONG SAID CURVE FOR 214.38 FEET TO A POINT OF REVERSE CURVATURE AND A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 252.50 FEET, DELTA = 23°16'29", CHORD = 101.87 FEET, CHORD BEARING = S.34°00'18"E.; THENCE RUN ALONG SAID CURVE FOR 102.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.45°38'32"E. FOR 225.00 FEET; THENCE RUN N.44°21'28"W. FOR 45.00 FEET; THENCE RUN N.45°38'32"W. FOR 225.00 FEET TO A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 207.50 FEET, DELTA = 23°16'29", CHORD = 83.71 FEET, CHORD BEARING = N.34°00'18"W.; THENCE RUN ALONG SAID CURVE FOR 84.29 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING FOR ITS ELEMENTS, RADIUS = 922.50 FEET, DELTA = 23°16'29", CHORD = 224.82 FEET, CHORD BEARING = N.29°22'00"W.; THENCE RUN ALONG SAID CURVE FOR 225.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N.36°21'56"W. FOR 112.00 FEET TO A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 122.50 FEET, DELTA = 55°45'11", CHORD = 114.55 FEET, CHORD BEARING = N.64°14'31"W.; THENCE RUN ALONG SAID CURVE FOR 119.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.87°52'53"W. FOR 426.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 31; THENCE RUN S.00°26'31"E. ALONG SAID RIGHT OF WAY LINE FOR 45.00 FEET TO THE POINT OF BEGINNING.

NOTE: FENCES, GATES AND CATTLE GUARDS CAN EXIST IN THIS EASEMENT AS LONG AS THEY DO NOT HINDER THE USE OF SAID EASEMENT.

LP1

This Instrument Prepared by and Return to:  
**Michael Greenwell**  
18500 State Road 31  
Alva, FL 33920

Property Appraisers Parcel I.D. (Folio) Number(s): **18-43-26-00-00001.0000 (Parent Parcel)**

### QUITCLAIM DEED

This Indenture, Made this 21 day of April, 2015, by and between  
**Michael L. Greenwell and Tracy C. Greenwell, Husband and Wife**  
whose post office address is:  
**18500 State Road 31, Alva, Florida 33920**  
hereinafter called the "Grantor", and  
**Garrett Greenwell**  
whose post office address is: 18500 st rd 31 ALVA FL 33920  
hereinafter called the "Grantee".

**WITNESSETH:** That Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**  
and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid  
by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to  
the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in  
and to the following described land in Lee County, Florida, to wit:

**See Attached Parcel "B"**

**To Have and to Hold**, the above described premises, with the appurtenances, unto Grantee, Grantee's  
heirs and assigns forever.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has executed this deed under seal on the date aforesaid.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Debbie Fox  
Printed Name: Debbie Fox

Michael L. Greenwell  
Michael L. Greenwell

Witness Signature: Heidi Singletary  
Printed Name: Heidi Singletary

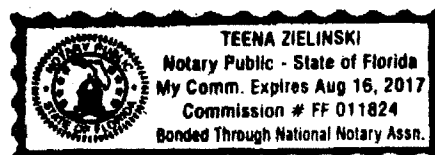
Tracy C. Greenwell  
Tracy C. Greenwell

State of: Florida  
County of: Lee

The foregoing instrument was acknowledged before me this 21 day of April, 2015 by **Michael L. Greenwell and Tracy C. Greenwell, Husband and Wife**, who is/are personally known to me or has/have produced \_\_\_\_\_ as identification.

Teena Zielinski  
Notary Public Signature  
Printed Name: Teena Zielinski

My Commission Expires: 08-16-2017  
(SEAL)



FOR: MICHAEL GREENWELL  
DATE: 2-8-13

Starnes Surveying, Inc. L.B. 6766  
SURVEYING-ENGINEERING-LAND PLANNING

CERTIFIED SKETCH  
FIELD BOOK 5239 W.O. NUMBER

SHEET 1 OF 2

I HEREBY CERTIFY THAT THIS SKETCH AS SHOWN IS A TRUE REPRESENTATION OF THE PARCEL HEREON DESCRIBED AS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

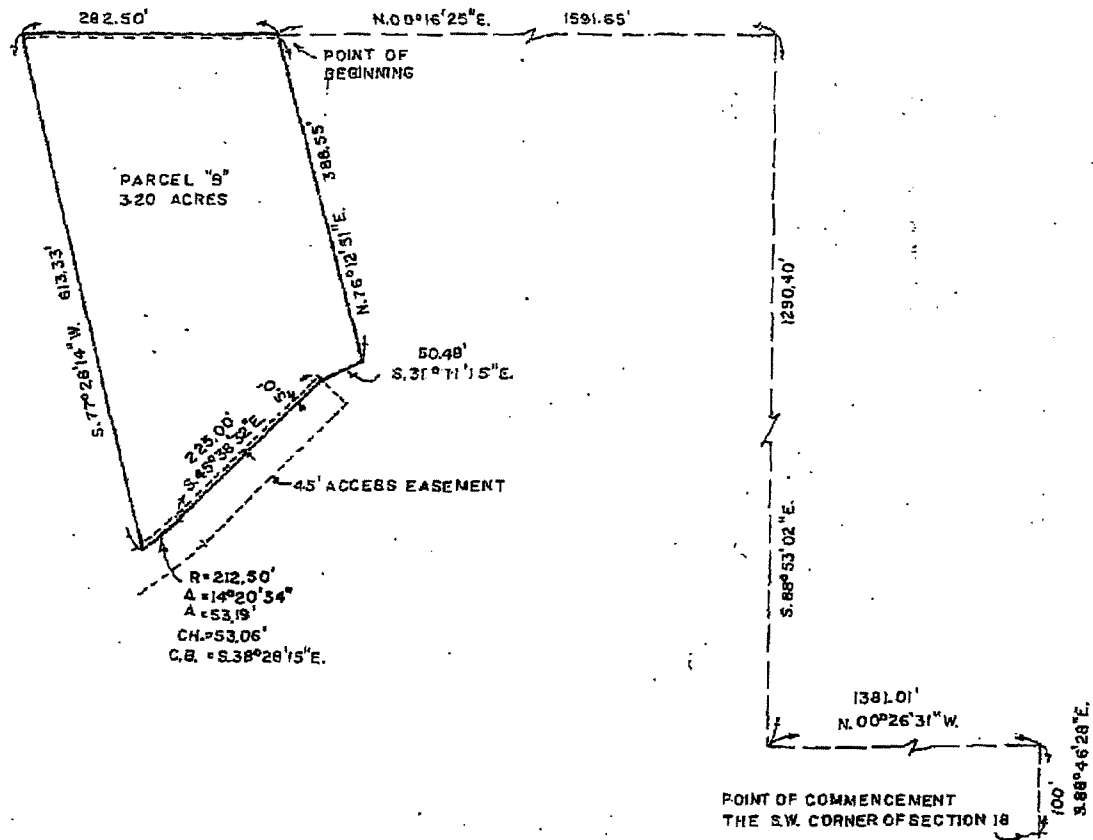
*James R. Starnes*  
JAMES R. STARNES P.L.S. 4869  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA

APPROVED  
LDO2013-00235  
Susan Hollingsworth, Manager  
Development Review  
4/7/2015

LP1

NOTE: (1). THIS SKETCH IS NOT A SURVEY.  
(2). THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1"=150'





DATE: 2-8-15

FOR: MICHAEL GREENWELL

SHEET 2 OF 2

Starnes Surveying, Inc. L.B. 6766  
SURVEYING-ENGINEERING-LAND PLANNINGCERTIFIED SKETCH  
FIELD BOOK 25739 W.O. NUMBER

I HEREBY CERTIFY THAT THIS SKETCH AS SHOWN IS A TRUE REPRESENTATION OF THE PARCEL HEREON DESCRIBED AS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*James R. Starnes*  
JAMES R. STARNES - P.L.S. 4869  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA

APPROVED  
LDO2013-00235  
Susan Hollingsworth, Manager  
Development Review  
4/7/2015

NOTE: (1). THIS SKETCH IS NOT A SURVEY.

(2). THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LP1

LEGAL DESCRIPTION AS PER STARNES SURVEYING, INC.

## PARCEL "B"

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESSCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE); THENCE RUN S.88°46'28"E. FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N.00°26'31"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 1381.01 FEET THENCE RUN S.88°53'02"E. FOR 1290.40 FEET; THENCE RUN N.00°16'25"E. FOR 1591.65 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING RUN N.00°16'25"E. FOR 282.50 FEET; THENCE RUN S.77°28'14"W. FOR 613.33 FEET TO A CURVE CONCAVE TO THE NORTHEAST, HAVING FOR ITS ELEMENTS, RADIUS = 212.50 FEET, DELTA = 14°20'34", CHORD = 53.06 FEET, CHORD BEARING = S.38°28'15"E.; THENCE RUN ALONG SAID CURVE FOR 53.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.45°38'32"E. FOR 225.00 FEET; THENCE RUN S.31°11'15"E. FOR 50.48 FEET; THENCE RUN N.76°12'51"E. FOR 388.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.20 ACRES MORE OR LESS.

SAID PARCEL IS SUBJECT TO AND TOGETHER WITH A 45 FOOT WIDE ACCESS EASEMENT, FOR INGRESS-EGRESS, DRAINAGE AND UTILITIES OVER AND ACROSS THE FOLLOWING STRIP OF LAND, LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FROM SAID POINT OF BEGINNING RUN N.87°52'53"E. FOR 427.80 FEET TO A CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS, RADIUS = 77.50 FEET, DELTA = 55°45'11", CHORD = 72.47 FEET, CHORD BEARING = S.64°14'31"E.; THENCE RUN ALONG SAID CURVE FOR 75.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.36°21'56"E. FOR 112.00 FEET TO A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, RADIUS = 877.50 FEET, DELTA = 13°59'53", CHORD = 213.85 FEET, CHORD BEARING = S.29°22'00"E.; THENCE RUN ALONG SAID CURVE FOR 214.38 FEET TO A POINT OF REVERSE CURVATURE AND A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 252.50 FEET, DELTA = 23°16'29", CHORD = 101.87 FEET, CHORD BEARING = S.34°00'18"E.; THENCE RUN ALONG SAID CURVE FOR 102.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.45°38'32"E. FOR 225.00 FEET; THENCE RUN N.44°21'28"W. FOR 45.00 FEET; THENCE RUN N.45°38'32"W. FOR 225.00 FEET TO A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 207.50 FEET, DELTA = 23°16'29", CHORD = 83.71 FEET, CHORD BEARING = N.34°00'18"W.; THENCE RUN ALONG SAID CURVE FOR 84.29 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING FOR ITS ELEMENTS, RADIUS = 922.50 FEET, DELTA = 23°16'29", CHORD = 224.02 FEET, CHORD BEARING = N.29°22'00"W.; THENCE RUN ALONG SAID CURVE FOR 225.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N.36°21'56"W. FOR 112.00 FEET TO A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, RADIUS = 122.50 FEET, DELTA = 55°45'11", CHORD = 114.55 FEET, CHORD BEARING = N.64°14'31"W.; THENCE RUN ALONG SAID CURVE FOR 119.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.87°52'53"W. FOR 426.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 31; THENCE RUN S.00°26'31"E. ALONG SAID RIGHT OF WAY LINE FOR 45.00 FEET TO THE POINT OF BEGINNING.

NOTE: FENCES, GATES AND CATTLE GUARDS CAN EXIST IN THIS EASEMENT AS LONG AS THEY DO NOT HINDER THE USE OF SAID EASEMENT.



[illegible]





**GREENWELL SR31**  
**Comprehensive Plan Map Amendment (CPA)**  
**EXHIBIT M10**  
**Authorization Letters**

**SEE ATTACHED**

## AFFIDAVIT OF AUTHORIZATION

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

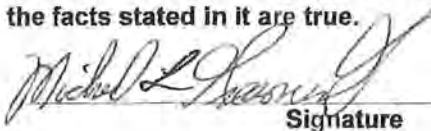
I, GREENWELL, MICHAEL L & TRACY C (name), as OWNERS (owner/title) of 18672 & 18500 STATE ROAD 31, ALVA, FL 33920 (18-43-26-00-00001.0200 & 18-43-26-00-00001.0000) (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the properties and that:

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

**\*Notes:**

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

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

  
Signature

10/30/2021  
Date

\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day of November, 2021, by Michael L. Greenwell (name of person providing oath or affirmation), who is personally known to me or who has been introduced to me by Linda D. Baer (type of identification) as identification.

STAMP/SEAL



  
Signature of Notary Public



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

I, GREENWELL BO (name), as OWNER (owner/title) of 12201 LUCKY LN. ALVA, FL 33920 (18-43-26-00-00001.0190) (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the properties and that:

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

**\*Notes:**

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

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

\_\_\_\_\_  
Signature

10/30/2021  
Date

\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

**STATE OF FLORIDA  
COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day of November, 2021, by Bo Greenwell (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL

\_\_\_\_\_  
Signature of Notary Public





## AFFIDAVIT OF AUTHORIZATION

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

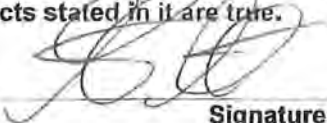
I, GREENWELL, GARRETT (name), as OWNER (owner/title) of 12251 LUCKY LN. ALVA, FL 33920 (18-43-26-00-00001.0180) (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the properties and that:

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

**\*Notes:**

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- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
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- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

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

  
Signature

10-31-21  
Date

\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day of November, 2021, by Garrett Greenwell (name of person providing oath or affirmation), who is personally known to me or has been produced (type of identification) as identification.

STAMP/SEAL



  
Signature of Notary Public



## LETTER OF AUTHORIZATION

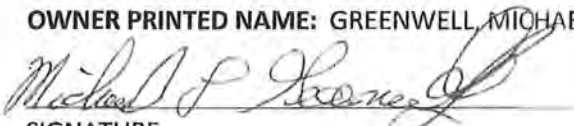
TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I AM THE OWNER OF THE PROPERTY DESCRIBED BELOW. I HEREBY AUTHORIZE BCF MANAGEMENT GROUP, LLC, TO REPRESENT MY INTEREST IN ALL MATTERS PERTAINING TO APPLICABLE COMPREHENSIVE PLANNING, REZONING, AND/OR DEVELOPMENT PERMITS. THIS AUTHORITY EXTENDS TO ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING, REZONING, OR PERMITTING REQUESTS SUBMITTED ON MY BEHALF BY BCF MANAGEMENT GROUP, LLC.

**STRAP NUMBER OR LEGAL DESCRIPTION:**

**STRAP #'s:** 18-43-26-00-00001.0200 & 18-43-26-00-00001.0000

**OWNER PRINTED NAME:** GREENWELL, MICHAEL L & TRACY C

  
SIGNATURE

STATE OF: Florida

COUNTY OF: Lee

This document has been acknowledged before me on this 1st day of November 2021 by Michael L. Greenwell who is personally known to me, or has produced \_\_\_\_\_ as identification and did not take an oath.

My Commission Expires:

(Seal)



  
Notary Public

Linda D. Baer  
Printed Name of Notary





## LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I AM THE OWNER OF THE PROPERTY DESCRIBED BELOW. I HEREBY AUTHORIZE BCF MANAGEMENT GROUP, LLC, TO REPRESENT MY INTEREST IN ALL MATTERS PERTAINING TO APPLICABLE COMPREHENSIVE PLANNING, REZONING, AND/OR DEVELOPMENT PERMITS. THIS AUTHORITY EXTENDS TO ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING, REZONING, OR PERMITTING REQUESTS SUBMITTED ON MY BEHALF BY BCF MANAGEMENT GROUP, LLC.

**STRAP NUMBER OR LEGAL DESCRIPTION:**

**STRAP #'s:** 18-43-26-00-00001.0190

**OWNER PRINTED NAME:** GREENWELL, BO

SIGNATURE 

STATE OF: Florida


COUNTY OF: Lee

This document has been acknowledged before me on this 1st day of November 2021 by Bo Greenwell, who is personally known to me, or has produced \_\_\_\_\_ as identification and did not take an oath.

My Commission Expires: 09/01/2023

(Seal)



  
Notary Public

Linda D Baer  
Printed Name of Notary



## LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I AM THE OWNER OF THE PROPERTY DESCRIBED BELOW. I HEREBY AUTHORIZE BCF MANAGEMENT GROUP, LLC, TO REPRESENT MY INTEREST IN ALL MATTERS PERTAINING TO APPLICABLE COMPREHENSIVE PLANNING, REZONING, AND/OR DEVELOPMENT PERMITS. THIS AUTHORITY EXTENDS TO ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING, REZONING, OR PERMITTING REQUESTS SUBMITTED ON MY BEHALF BY BCF MANAGEMENT GROUP, LLC.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP #'s: 18-43-26-00-00001.0180

OWNER PRINTED NAME: GREENWELL, GARRETT

SIGNATURE

STATE OF:

Florida

COUNTY OF:

Lee

This document has been acknowledged before me on this 1st day of November 2021 by Garrett Greenwell, who is personally known to me, or has produced \_\_\_\_\_ as identification and did not take an oath.

My Commission Expires:

(Seal)



Linda D. Baer

Notary Public

Linda D. Baer

Printed Name of Notary





## LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY DESCRIBED BELOW. I HEREBY AUTHORIZE RWA, INC., HAHN LOESER & PARKS LLP, PASSARELLA & ASSOCIATES, INC., AND TR TRANSPORTATION CONSULTANTS, INC., TO REPRESENT MY INTEREST IN ALL MATTERS PERTAINING TO APPLICABLE COMPREHENSIVE PLANNING, REZONING, AND/OR DEVELOPMENT PERMITS. THIS AUTHORITY EXTENDS TO ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING, REZONING, OR PERMITTING REQUESTS SUBMITTED ON MY BEHALF BY RWA, INC., HAHN LOESER & PARKS LLP, PASSARELLA & ASSOCIATES, INC., AND TR TRANSPORTATION CONSULTANTS, INC.

**STRAP NUMBER OR LEGAL DESCRIPTION:**

STRAP #'s: 18-43-26-00-00001.0000; 18-43-26-00-00001.0200; 18-43-26-00-00001.0180; and 18-43-26-00-00001.0190

**AUTHORIZED REPRESENTATIVE PRINTED NAME:** Brian F. Farrar, President of BCF Management Group, LLC

SIGNATURE

STATE OF: Florida

COUNTY OF: Lee

This document has been acknowledged before me on this 1st day of November 2021 by Mike Greenwell, who is personally known to me, or has produced \_\_\_\_\_ as identification and did not take an oath.

My Commission Expires:

(Seal)



Linda D. Baer  
Notary Public

Linda D. Baer  
Printed Name of Notary

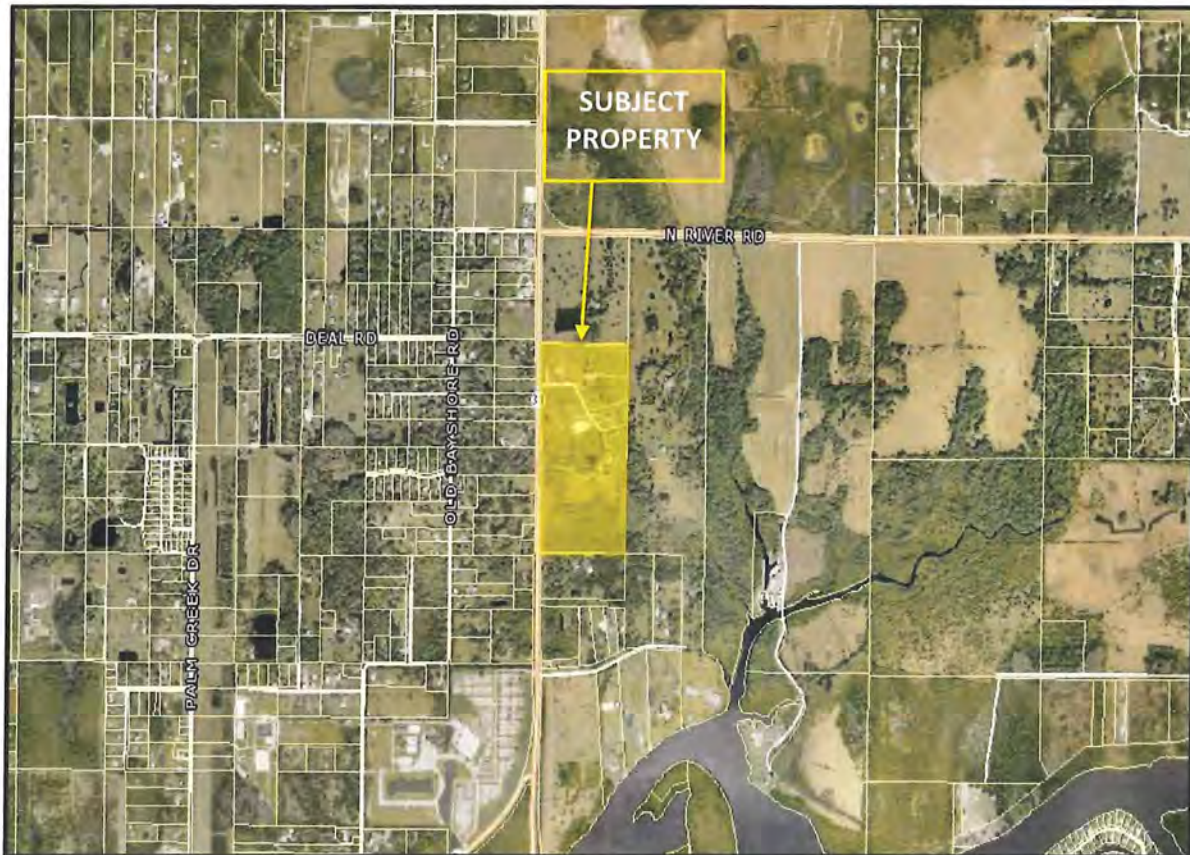


**GREENWELL SR31**  
**Comprehensive Plan Map Amendment (CPA)**  
**EXHIBIT M11**  
**Lee Plan Analysis**

**BACKGROUND AND REQUEST**

The subject property is located in North Fort Myers, FL, (Unincorporated Lee County) just south of the intersection of North River Road and State Route (SR) 31 (See Figure 1.). The property consists of 76.82+/- acres encompassing four (4) parcels, STRAP No's.:

**18-43-26-00-00001.0000; 18-43-26-00-00001.0200; 18-43-26-00-00001.0180;  
18-43-26-00-00001.0190.**



**Figure 1. Subject Property Location Map**



The property has a Future Land Use designation of Rural and Wetlands, is zoned Agricultural (AG-2) and current uses include a fresh produce/"u-pick" farm and agritourism establishment, residential homesteads, pasture, open space and vacant land.

The proposed comprehensive plan map amendment seeks to change the FLUM category from Rural and Wetlands to Outlying Suburban and Wetlands. This amendment will allow Community Commercial uses and intensities, and residential development at a maximum density of 3 dwelling units per acre. As will be outlined in the forthcoming companion Planned Development rezoning application, the Applicant intends to develop a maximum of 400,000 square feet of community commercial uses on approximately 33.3 acres and a maximum on 125 units (3du/ac) on the remaining 43.5 acres.

The subject property is located in an area of Lee County that is rapidly changing, and where current and future land use arrangements, existing and planned development and public services and infrastructure support a natural evolution to a suburban development pattern. The property is surrounded by growth and development on all sides. To the north, Babcock Ranch is booming and maturing into a substantial new community. It will be home to approximately 50,000 people and has spurred the recent development of support goods and services in the area, including a veterinary clinic and convenience store and gas station uses near the intersection of SR 31 and North River Road. To the south, suburban growth patterns are extending east along SR 80 and pushing up SR 31 where Sweetwater Landing Marina and the neighboring Boathouse Tiki Bar and Grill provide service and entertainment to boaters and area-wide residents and where residential development is planned on the southeast corner of SR 31 and the Caloosahatchee River. To the west, the Bayshore corridor is seeing continued residential development and interest, including new communities and proposed land use changes converting land from Rural to Sub-Outlying Suburban. Additionally, there are plans to redevelop the Lee County Civic Center located at the intersection of Bayshore and SR31. To the east, petitions have been submitted to allow the development of Owl Creek, a 385-unit community extending from North River Road to the Caloosahatchee River.

The subject property also directly abuts SR 31 which is a strategically significant roadway that will eventually be improved to six lanes to meet the anticipated growth in the area. SR 31 is an Emerging Strategic Intermodal System (SIS) facility which enhances regional connectivity with Charlotte and Desoto Counties and provides access and capacity to growing residential and commercial uses regionally. The Lee MPO has identified SR 31 as an important regional north-south transportation corridor. The proposed improvements to SR 31 and its classification as an Emerging SIS facility represents an acknowledgement of the growth that is occurring in that area and an understanding that there will be intensification of land uses along that corridor over time.

Moreover, significant public infrastructure investment in this corridor signals the natural extension of urban services and infrastructure to this area. Public utilities from Babcock Ranch extend to North River Road, slightly north of the subject property. To the south, Lee County Utilities (LCU) services extend to the Lee County Civic Center, and Florida Governmental Utility Authority (FGUA) has services along



Bayshore Rd. Borrowing terminology from the internet/wireless communication industry, the subject property represents the “last mile.” Extending public infrastructure to this area and allowing suburban land uses and densities to support this investment is an efficient and economical use of public funds and represents a logical extension of public facilities and suburban land use patterns.

Lastly, in recent years, the Lee Plan was amended to include Policy 6.1.2 which supports Neighborhood Commercial Uses within half a mile of SR 31 and Community Commercial where properties abut two major roads. As such, it is anticipated that higher intensity Community Commercial uses will eventually be developed at the intersection of SR31 and North River Road and SR 31 and Bayshore Road. If not for the proposed amendment, the subject property would essentially be a Rural enclave “sandwiched” between two higher intensity areas. The Outlying Suburban FLU category will allow uses consistent with Policy 6.1.2 and promote compatibility along the corridor.

In addition to the proposed Future Land Use Map amendment, changes to supporting maps and tables will also be needed, including Lee Plan Map 4-A: Lee County Utilities Future Water Service Areas and Lee Plan Table 1(b)Year 2045 Allocation.

The following narrative addresses compliance and consistency with the Lee Plan and demonstrates how the proposed amendment supports and/or furthers specific goals, objectives or policies therein.

#### **LEE PLAN:**

##### **FUTURE LAND USE ELEMENT**

As discussed above, the area surrounding the subject property and the SR 31 corridor are in transition. There is significant development activity occurring along Bayshore Road which is changing and influencing the character of the area from a large lot/rural form of development to a more suburban character. Much of the land south of Bayshore Road falls within the Sub-Outlying Suburban FLU category which allows 1 unit per acre. Additionally, Owl Creek, west of the subject property is requesting a map amendment to Sub-Outlying Suburban.

The area surrounding SR 31 south of the Caloosahatchee River is designated Suburban and even Urban Community at the intersection with SR 80. The Suburban category allows for a standard maximum density of 6 units per acre, and a maximum total density of 8 units per acre through the use of TDU's. The Urban category allows a maximum standard density of 10 units per acres and maximum total density of 15 through TDU's and other density bonuses. While much of the land along this corridor remains vacant, development at higher densities and intensities is anticipated based up recent construction and entitlement activity.

To the north of the subject property, Babcock Ranch is designated New Community and approved for approximately 19,500 units within Lee and Charlotte Counties. As mentioned above, this new town will have close to 50,000 residents at build out and will provide and some supporting commercial uses.



In light of growth elements surrounding the subject property, it is reasonable to anticipate continued growth and intensification of development along the SR 31 corridor which will create conditions that support higher density and intensity infill development.

The proposed map amendment the companion mixed use planned development request will be consistent with Objective 1.1 (FUTURE URBAN AND SUBURBAN AREAS) and corresponding Policy 1.1.6 for the Outlying Suburban future land use category. The concurrent planned development will propose a mixed-use development at densities and intensities consistent for the Outlying Suburban category and consistent with properties abutting a major roadway. The proposed commercial uses will provide goods and services for the surrounding community and will offer a transitional land use between this busy roadway and proposed residential development to the east. A clustered residential development at 3 units per acre will allow for different product types and price points, which will help support housing diversity and affordability.

The request is also consistent with Objective 1.5 (Wetlands) and its corresponding applicable policies outlining the necessary protections and delineation of environmentally sensitive areas. An Environmental Impact Analysis report has been conducted for the subject property and is included with this submittal. In accordance with the provisions listed under Objective 1.5 with regards to the use of the unified state delineation methodology, the report has properly delineated all wetlands and identified 25.18 acres of surveyed wetlands depicted and described in Exhibit M12. The proposed Future Land Use Map (Exhibit M4) also accurately reflects all delineated wetland areas. Any action associated with this amendment will continue to adhere to the provisions listed within the Lee Plan to protect these environmentally sensitive lands.

### **Growth Management**

The request is consistent with Objective 2.1 (DEVELOPMENT LOCATION), and the corresponding applicable Policies 2.1.1 and 2.1.2, which outline the intent to promote contiguous and compact growth patterns and contain urban sprawl. As previously stated, although within a Rural FLU category, adequate urban services exist in very close proximity to the subject property and will be extended to the property as a condition of approval. The extension of urban services along SR 31 and the Outlying Suburban designation represents a development intensification that is a logical extension of existing development patterns and an efficient use of public infrastructure. The property is in close proximity to proposed Sub-Outlying Suburban to the east and west, Suburban lands to the south, and Babcock Ranch (New Community) to the north. The proposed amendment will not result in urban sprawl, which is defined in the Lee Plan as *"The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into out-lying, non-urban areas."* To the contrary, the significant improvements to SR 31, the surrounding growth and the availability of urban services support controlled development along this significant roadway corridor. The proposed amendment and resulting planned development are also consistent with "infill development" as defined in the Lee Plan and Land Development Code, and represents the "timely expansion and spreading out of urban levels of density and intensity" to a corridor book-ended by Babcock Ranch to the north and Suburban development along SR 80 to the south.

The request is consistent with Objective 2.2 (DEVELOPMENT TIMING), which outlines the intent to direct new growth to future urban (suburban) areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. The existing residential and limited commercial uses surrounding the property, and adequate urban services justify the timing of this map amendment, which will allow for community commercial uses and increased density that will help fulfill housing needs for this area of Lee County. A separate attached Public Facilities Analysis (Exhibit M14) and letters of determination (Exhibit M17) of existing support facilities (Fire, EMS, Law Enforcement, Solid Waste, Mass Transit, Schools, and Utilities) further emphasize the adequacy of timing and support in place for the purposed development.

The project will comply with Objective 2.5 (HISTORIC RESOURCES). A Historical Resources Impact Analysis included with this submittal (Exhibit M13) delineating the location of the property regarding historical and culturally sensitive areas in Lee County. The subject property was found to be clear of any cultural or historical resources.

#### **General Development Standards**

The request is consistent with Standard 4.1.1 (WATER), AND 4.1.2 (SEWER), and 4.1.4 (ENIRONMENTAL FACTORS).

The subject property is currently outside of the LCU service areas. However, water and sewer services can easily be extended to the subject property from the Lee County Civic Center. As part of this amendment, the Applicant is also requesting a modification to Maps 6 & 7 of the Lee Plan and working with Lee County to extend water and sewer service to the subject property.

Consistent with Standard 4.1.4, an Environmental Impact Analysis Report is included with this submittal. The report analyzes environmentally sensitive areas of the site. The concurrent planned development will utilize a clustered development pattern ensuring the development is well-integrated, properly designed, functionally interconnected, and not impacting the natural and most environmentally sensitive areas of the site.

#### **Residential Land Uses**

Goal 5 (RESIDENTIAL LAND USES) outlines the need to “accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the future land use map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.” According to the Bureau of Economic and Business Research (BEBR), the medium range population projection for Lee County anticipates a population increase from 829,300 in 2025 to 1,038,500 by 2045. This influx of 209,200 residents stresses the need for development that improves housing diversity and affordability in a rapidly growing area of Lee County.



The proposed request and companion rezoning will be in the form of a planned development and will ensure the clustered development and appropriate open space, buffering, landscaping, and recreational amenities as directed by Policy 5.1.6.

The request is consistent with Policy 5.1.2, which outlines the intent to prohibit residential development where physical constraints or hazards exist. The majority of the subject property, approximately 66.5 acres, is within the Coastal High Hazard Area as based on and delineated in Map 5-A of the Lee Plan. Through the concurrent planned development process, the proposed mixed-use development consisting of approximately 125 dwelling units will utilize a clustered development pattern providing the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design.

The proposed project, as detailed in the concurrent MPD application, will provide goods and services to meet the needs of the local community and will create an intensity and density gradient from SR 31 to the surrounding properties. Additionally, the proposed project will be designed in such a way that the commercial uses will be located along SR 31 and the residential development will be clustered on the eastern side of the property. The project will include perimeter setbacks, open space and buffers to ensure compatibility with surrounding uses and consistency with Policy 5.1.5 of the Lee Plan, to “protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment” and Policy 5.1.6, which calls for development regulations requiring high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate for their density and design.

Policy 5.1.7 requires that community facilities (such as park, recreational, and open space areas) in residential developments to be functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. The proposed mixed-use development will provide connectivity between the commercial and residential components and will provide an amenity center facility which will be centrally located and easily accessible by all residents. The project will have a network of sidewalks and pathways and the required open space and preserves will be integrated into the overall design to enhance green space, community aesthetics and the separation and buffering of uses.

#### **Commercial Land Uses**

In compliance Goal 6 of the Lee Plan, Community Commercial resulting from the proposed Outlying Suburban category represents a well-planned and appropriate location for commercial uses. As discussed above, the subject property is along a major arterial planned for expansion to six-lanes and surrounded by existing and planned development.

The proposed map amendment and resulting mixed-use planned development will provide commercial uses that are consistent with:

- The intent behind Policy 6.1.2 which allows commercial uses within one quarter mile of SR 31 between North River Road and the Caloosahatchee River and further allows Community

Commercial uses when development is in the form of a planned development. Notwithstanding the requirement to be located at the intersection of two arterial roadways, the subject property is located within this delineated higher intensity segment and is of sufficient size to provide a commercial center that can easily accommodate Community Commercial Uses with safe and functional access.

- Policy 6.1.3 which requires developments to be designed and arranged in an integrated and cohesive unit which is described and illustrated in the companion rezoning application.
- Policy 6.1.4 which requires demonstration of compatibility with surrounding uses and ability to connect to or extend public services and facilities.
- Policy 6.1.5 which requires commercial uses to be designed to protect the carrying capacity of roads and streets.
- Policy 6.1.6 requiring adequate and appropriate landscaping, open space and buffering which are clearly depicted on the companion rezoning petition and Master Concept Plan.
- Policy 6.1.7 which prohibits premature, scattered or strip development. As evidenced by policy 6.1.2, this segment of SR 31 has been identified as an area appropriate for future commercial development

#### **Mixed Use**

The proposed amendment and companion rezoning are consistent with Goal 11, which is to encourage mixed-use developments that integrate multiple land uses, housing types, and provide greater connectivity and reduced trip lengths.

The amendment is also consistent with Objective 11.1., which allows and encourages mixed use development at appropriate locations where sufficient infrastructure exists to support the development. As discussed previously, improvements to SR 31, the proximity of existing utilities and the commitment to work with Lee County/FGUA to extend utilities to the property, make the subject property appropriate for the proposed land use change.

#### **COMMUNITY PLANNING**

The subject property is identified within the Lee Plan Map 2-A as being within the Northeast Lee County Planning Community. The request is consistent with Goal 27: Northeast Lee Community Plan. The proposed amendment and companion planned development recognize the heritage and rural character of the area and desire to balance a healthy economy and preserve natural resources. The requests propose to locate commercial uses and clustered residential development along a major arterial roadway where the proposed intensities and densities are appropriate. The commercial component will support the local, rural-based economy and provide goods and services that will alleviate the need for longer vehicular trips. The proposed residential development will create a density gradient between commercial uses and lower density Outlying Suburban, Sub-Outlying Suburban, and Rural areas. Although the proposed project does not seek to amend the LDC, the project will strive to provide a rural mixed-use project that is connected to and compatible with adjacent areas as described in 27.1.3. The proposed



planned development will protect environmentally sensitive lands as outlined in Objective 27.3. Moreover, the proposed project intends to provide commercial uses that support the rural and agricultural character of the area and foresees potential uses such a Rural King, a lumber yard, agricultural equipment sales and repair, a nursery, and a local grocer that can showcase locally grown food products.

Consistent with Policy 27.4.3 the project will meet indigenous preserve requirements and preserve the only onsite indigenous vegetation contiguous to offsite wetlands that connect to Owl Creek. While most of the existing native habitat surrounding the subject property is fragmented, the connection to abutting wetlands can provide some wildlife connection to Owl Creek and the Caloosahatchee River

In compliance with Objective 29.1 and 29.3.3, the proposed project will embrace and enhance the rural character of the North Olga community and will work with the community to define an architectural aesthetic that is consistent with the community character. The proposed project will utilize a consistent landscaping and architectural style for all building and will comply with the applicable design standards within the land development code.

Consistent with Policy 29.2.1, the companion planned development "will provide a mix of unit types and flexible lot sizes to allow clustering, affordability, preservation of open space, natural assets, and diversity of choice within the community. The planned development will also meet or exceed LDC native habitat requirements by preserving approximately 14 acres of wetland and upland native habitat, consistent with Policy 29.7.2. Moreover, the proposed preserve along the southern portion of the project contains high quality wetlands and is contiguous to off-site wetland habitat.

#### **TRANSPORTATION ELEMENT**

A Traffic Study prepared by TR Transportation is included in this submittal as Exhibit M15. In summary, the long-range link Level of Service analysis indicates that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes:

- Will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.
- 1 of the Lee Plan.

The results of the short-range link Level of Service analysis indicates that the addition of the trips as a result of the proposed amendment to the projected 2026 volumes:

- Will only cause SR 31 from SR 78 to SR 80 to fall below the minimum acceptable Level of Service standards. However, FDOT is currently conducting a PD&E Study on SR 31 to widen this roadway segment to a four-lane facility, which would alleviate this projected deficiency. Additionally, this segment of SR 31 was shown to exceed the adopted capacity threshold by only 25 peak hour peak direction trips.

- No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed amendment.

The Transportation Element also provides objectives and policies, such as, Objective 39.2 and 39.6 to ensure land use and transportation coordination resulting in increased mobility options and improving all modes of transportation. The concurrent planned development ensures consistency with Policy 39.2.2 by incorporating a network of sidewalks and pathways to interconnect commercial and residential uses and encourage pedestrian, bicycle modes of transportation.

Consistent with Policies 39.6.1, 39.6.2, and 39.6.3, the proposed planned development, at time of Development Order, will ensure all necessary traffic management infrastructure and pedestrian/bicycle connections are in place.

### **COMMUNITY FACILITIES & SERVICES ELEMENT**

#### **Potable Water**

The subject property is not currently located within the Lee County Utilities (LCU) service area based on the most recent Lee County Utilities Water Franchise Area Map, dated May 29, 2019. The Lee County Utilities Potable Water and Wastewater Letter of Availability, dated November 8, 2021, indicates that a potable water main is located on Bayshore Road, approximately 1 mile west of SR 31. The letter also indicates a Lee County Comprehensive Plan Amendment will be required as the subject property is not located within the Lee County Utilities Future Service Area per Lee Plan Map 4-A. It is through this Comprehensive Plan Map Amendment application that the applicant will be amending the Lee County Utilities Future Water Service Areas map (Lee Plan Map 4-A) to place the property within LCU's service area. The applicant is also committed to working with Lee County to ensure system enhancements are made to ensure water service. Once adopted, Lee Plan Map 4-A will identify the subject property as being within the Lee County Utilities Future Water Service Area and thus able to receive water services consistent with the Lee Plan.

Consistent with Policies 53.1.2 and 95.1.3, and pursuant to the Letter of Availability and supporting data presented as Exhibit M16, it has been determined that LCU has sufficient capacity to meet the needs of the proposed development.

#### **Sanitary Sewer**

The subject property is not located within any current sanitary sewer service franchise area or future service area based on Lee Plan Map 4-B. The Lee County Utilities Potable Water and Wastewater Availability letter, dated November 8, 2021, indicates that sanitary sewer lines "are not in operation adjacent" to the subject property. For service to be provided, LCU indicates that developer funded system enhancements and a Lee County Comprehensive Plan Amendment will be required. LCU also states that they have sufficient capacity to provide sanitary sewer service based on the proposed project parameters.



Even though LCU indicates that they have sufficient capacity to provide sanitary sewer service via the City of Fort Myers North Water Reclamation Facility, the letter of availability also indicates the nearest wastewater mains are located on the south side of the Caloosahatchee River along SR 80/Palm Beach Blvd., which may pose significant connection obstacles. As an alternative to connecting to LCU's infrastructure, the applicant is also coordinating with Florida Governmental Utility Authority (FGUA). FGUA operates wastewater lines in the vicinity of the subject property (approximately 2.75 miles west along Bayshore Rd.), and the applicant is seeking to obtain a letter of availability demonstrating FGUA also has sufficient treatment capacity to accommodate the proposed mixed-use development project.

Either way, the subject property can be served by LCU/City of Fort Myers existing facilities and the needs of the proposed development are expected to stay well within their wastewater treatment capacity. The 2020 Report indicates an overall 2024 projected capacity of 34.6 million gallons per day (MGD). Therefore, the proposed amendment and resulting project will be consistent with Policies 56.1.2 and 95.1.3 of the Lee Plan.

#### **Surface Water Management**

The proposed amendment and companion planned development is consistent with Lee County's efforts to address proposed development and potential impacts to watersheds. A stormwater management system will be provided for the property and will benefit the public through clearly defining stormwater treatment methods, establishing maintenance accountability, and providing runoff attenuation consistent with Objective 60.1 and Policy 60.1.1. Treated runoff from the developed site will discharge to adjacent tidal creeks and rivers. The Lee County Public Facilities 2020 LOS and Concurrency Report (2020 Report) indicates that all watersheds within the county were studied and concluded that no evacuation routes located within these watersheds are expected to be flooded for more than a 24-hour period. Per the 2020 Report, Lee County states that all new developments receiving approval from SFWMD and in compliance with appropriate standards will be deemed concurrent with the Lee Plan's surface water management level-of-service standards.

The proposed development will seek and obtain all applicable South Florida Water Management District approvals, as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure consistency with the stated LOS standards per Policy 95.1.3 of the Lee Plan. Additionally, through the utilization of clustered development, the proposed development will help ensure preservation of existing waterways and wetland habitats consistent with Policy 60.1.2.

Objective 60.4 outlines the intent to incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. The proposed development will provide Florida Friendly Landscaping vegetation, retention/detention lakes, and preserved wetlands. It will also provide a surface water management system that will incorporate the existing wetland systems; thus, complying with policies 60.4.1, 60.4.2, and 60.4.3.

Consistent with Policy 61.3.6, a surface water management system will be provided within the proposed development area, which will be designed to meet or exceed Lee County and the South Florida Water Management District standards. Post-development runoff conditions will be consistent with the pre-development conditions. Additionally, stormwater runoff from the developed site may discharge to the SR 31 right-of-way, which will then be required to meet Florida Department of Transportation drainage criteria. This drainage criteria includes demonstrating the post-development discharge rates will be less than the pre-developed discharge rates as well as maintaining existing drainage patterns. The required water quality volume and attenuation as prescribed by the South Florida Water Management District will also be provided within the stormwater management system. Homeowners' documents for the project will include information on the operation and maintenance of the stormwater management system as well as best management practices.

#### **PARKS, RECREATION & OPEN SPACE ELEMENT**

The proposed project will meet or exceed open space requirements. Through clustered design and site layout, open spaces will include preserved wetlands, passive recreational areas, and lakes and will be designed to provide separation and buffering from adjacent properties consistent with Goal 77 – requiring new development to provide open space for “improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation.” Moreover, the proposed community design will be consistent with Policy 77.3.4 by incorporating “large, contiguous open spaces areas.”

#### **CONSERVATION & COASTAL MANAGEMENT ELEMENT**

Based on and delineated in Map 5-A of the Lee Plan, the majority of the subject property, approximately 66.5 acres, is within the Coastal High Hazard Area (CHHA) but not a Coastal Building Zone. Through the concurrent planned development process, the proposed mixed-use development consisting of approximately 125 dwelling units will utilize a clustered development pattern providing the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design. Consistent with Policy 101.1.1 the proposed planned development will meet or exceed indigenous preserve requirements, will provide a state-of-the-art water management system that will meet all SFWMD requirements and will ensure that development elevations meet FEMA requirements to protect against flooding. While Policy 101.1.2's intent is to protect sensitive coastal habitats along the gulf, the proposed project will preserve onsite wetlands contiguous to abutting wetlands that connect to Owl Creek and the Caloosahatchee.

Consistent with Policy 101.1.4, the proposed project will provide a Hurricane Evacuation Plan at time of Development Order demonstrating compliance with hurricane evacuation criteria.



Consistent with Policy 101.3.2, the proposed development plan will ensure development within the CHHA is located within upland areas except for public facilities, such as water management and transportation.

An environmental assessment was conducted, and a report by Passarella & Associates, Inc., dated November 2021 is attached as part of this submittal (Exhibit M12) to ensure overall consistency with Goal 123 of the Lee Plan. More specifically, the project is consistent with Policy 123.1.7, as the proposed clustered development, enabled through the concurrent planned development rezoning, will provide designated preserve areas for potential future area wide conservation efforts. These preserves will protect high quality wetlands, plant communities, and indigenous uplands.

The planned development will be subject to a preserve management plan, as approved by Lee County, to ensure the appropriate control of exotics and perpetual maintenance of the preserve areas that are placed under conservation easements to SFWMD in accordance the Environmental Resource Permit (ERP) requirements. Thus, the project is consistent with the intent of Policies 123.2.8 and 123.2.11.

Confirming consistency with Policy 123.2.15 and based on the environmental assessment report (Exhibit M12), no Lee County defined rare and unique upland habitat exists on the subject property.

A Lee County Protected species survey was conducted on the subject property on November 3, 2021. It was observed during the survey that no protected species were on the property. With that, Policy 123.8.1 provides for methods to address the protection of Gopher Tortoises that may potentially occur within the Greenwell SR31 project area. After construction of the project is completed, there will likely not be enough suitable gopher tortoise (*Gopherus polyphemus*) habitat remaining on-site for the long-term survivability of the species. Therefore, consistent with Policy 123.8.1, the applicant will obtain a permit from the Florida Fish and Wildlife Conservation Commission (FWC) to relocate any found gopher tortoises, if found, to a protected recipient site prior to site clearing activities. The recipient site will be approved by the FWC and managed in perpetuity, consistent with FWC's 2012 Gopher Tortoise Management Plan.

Lee Plan Goal 124 provides overarching language to ensure adequate maintenance and enforcement for any development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. The majority of the site (63.3%) contains highly degraded land uses including residential, commercial, improved pasture, row crops, Brazilian pepper, ditch, and disturbed lands that are not intended to remain. The Greenwell SR31 project will utilize a cluster development pattern to reduce any negative impacts to high quality wetlands and no development impacts will occur until the ERP permit has been issued by the state or SFWMD. The development, as it moves through the permitting process, will be reviewed by the South Florida Water Management District and as a result will be consistent with overall Goal 124, and Policies 124.1.1 and 124.1.2.

The proposed planned development will be consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.1 through 125.1.6. The proposed development will not generate pollution and will meet all conditions and requirements of Lee County's Wellfield Protection Ordinance No. 07-35 per Policy 125.1.6.

It is important to note that in 1990, the FDEP developed and implemented the State Water Resource Implementation Rule (Chapter 62-40 F.S.). The Rule codifies implementation guidelines for the State's stormwater program under 62-40.431. As stated in Ch. 62-40.431 2(a) "The primary goals of the state's stormwater management program are to maintain, to the maximum extent practical, during and after construction and development, the pre-development stormwater characteristics of a site; to reduce stream channel erosion, pollution, siltation, sedimentation and flooding; to reduce stormwater pollutant loadings discharged to waters to preserve or restore designated uses..."

The Applicant is of the opinion that the criteria set forth in Chapter 62-40, applied through the South Florida Water Management District's Environmental Resource Permitting (ERP) program, provides reasonable assurance that the surface water resources of Lee County will be protected and maintained, and meets the intent of Lee Plan Goal 125.

Consistent with Policy 126.1.4, the proposed mixed-use planned development will include an engineered surface water (stormwater) management system, based on the rules, standards, and criteria of the SFWMD ERP program, and be consistent with the criteria of Part IV of Chapter 373, Florida Statutes. Through the elimination of the existing conveyance features, and construction of the stormwater management system, predevelopment water resources conditions (shallow groundwater and surface water) will be maintained, or otherwise enhanced. The attenuation of stormwater flows through the creation of wet detention areas (lakes), results in surface water supplies being seasonally stored, thereby improving recharge potential to the underlying Water Table Aquifer and enhancing shallow groundwater levels. The features also provide improved surface water quality treatment, provide wildlife habitat, and can be used to supplement irrigation supplies. Therefore, the development design not only maintains, but potentially improves existing water resource conditions.

#### **HOUSING ELEMENT**

Goal 135 outlines the need to provide adequate housing for existing and future residents of Lee County. Objective 135.1 requires the county to work with private and public housing providers to ensure that the additional dwellings needed are provided in a variety of types, costs, and locations. Based on our analysis, the county will need an additional 114,927 units by 2025, of which 39,637 will be needed in unincorporated Lee County. The proposed comprehensive plan amendment and companion planned development will allow for up to 125 new housing units to help reach Objective 135.1 and consistency with Policy 135.1.9.



#### **PLANNING COMMUNITY ACREAGE ALLOCATION - TABLE 1(b) ANALYSIS & EFFECT ON POPULATION**

Lee Plan Policy 1.6.5 outlines, by reference Lee Plan Map 1-B and Table 1(b), the “proposed distribution, extent, and location of generalized land uses through the Plan’s horizon.”. This petition proposes an amendment to Table 1(b) to reflect the proposed Future Land Use Map (Lee Plan Map 1-A) change. Please refer to the attached amended Table 1(b) addressing the reallocation of lands from the Rural Future Land Use category to the Outlying Suburban category.

The proposed map amendment will not negatively affect the population projections for Lee County. Based on the United States Census Bureau’s Quick Facts database, there are 2.64 persons per household and an overall population of 618,754 (2010 Census) in Lee County. The subject property under the proposed map amendment and concurrent MPD rezoning application, which will allow a maximum of 125 units, could accommodate approximately 330 people (125 units x 2.64 persons per household).

According to the University of Florida’s Bureau of Economic and Business Research, the projected 2030 population in Lee County will be 904,700 and 1,010,900 in 2040. Considering these projections and the previously stated housing needs from Objective 135.1, over 100,000 dwelling units will be needed within the next 5 to 10 years. The proposed map amendment and concurrent residential planned development rezoning will provide 125 residential dwelling units to support the future population growth in Lee County, in a quality mixed-use development that is compatible and complementary to the surrounding community.

**TABLE 1(b)  
YEAR 2045 ALLOCATIONS**

Revised 2022-02-17

Future Land Use Category		Unincorporated County	Planning District									
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
<b>Residential By Future Land Use Category</b>	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,739	813	453	-	475	-	-	-	-	-	150
	Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,661 3,648	38 25	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,731	-	-	-	330	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	114	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,534 7,764	2,201 2,431	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		82,896 82,113	4,453 4,669	457	-	4,270	1,002	24	598	548	-	1,415
Commercial		8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial		4,787	30	3	-	300	10	15	70	315	-	2,134
<b>Non Regulatory Allocations</b>												
Public		120,239 120,211	14,219 14,191	622	-	4,864	7,323	6	2,340	583	-	9,660
Active AG		21,944	5,500	-	-	240	90	-	-	-	-	2
Passive AG		13,685	5,500	-	-	615	100	-	-	-	-	485
Conservation		87,758 87,746	2,468 2,458	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,266 26,118	1,294 1,145	28	-	733	766	8	103	17	-	88
Total		366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281





**GREENWELL SR31**  
**Comprehensive Plan Map Amendment**  
**EXHIBIT M12**  
**Environmental Impacts Analysis**

**SEE ATTACHED**

**GREENWELL PROPERTY  
ENVIRONMENTAL ASSESSMENT**

**November 2021**

Prepared For:

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*27171 Harbor Drive*  
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## INTRODUCTION

An environmental assessment was conducted on the Greenwell Property (Project) to document existing land uses and vegetative cover; document the presence of state jurisdictional wetlands; research potential utilization by wildlife and plant species listed by the Florida Fish and Wildlife Conservation Commission (FWCC), the Florida Department of Agriculture and Consumer Services (FDACS), and the U.S. Fish and Wildlife Service (USFWS) as Threatened, Endangered, or Species of Special Concern; and document listed species utilization within the Project site. The assessment included field surveys to map vegetation communities, a review of agency records for documented occurrences of listed species on the property, and field surveys to document listed species utilization within the Project. This report summarizes the results of the environmental assessment.

The Project totals 76.82± acres and is located in Section 18, Township 43 South, Range 26 East, Lee County (Figure 1). The site is bordered by State Road (SR) 31 to the west and undeveloped land and single-family residences to the north, east, and west (Appendix A).

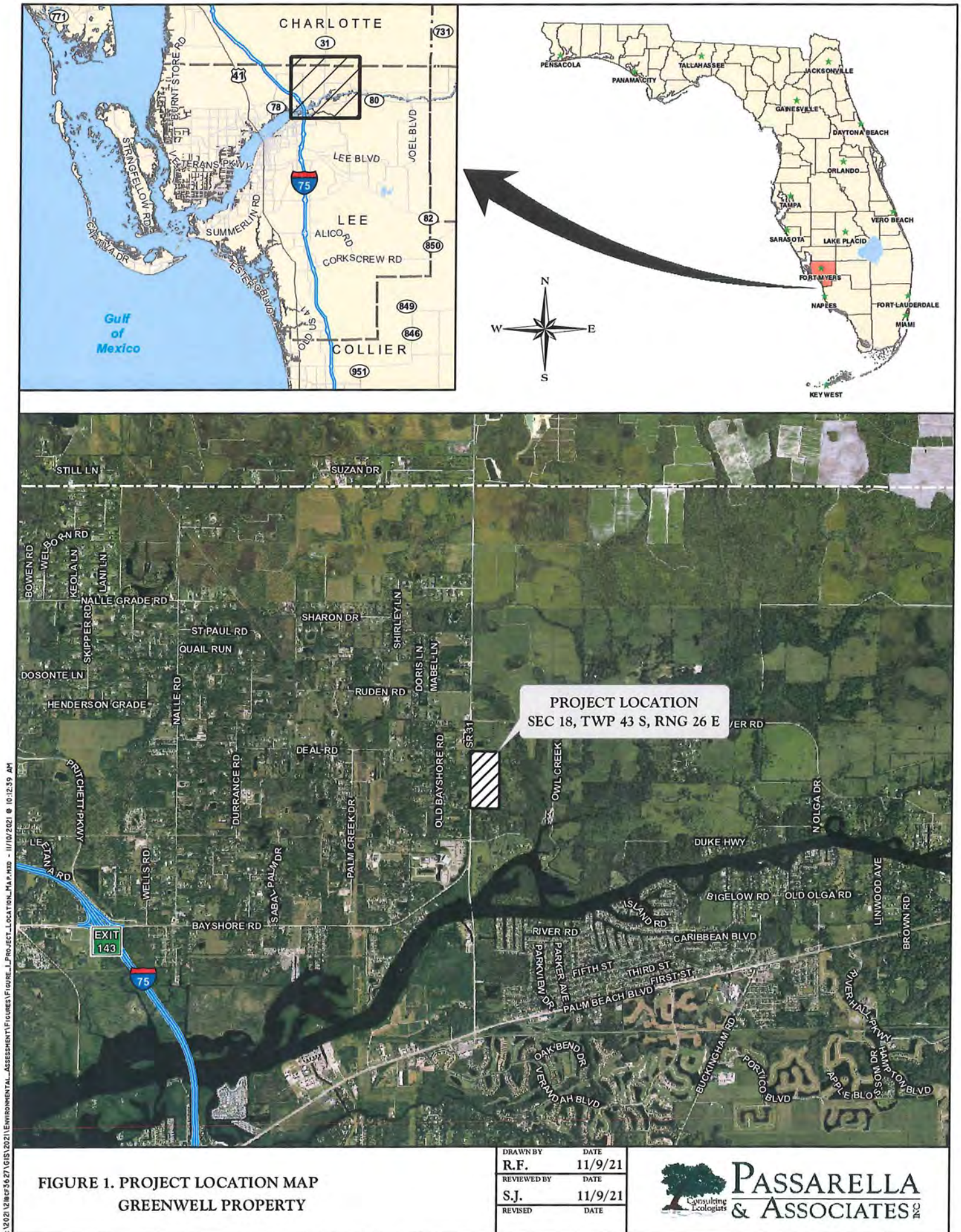
The property currently consists of indigenous and non-indigenous upland and wetland habitats; commercial, residential, and agricultural land uses; ditches; and pastures.

## LAND USES AND VEGETATION ASSOCIATIONS

Vegetation and land cover mapping for the Project was conducted using Lee County 2020 rectified aerials. Groundtruthing of the vegetative communities was conducted in October 2021 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance and hydrologic conditions. “E” codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (*Schinus terebinthifolia*), West Indian marsh grass (*Hymenachne amplexicaulis*, Wright’s nutrush (*Scleria lacustris*), and torpedograss (*Panicum repens*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS and Wetlands Map for the Project (Appendix B). An aerial photograph of the property with an overlay of the FLUCFCS and wetlands is provided as Appendix C.

A total of 24 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. The dominant land uses on the property are improved pasture, row crops, and residential, which together occupy 34± acres or 44.7 percent of the site. Disturbed land, a ditch, and shallow pond occupy 11.5± acres or approximately 15 percent of the site. The site contains disturbed native wetland systems including, but not limited to, mixed wetland forest and freshwater marsh. The site also contains a non-native wetland which consists of hydric disturbed land. The on-site wetland habitats have been disturbed by ditching, adjacent development, and exotic infestation. A summary of the FLUCFCS codes with acreage breakdown and description of each FLUCFCS is presented in Appendix D. No Lee County rare or unique uplands are located within the Project site.







## SOILS

The soils for the property, per the Natural Resource Conservation Service (formerly the Soil Conservation Service), are shown on Appendix E. A brief description for each soil type per the Soil Survey of Lee County, Florida (U.S. Department of Agriculture 1984 and 2020) is presented in Appendix F.

## JURISDICTIONAL WETLANDS

The jurisdictional wetlands and “other surface waters” (OSWs) by FLUCFCS code are summarized in Table 1. South Florida Water Management District (SFWMD) jurisdictional wetlands constitute a total of 25.18± acres or 32.8 percent of the Project site. SFWMD jurisdictional OSWs constitute a total of 0.70± acre or 0.91 percent of the Project site.

**Table 1. SFWMD Wetland and OSW Acreages by FLUCFCS Code**

<b>FLUCFCS Code</b>	<b>Description</b>	<b>Acreage</b>
4221	Brazilian Pepper, Hydric	0.92
4281 E1	Cabbage Palm, Hydric (0-24% Exotics)	0.47
610	Wetland Hardwood Forest	0.14
6169 E1	Inland Ponds and Sloughs, Disturbed (0-24% Exotics)	0.98
6189 E2	Willow/Pop Ash, Disturbed (25-49% Exotics)	0.09
6189 E3	Willow/Pop Ash, Disturbed (50-75% Exotics)	2.50
6309 E1	Mixed Wetland Forest, Disturbed (0-24% Exotics)	0.19
6309 E2	Mixed Wetland Forest, Disturbed (25-49% Exotics)	8.76
6309 E3	Mixed Wetland Forest, Disturbed (50-75% Exotics)	2.99
6309 E4	Mixed Wetland Forest, Disturbed (76-100% Exotics)	2.49
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	0.63
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	0.89
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	1.96
7401	Disturbed Land, Hydric	2.17
<b>Wetlands Total</b>		<b>25.18</b>
<b>OSWs</b>		
514	Ditch	0.03
525	Shallow Pond	0.67
<b>OSWs Total</b>		<b>0.70</b>

The prominent wetland features consist of mixed wetland forest with varying levels of Brazilian pepper infestation. A U.S. Geological Survey Quadrangle Map is provided as Appendix G. This map shows the location of some of the wetland systems within the Project.

## LISTED SPECIES

Wildlife species listed by the FWCC and the USFWS that can occur on the Project site are listed in Table 2 (FWCC 2021 and USFWS 1999). Plant species listed by the FDACS and the USFWS (FDACS Chapter 5B-40) that can occur on the Project site are listed in Table 3. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code, Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species records on or adjacent to the property (Appendix H).

**Table 2. Listed Wildlife Species That Could Potentially Occur within the Project**

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	
Amphibians and Reptiles				
American alligator	<i>Alligator mississippiensis</i>	FT(S/A)	FT(S/A)	514, 525, 610, 6169, 6309, 6419, 7401
Eastern indigo snake	<i>Drymarchon corais couperi</i>	FT	FT	4279, 4281
Gopher tortoise	<i>Gopherus polyphemus</i>	ST	*	211, 4279, 4349, 740
Birds				
Crested caracara	<i>Caracara cheriway</i>	FT	FT	211, 4281
Everglade snail kite	<i>Rostrhamus sociabilis plumbeus</i>	FE	FE	514, 525, 6419
Florida burrowing owl	<i>Athene cunicularia floridana</i>	ST	-	211, 740
Florida sandhill crane	<i>Grus canadensis pratensis</i>	ST	-	211, 6419, 740
Little blue heron	<i>Egretta caerulea</i>	ST	-	514, 525, 610, 6169, 6189, 6309, 6419, 7401
Roseate spoonbill	<i>Platalea ajaja</i>	ST	-	514, 525, 6419,
Tri-colored heron	<i>Egretta tricolor</i>	ST	-	514, 525, 610, 6169, 6189, 6309, 6419, 7401
Wood stork	<i>Mycteria americana</i>	FT	FT	514, 525, 610, 6169, 6189, 6309 6419, 7401
Mammals				
Big Cypress fox squirrel	<i>Sciurus niger avicennia</i>	ST	-	4279, 4349, 610, 6309
Florida black bear	<i>Ursus americanus floridanus</i>	**	-	422, 4279, 4281, 6309
Florida bonneted bat	<i>Eumops floridanus</i>	FE	FE	4279, 4349, 525, 610, 6169, 6309, 6419

**Table 2. (Continued)**

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

FE – Federally Endangered

FT – Federally Threatened

FT(S/A) – Federally Threatened Due to Similarity of Appearance

ST – State Threatened

\*The gopher tortoise is currently listed as a candidate species by the USFWS.

\*\*No longer listed by the FWCC; however, certain protection measures still apply.

**Table 3. Listed Plant Species That Could Potentially Occur within the Project**

Common name	Scientific Name	Designated Status		Potential Location (FLUCFCS Code)
		FDACS	USFWS	
Common wild pine	<i>Tillandsia fasciculata</i>	E	-	4349, 4279, 610, 6169, 6309
Giant wild pine	<i>Tillandsia utriculata</i>	E	-	4349, 610, 6169, 6309
Twisted airplant	<i>Tillandsia flexuosa</i>	T	-	4349, 4279, 610, 6169, 6309
Hand-adder's tongue fern	<i>Ophioglossum palmatum</i>	E	-	4279, 4281
Butterfly orchid	<i>Encyclia tampensis</i>	CE	-	4349, 4279
Simpson's stopper	<i>Myrcianthes fragrans</i> var. <i>simpsonii</i>	T	-	4279, 4281

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

CE – Commercially Exploited

E – Endangered

T – Threatened

American Alligator (*Alligator mississippiensis*)

The American alligator could potentially occur within the ditches, open water habitats, and wetlands within the site.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The Eastern indigo snake could potentially occur within the pastures and native uplands on the Project site. The Eastern indigo snake is typically found in association with populations of gopher tortoise (*Gopherus polyphemus*).

Gopher Tortoise (*Gopherus polyphemus*)

Potential habitat on the Project site for the gopher tortoises includes pasture areas, hardwood habitats, and disturbed lands.

Crested Caracara (*Caracara cheriway*)

Potential foraging habitat on the Project site for the crested caracara includes pasture areas. Its primary habitat in Florida is the native prairie with associated marshes, cabbage palm (*Sabal palmetto*), and cabbage palm/live oak (*Quercus virginiana*) hammocks (Rodgers *et al.* 1996).



Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)

Potential foraging habitat for the Everglade snail kite includes ditches, shallow pond, and freshwater marshes on the Project site.

Florida Burrowing Owl (*Athene cunicularia floridana*)

Potential burrowing owl habitat exists within the improved pasture and disturbed land on the Project site.

Florida Sandhill Crane (*Grus canadensis pratensis*)

Potential foraging habitat for the Florida sandhill crane may exist within the Project's improved pastures and freshwater marshes. Preferred sandhill crane habitat includes prairies and shallow marshes dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*).

Little Blue Heron (*Egretta caerulea*) and Tri-Colored Heron (*Egretta tricolor*)

Potential foraging habitat within the Project site for state-listed wading birds includes the forested and herbaceous wetlands, ditches, and shallow pond.

Roseate Spoonbill (*Ajaia ajaja*)

Potential habitat for the roseate spoonbill on the Project site includes freshwater marsh habitats, ditches, and shallow pond.

Wood Stork (*Mycteria americana*)

Potential wood stork foraging habitat within the Project site includes forested and herbaceous wetlands, hydric disturbed land, ditches, and shallow pond. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fishes or as a consequence of area drying, may be suitable for feeding habitat (Rodgers *et al.* 1996).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)

Potential nesting and foraging habitat for the Big Cypress fox squirrel includes the disturbed live oak, hardwood/conifer mixed, wetland hardwood forest, and mixed wetland forest. Dense interiors of mixed cypress-hardwood strands seem to be avoided by fox squirrels (Moler 1992).

Florida Black Bear (*Ursus americanus floridanus*)

Potential habitat for the Florida black bear includes Brazilian pepper, hydric cabbage palm, disturbed live oak, and mixed wetland forest. The USFWS and FWCC have documented Florida black bear occurrences to the northeast (across SR 78) of the Project site.

Florida Bonneted Bat (*Eumops floridanus*)

Florida bonneted bats could potentially roost within the forested upland and wetland habitats on the Project site and/or forage over the herbaceous wetlands and shallow pond. The Florida bonneted bat is known to occur in cities and forested areas on both the east and west coasts of South Florida from Charlotte County to Palm Beach County (Marks and Marks 2006; Humphrey 1992).

A Lee County protected species survey was conducted on the Project site on November 3, 2021. No listed wildlife species or their signs (i.e., tracks, nests) were documented within the Project area.

No Lee County protected plant species were observed on the property during the protected species survey. However, the common wild pine (*Tillandsia fasciculata*), butterfly orchid (*Encyclia tampensis*), and royal palm (*Roystonea regia*) were documented on the site. Although not listed as Lee County protected species, the common wild pine and royal palm are listed as endangered by the FDACS. The butterfly orchid is listed by FDACS as commercially exploited. A summary of the listed plant species documented within the Project are provided in Table 4. The locations of the listed plant species observed are depicted on Appendix I.

**Table 4. Listed Plant Species Observed**

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FDACS	USFWS	
Common wild pine	<i>Tillandsia fasciculata</i>	E	-	4279 E2
Butterfly orchid	<i>Encyclia tampensis</i>	CE	-	211, 4279 E2
Royal palm	<i>Roystonea regia</i>	E	-	4279 E2

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

E – Endangered

CE – Commercially Exploited

## SUMMARY

A total of 24 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. SFWMD jurisdictional wetlands constitute a total of 25.18± acres or 32.8 percent of the Project site. SFWMD jurisdictional OSWs constitute a total of 0.70± acre or 0.91 percent of the Project site. No Lee County rare or unique uplands were identified on the Project site.

A Lee County protected species survey was conducted on the Project site on November 3, 2021. No Lee County protected species were observed on the property during the survey. However, the common wild pine, butterfly orchid, and royal palm were documented on the site. Although not listed as Lee County protected species, the common wild pine and royal palm are listed as endangered by the FDACS. The butterfly orchid is listed by FDACS as commercially exploited.

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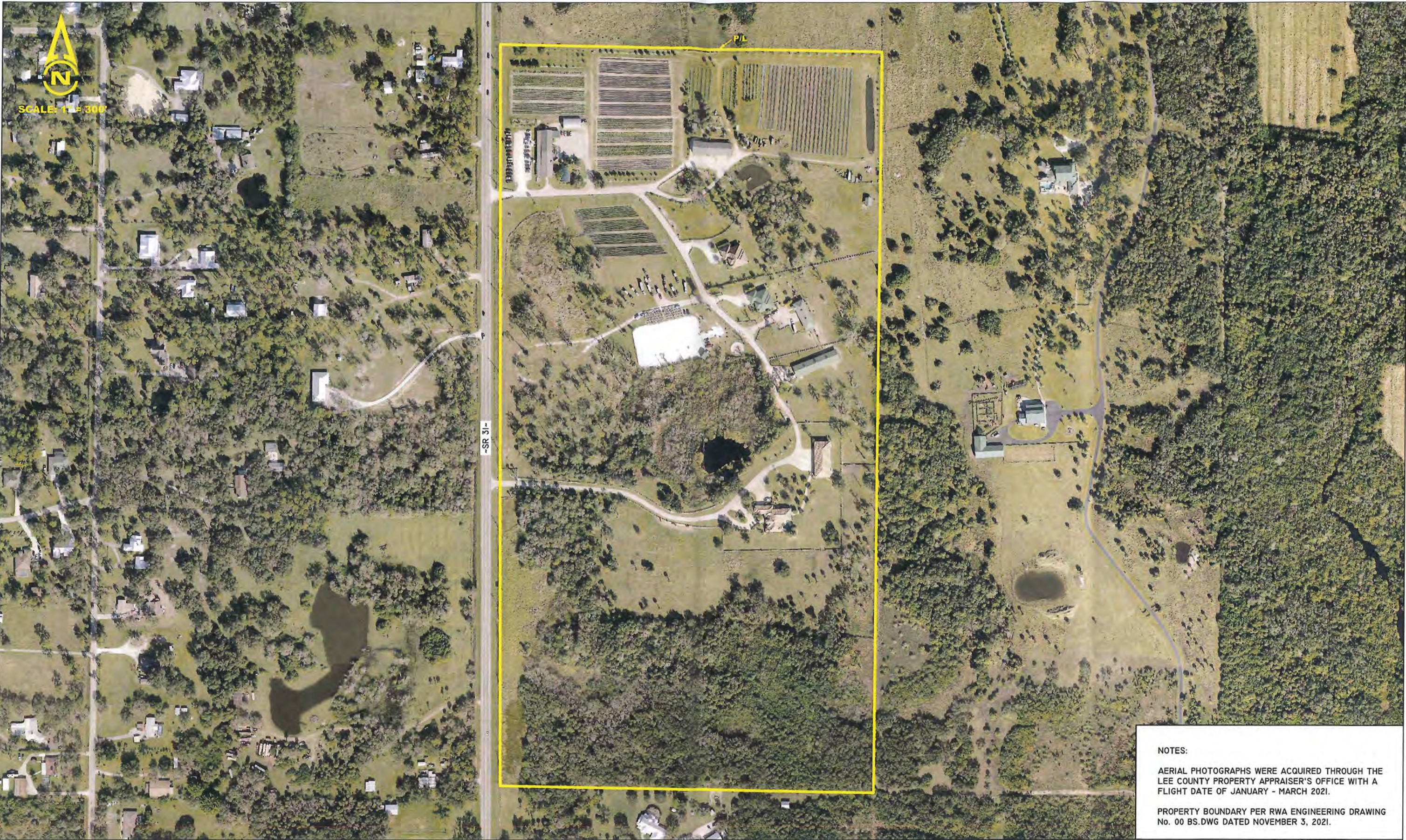
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**APPENDIX A**

**AERIAL WITH BOUNDARY**



J:\2021\21BCF3627\2021 ENVIRONMENTAL ASSESSMENT\APPENDIX A AERIAL WITH BOUNDARY.DWG TAB: 17X11-C NOV 10, 2021 - 10:09 AM PLOTTED BY: HOLLEN



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

PROPERTY BOUNDARY PER RWA ENGINEERING DRAWING No. 00 BS.DWG DATED NOVEMBER 3, 2021.

REVISIONS	DATE	DRAWN BY	DATE
		R.F.	11/8/21
		DESIGNED BY	DATE
		S.J.	11/8/21
		REVIEWED BY	DATE
		S.J.	11/8/21

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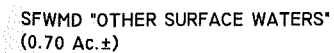
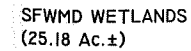
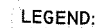
GREENWELL PROPERTY  
AERIAL WITH BOUNDARY

DRAWING No.	21BCF3627
SHEET No.	APPENDIX A



**APPENDIX B**

**FLUCFCS AND WETLANDS MAP**




NOTES:

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES  
PER RWA ENGINEERING DRAWING No. 00 BS.DWG DATED  
NOVEMBER 3, 2021.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL  
PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED  
BY ANY REGULATORY AGENCY AND ARE SUBJECT  
TO CHANGE.

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	 <b>PASSARELLA</b> & ASSOCIATES INC.	GREENWELL PROPERTY FLUCFCS AND WETLANDS MAP	DRAWING No.
		P.F.	11/4/21				21BCF3627
		DESIGNED BY	DATE				SHEET No.
		S.J.	11/4/21				
		REVIEWED BY	DATE			APPENDIX B	
		S.J.	11/4/21				

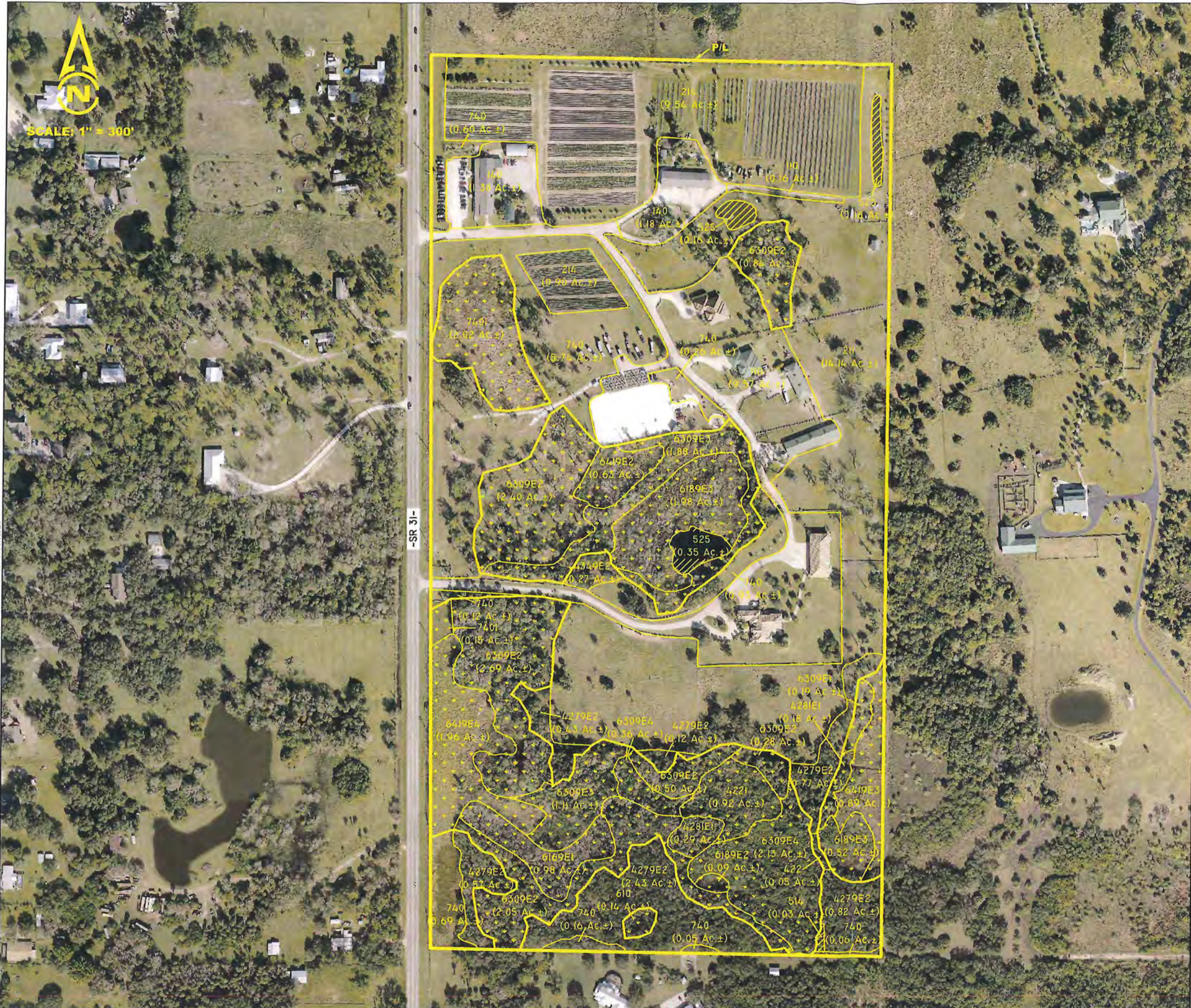
J:\2021\21bfcf3627\2021\ENVIRONMENTAL ASSESSMENT\APPENDIX B FLUCFCS AND WETLANDS MAP.DWG TAB: 17XII-M NOV 10, 2021 - 10:09AM PLOTTED BY: HOLDEN

## **APPENDIX C**

### **AERIAL WITH FLUCFCS AND WETLANDS**



J:\2021\21BCF3627\2021\ENVIRONMENTAL ASSESSMENT\APPENDIX C AERIAL WITH FLUCFCS AND WETLANDS MAP.DWG Tab: 17X1-C Nov 10, 2021 - 10:08AM PLOTTED BY: HOLLEN



LEGEND:

SFWMW WETLANDS  
(25.18 Ac.±)

SFWMW "OTHER SURFACE WATERS"  
(0.70 Ac.±)

SURVEYED WETLAND LINE

FLUCFCS CODES		DESCRIPTIONS	ACREAGE	% OF TOTAL
110		RESIDENTIAL, LOW DENSITY	9.73 Ac.±	12.7%
140		COMMERCIAL	2.56 Ac.±	3.3%
211		IMPROVED PASTURE	14.14 Ac.±	18.4%
214		ROW CROPS	10.44 Ac.±	13.6%
422		BRAZILIAN PEPPER	0.05 Ac.±	0.1%
4221		BRAZILIAN PEPPER, HYDRIC	0.92 Ac.±	1.2%
4279 E2		LIVE OAK, DISTURBED (25-49% EXOTICS)	5.14 Ac.±	6.7%
4281 E1		CABBAGE PALM, HYDRIC, DISTURBED (0-24% EXOTICS)	0.47 Ac.±	0.6%
4349 E2		HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	0.27 Ac.±	0.4%
514		DITCH	0.03 Ac.±	0.0%
525		SHALLOW POND	0.67 Ac.±	0.9%
610		WETLAND HARDWOOD FOREST	0.14 Ac.±	0.2%
6189 E1		INLAND PONDS AND SLOUGHS, DISTURBED (0-24% EXOTICS)	0.98 Ac.±	1.3%
6189 E2		WILLOW/POP ASH, DISTURBED (25-49% EXOTICS)	0.09 Ac.±	0.1%
6189 E3		WILLOW/POP ASH, DISTURBED (50-75% EXOTICS)	2.50 Ac.±	3.3%
6309 E1		MIXED WETLAND FOREST, DISTURBED (0-24% EXOTICS)	0.19 Ac.±	0.2%
6309 E2		MIXED WETLAND FOREST, DISTURBED (25-49% EXOTICS)	8.76 Ac.±	11.4%
6309 E3		MIXED WETLAND FOREST, DISTURBED (50-75% EXOTICS)	2.99 Ac.±	3.9%
6309 E4		MIXED WETLAND FOREST, DISTURBED (76-100% EXOTICS)	2.49 Ac.±	3.2%
6419 E2		FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	0.63 Ac.±	0.8%
6419 E3		FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	0.89 Ac.±	1.2%
6419 E4		FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	1.96 Ac.±	2.6%
740		DISTURBED LAND	8.61 Ac.±	11.2%
7401		DISTURBED LAND, HYDRIC	2.17 Ac.±	2.8%
TOTAL			76.82 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER RWA ENGINEERING DRAWING No. 00 BS.DWG DATED NOVEMBER 3, 2021.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069		GREENWELL PROPERTY AERIAL WITH FLUCFCS AND WETLANDS MAP	DRAWING No. 21BCF3627
		P.F.	11/4/21	SHEET No.			
		DESIGNED BY	DATE	APPENDIX C			
		S.J.	11/4/21				
		REVIEWED BY	DATE				
		S.J.	11/4/21				



## **APPENDIX D**

### **EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS**

**GREENWELL PROPERTY  
EXISTING LAND USE AND COVER SUMMARY TABLE  
AND FLUCFCS DESCRIPTIONS**

**November 2021**

Table 1 provides a summary and an acreage breakdown of the existing land use and habitat cover types (i.e., Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes) found on the Greenwell Property (Project), while a description of each FLUCFCS classification follows.

**Table 1. Existing Land Use and Cover Summary**

<b>FLUCFCS Code</b>	<b>Description</b>	<b>Acreage</b>	<b>Percent Total</b>
110	Residential, Low Density	9.73	12.7
140	Commercial	2.56	3.3
211	Improved Pasture	14.14	18.4
214	Row Crops	10.44	13.6
422	Brazilian Pepper	0.05	0.1
4221	Brazilian Pepper, Hydric	0.92	1.2
4279 E2	Live Oak, Disturbed (25-49% Exotics)	5.14	6.7
4281 E1	Cabbage Palm, Hydric, Disturbed (0-24% Exotics)	0.47	0.6
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	0.27	0.4
514	Ditch	0.03	<0.1
525	Shallow Pond	0.67	0.9
610	Wetland Hardwood Forest	0.14	0.2
6169 E1	Inland Pond and Sloughs, Disturbed (0-24% Exotics)	0.98	1.3
6189 E2	Willow/Pop Ash, Disturbed (25-49% Exotics)	0.09	0.1
6189 E3	Willow/Pop Ash, Disturbed (50-75% Exotics)	2.50	3.3
6309 E1	Mixed Wetland Forested, Disturbed (0-24% Exotics)	0.19	0.2
6309 E2	Mixed Wetland Forested, Disturbed (25-49% Exotics)	8.76	11.4
6309 E3	Mixed Wetland Forested, Disturbed (50-75% Exotics)	2.99	3.9
6309 E4	Mixed Wetland Forested, Disturbed (76-100% Exotics)	2.49	3.2
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	0.63	0.8
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	0.89	1.2
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	1.96	2.6
740	Disturbed Land	8.61	11.2
7401	Disturbed Land, Hydric	2.17	2.8
<b>Total</b>		<b>76.82</b>	<b>100.0</b>

**Residential, Low Density (FLUCFCS Code 110)**

This land use includes residential homes with equestrian uses.

Commercial (FLUCFCS Code 140)

This land use includes commercial buildings, parking lots, and driveways.

Improved Pasture (FLUCFCS Code 211)

The canopy and sub-canopy of this land use type are primarily open with scattered cabbage palm (*Sabal palmetto*) and live oak (*Quercus virginiana*). The ground cover consists of bahiagrass (*Paspalum notatum*), smutgrass (*Sporobolus indicus*), and spermacoce (*Spermacoce verticillata*).

Row Crops (FLUCFCS Code 214)

This land use includes existing row crops.

Brazilian Pepper (FLUCFCS Code 422)

The canopy and sub-canopy of this habitat type contain Brazilian pepper (*Schinus terebinthifolia*) and scattered cabbage palm. The ground cover is open with St. Augustine grass (*Stenotaphrum secundatum*).

Brazilian Pepper, Hydric (FLUCFCS Code 4221)

The canopy and sub-canopy of this habitat type contain Brazilian pepper, scattered primrose willow (*Ludwigia peruviana*), and Carolina willow (*Salix caroliniana*). The ground cover is primarily open and includes swamp lily (*Crinum Americanum*), giant leather fern (*Acrostichum danaeifolium*), and dotted smartweed (*Persicaria punctata*).

Live Oak, Disturbed (25-49% Exotics) (FLUCFCS Code 4279 E2)

The canopy of this habitat type includes live oak, cabbage palm, scattered Brazilian pepper, and widely scattered slash pine (*Pinus elliottii*). The sub-canopy contains live oak, cabbage palm, slash pine, Brazilian pepper, saw palmetto (*Serenoa repens*), wax myrtle (*Morella cerifera*), wild coffee (*Psychotria nervosa*), and beautybush (*Callicarpa americana*). The ground cover includes chain fern (*Woodwardia virginica*), caesarweed (*Urena lobata*), and rosary pea (*Abrus precatorius*).

Cabbage Palm, Hydric, Disturbed (0-24% Exotics) (FLUCFCS Code 4281 E1)

The canopy and sub-canopy of this habitat type include cabbage palm and Brazilian pepper. The ground cover is primarily open with scattered Brazilian pepper.

Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)

The canopy of this habitat type includes live oak, cabbage palm, and scattered slash pine, and laurel oak (*Quercus laurifolia*). The sub-canopy contains live oak, cabbage palm, slash pine, laurel oak, wax myrtle, Brazilian pepper, and saw palmetto. The ground cover contains chocolateweed (*Melochia spicata*), spermacoce, bushy bluestem (*Andropogon glomeratus*), poison ivy (*Toxicodendron radicans*), cassia (*Senna pendula* var. *glabrata*), and oak (*Quercus* sp.) saplings.

Ditch (FLUCFCS Codes 514)

The canopy of this land use type is open with cabbage palm and Brazilian pepper on edges. The sub-canopy contains Brazilian pepper, pond apple (*Annona glabra*), and Carolina willow. The ground cover is open with *Eleocharis* spp.



Shallow Pond (FLUCFCS Code 525)

The canopy and sub-canopy of this land use type are open. The ground cover includes fireflag (*Thalia geniculata*), spikerush (*Eleocharis interstincta*), cattail (*Typha* spp.), and sand cordgrass (*Spartina bakeri*) on the edge.

Wetland Hardwood Forest (FLUCFCS Code 610)

The canopy and sub-canopy of this habitat type consist of pop ash (*Fraxinus caroliniana*) and Carolina willow. The ground cover consists of pickerelweed (*Pontederia cordata*), swamp fern (*Telmatoblechnum serrulatum*), and swamp lily.

Inland Pond and Sloughs, Disturbed (0-24% Exotics) (FLUCFCS Code 6169 E1)

The canopy and sub-canopy of this habitat type consist of pop ash, Carolina willow, and scattered cabbage palm. The ground cover is mostly open with scattered dotted smartweed, swamp lily, pickerelweed, and swamp fern.

Willow/Pop Ash, Disturbed (25-49% Exotics) (FLUCFCS Code 6189 E2)

The canopy and sub-canopy of this habitat type consist of Carolina willow, cassia, and Brazilian pepper. The ground cover includes sawgrass (*Cladium jamaicense*), pickerelweed, swamp lily, inundated beaksedge (*Rhynchospora inundata*), and torpedograss.

Willow/Pop Ash, Disturbed (50-75% Exotics) (FLUCFCS Code 6189 E3)

The canopy of this habitat consists of Carolina willow and red maple (*Acer rubrum*). The sub-canopy contains Carolina willow, saltbush (*Baccharis halimifolia*), and primrose willow. The ground cover contains fireflag, torpedograss, pickerelweed, bald sedge (*Rhynchospora nitens*), and spreading beaksedge (*Rhynchospora divergens*).

Wetland Forested Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 6309 E1)

The canopy of this habitat type includes laurel oak, cabbage palm, Carolina willow, slash pine, and red maple on the edges. The sub-canopy contains laurel oak, cabbage palm, Carolina willow, slash pine, red maple, buttonbush (*Cephalanthus occidentalis*), Brazilian pepper, saltbush, primrose willow, swamp bay (*Persea palustris*), wild coffee, and myrsine (*Myrsine cubana*). The ground cover is open with laurel oak saplings, water pennywort (*Hydrocotyle umbellata*), cabbage palm, Brazilian pepper, giant leather fern, West Indian marsh grass (*Hymenachne amplexicaulis*), torpedograss, sawgrass, swamp lily, and pickerelweed.

Wetland Forested Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 6309 E2)

This habitat type is similar to FLUCFCS Code 6309 E1, but with 25 to 49 percent Brazilian pepper, primrose willow, West Indian marsh grass, and torpedograss.

Wetland Forested Mixed, Disturbed (50-75% Exotics) (FLUCFCS Code 6309 E3)

This habitat type is similar to FLUCFCS Code 6309 E2, but with 50 to 75 percent Brazilian pepper, primrose willow, West Indian marsh grass, and torpedograss.

Wetland Forested Mixed, Disturbed (76-100% Exotics) (FLUCFCS Code 6309 E4)

This habitat type is similar to FLUCFCS Code 6309 E3, but with 76 to 100 percent Brazilian pepper, primrose willow, West Indian marsh grass, and torpedograss.

Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2)

The canopy and sub-canopy of this habitat type is open with Carolina willow, laurel oak, primrose willow, and Brazilian pepper on the edges. The ground cover consists of fireflag, torpedograss, West Indian marsh grass, *Cyperus* spp., Asiatic pennywort (*Centella asiatica*), paragrass (*Urochloa mutica*), softstem bulrush (*Schoenoplectus tabernaemontani*), spikerush, coast cockspur (*Echinochloa walteri*), *Paspalum* spp., and sand cordgrass.

Freshwater Marsh, Disturbed (50-75% Exotics) (FLUCFCS Code 6419 E3)

This habitat type is similar to FLUCFCS Code 6419 E2, but with 50 to 75 percent Brazilian pepper, primrose willow, torpedograss, West Indian marsh grass, and paragrass.

Freshwater Marsh, Disturbed (76-100% Exotics) (FLUCFCS Code 6419 E4)

This habitat type is similar to FLUCFCS Code 6419 E3, but with 76 to 100 percent Brazilian pepper, primrose willow, torpedograss, West Indian marsh grass, and paragrass.

Disturbed Land (FLUCFCS Code 740)

The canopy and sub-canopy of this land use type are primarily open with scattered live oak and Brazilian pepper. The ground cover contains cogongrass (*Imperata cylindrica*), bushy bluestem, (*Rubus* spp.), muscadine grapevine (*Vitis rotundifolia*), caesarweed, bahiagrass, smutgrass, spermacoce, and lilac tasselflower (*Emilia sonchifolia*).

Disturbed Land, Hydric (FLUCFCS Code 7401)

The canopy and sub-canopy of this land use type are open with scattered primrose willow. The ground cover contains knotroot foxtail (*Setaria parviflora*), white-top sedge (*Rhynchospora colorata*), inundated beaksedge, pickernelweed, West Indian marsh grass, torpedograss, cattail, fireflag, lovegrass (*Eragrostis atrovirens*), paragrass, spikerush, and water pennywort.

## **APPENDIX E**

### **SOILS MAP**



J:\2021\2106256271\GIS\2021\ENVIRONMENTAL\_ASSESSMENT\FIGURES\APPENDIX E. SOILS\_MAP.MXD - 11/10/2021 @ 10:02:17 AM



**LEGEND**

 GREENWELL PROPERTY



Soil Unit	Description
33	Oldsmar sand, 0 to 2 percent slopes
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes
45	Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes
102	Boca fine sand-Urban land complex, 0 to 2 percent slopes
125	Oldsmar sand-Urban land, 0 to 2 percent slopes

NOTES:

SOILS MAPPING WAS ACQUIRED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE WEBSITE APRIL 2021.

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

APPENDIX E. SOILS MAP  
GREENWELL PROPERTY

DRAWN BY	DATE
R.F.	11/8/21
REVIEWED BY	DATE
S.J.	11/8/21
REVISED	DATE

 **PASSARELLA & ASSOCIATES**



**APPENDIX F**

**SOILS SUMMARY TABLE AND DESCRIPTIONS**

**GREENWELL PROPERTY  
SOILS SUMMARY TABLE AND DESCRIPTIONS**

November 2021

**Table 1. Soils Listed by the Natural Resource Conservation Service on the Project**

<b>Mapping Unit</b>	<b>Description</b>
33	Oldsmar Sand, 0 to 2 percent slopes
36	Immokalee Sand-Urban Land Complex, 0 to 2 percent slopes
45	Copeland Fine Sandy Loam, frequently ponded, 0 to 1 percent slopes
102	Boca Fine Sand-Urban Land Complex, 0 to 2 percent slopes
125	Oldsmar Sand-Urban Land, 0 to 2 percent slopes

33 – Oldsmar Sand, 0 to 2 percent slope

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

36 – Immokalee Sand – Urban Land Complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer is light gray fine sand about 31 inches thick. The subsoil is fine sand about 33 inches thick. The upper 4 inches is black and friable, the next 6 inches is dark reddish brown, and the lower 23 inches is dark brown. The substratum is brown fine sand that extends to a depth of more than 80 inches. In undrained areas, the water table is within 10 inches of the surface for 1 to 4 months in most years. It recedes to more than 40 inches below the surface during the dry season.

45 – Copeland Fine Sandy Loam, frequently ponded, 0 to 1 percent slopes

This is a low, nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is about 8 inches of very dark gray sandy loam. The subsoil is very dark gray sandy loam about 12 inches thick. It is underlain by 8 inches of light brownish gray sandy clay loam with soft calcium carbonate throughout. Fractured limestone bedrock is at a depth of 28 inches. Under natural conditions, the water table is above the surface for 3 to 6 months. It is 10 to 40 inches below the surface for about 3 to 6 months.

102 – Boca Fine Sand-Urban Land Complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is

fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous modules. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

125 – Oldsmar Sand-Urban Land, 0 to 2 percent slopes

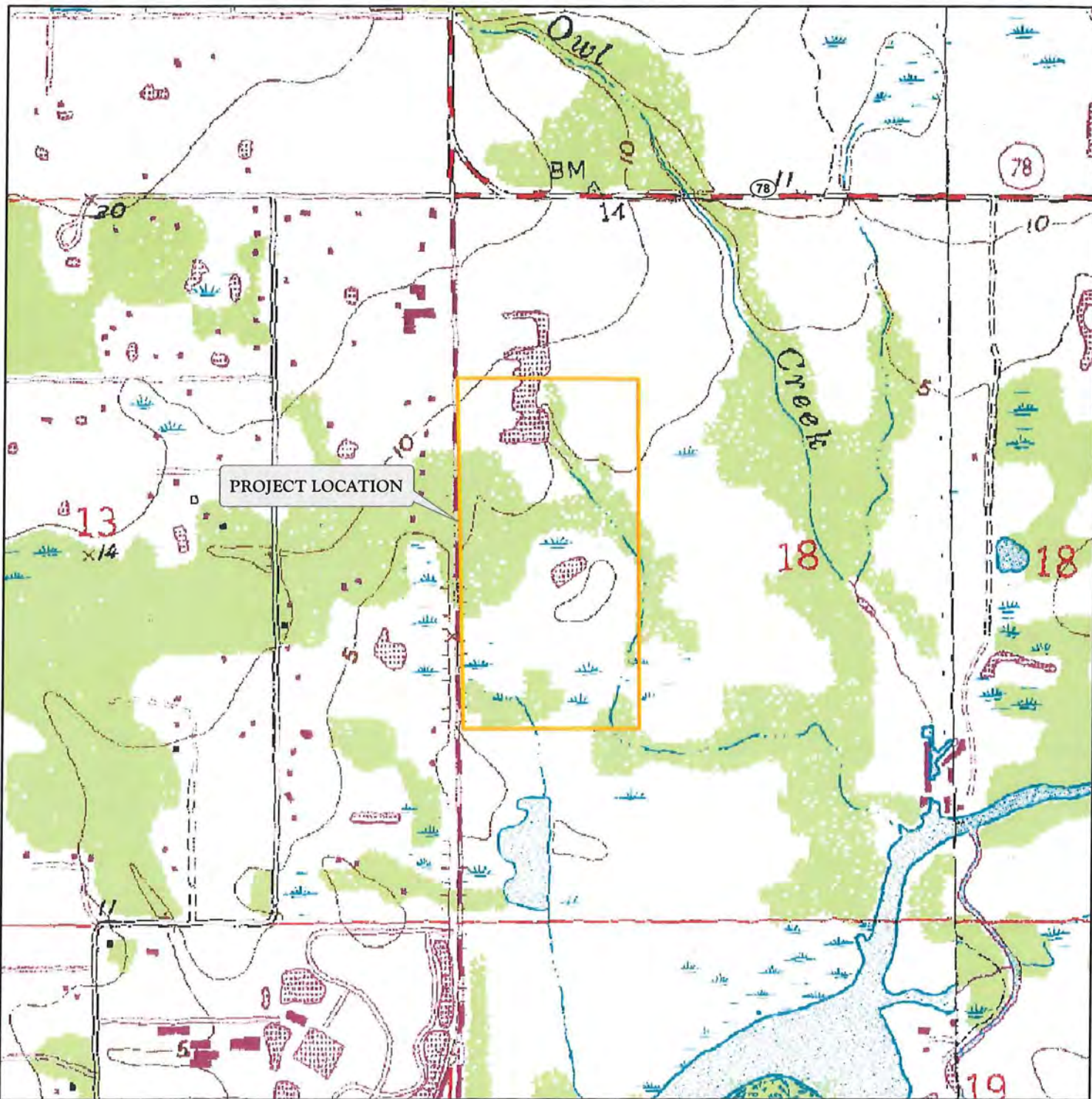
This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.



## **APPENDIX G**

### **QUAD SHEET**

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Feet

NOTES:

COUNTY INFORMATION AND ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

DIGITAL RASTER GRAPHIC USGS TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE JULY 2007.

APPENDIX G. QUAD SHEET  
GREENWELL PROPERTY

DRAWN BY	DATE
R.F.	11/08/21
REVIEWED BY	DATE
S.J.	11/08/21
REVISED	DATE

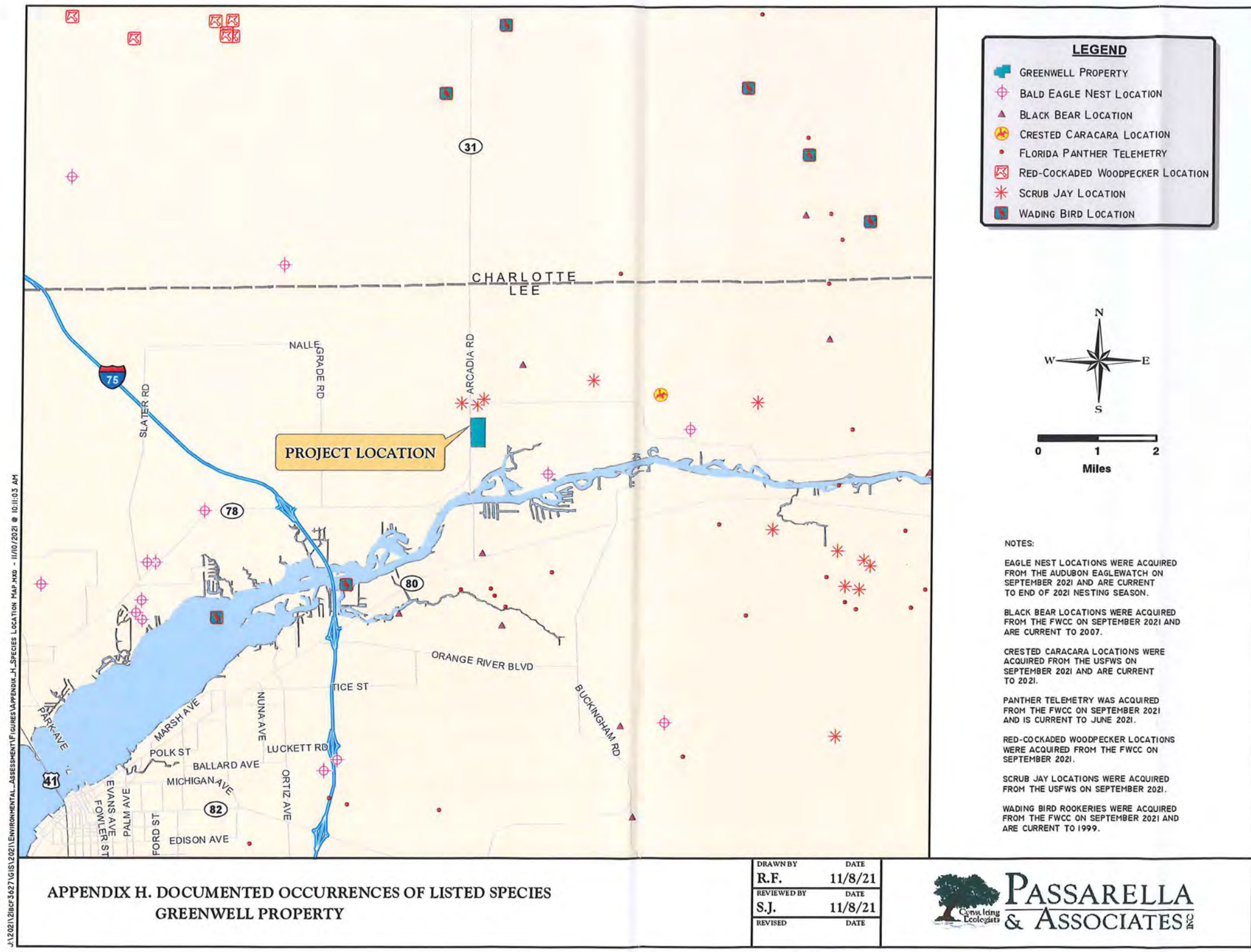


PASSARELLA  
& ASSOCIATES INC

**APPENDIX H**

**DOCUMENTED OCCURRENCES OF LISTED SPECIES**



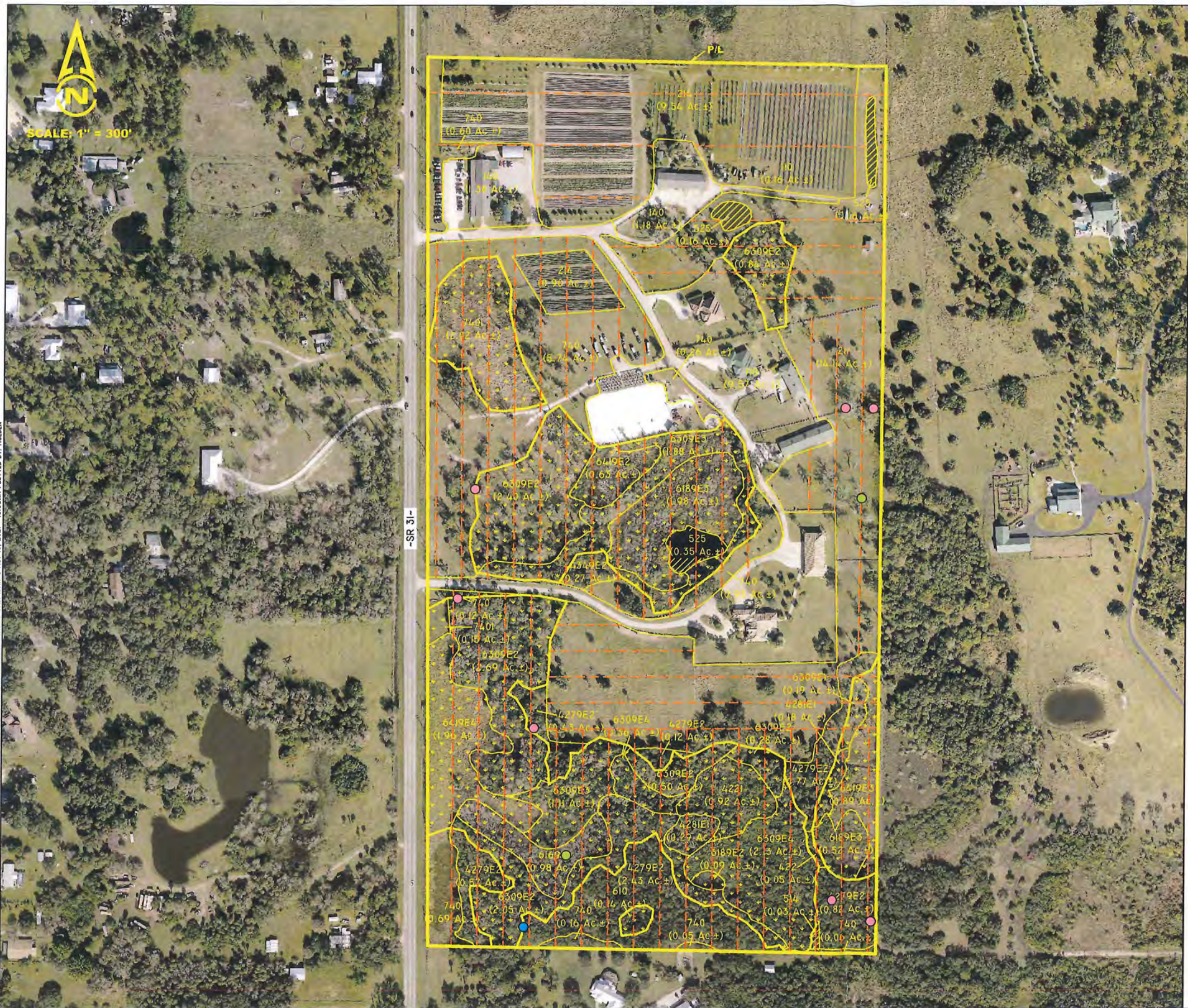


## **APPENDIX I**

### **AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS**



J:\2021\21BCF3627\2021 ENVIRONMENTAL ASSESSMENT\APPENDIX I AERIAL WITH FLUCFCS SURVEY TRANSECTS AND LISTED SPECIES LOCATIONS.DWG TAB: 17X11-C NOV 10, 2021 - 10:06AM PLOTTED BY: HOLSEN



LEGEND:



SFWMD WETLANDS  
(25.18 Ac.±)



SFWMD "OTHER SURFACE WATERS"  
(0.70 Ac.±)



SURVEYED WETLAND LINE



APPROXIMATE LOCATION OF  
WALKED SURVEY TRANSECTS



ENCYCLIA TAMPENSIS (BUTTERFLY ORCHID)



ROYSTONIA REGIA (ROYAL PALM)



TILLANDSIA FASCICULATA (COMMON WILD PINE)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
110	RESIDENTIAL, LOW DENSITY	9.73 Ac.±	12.7%
140	COMMERCIAL	2.56 Ac.±	3.3%
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4279 E2	LIVE OAK, DISTURBED (25-49% EXOTICS)	5.14 Ac.±	6.7%
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514	DITCH	0.03 Ac.±	0.0%
525	SHALLOW POND	0.67 Ac.±	0.9%
610	WETLAND HARDWOOD FOREST	0.14 Ac.±	0.2%
6169 E1	INLAND PONDS AND SLOUGHS, DISTURBED (0-24% EXOTICS)	0.98 Ac.±	1.3%
6189 E2	WILLOW/POP ASH, DISTURBED (25-49% EXOTICS)	0.09 Ac.±	0.1%
6189 E3	WILLOW/POP ASH, DISTURBED (50-75% EXOTICS)	2.50 Ac.±	3.3%
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6309 E2	MIXED WETLAND FOREST, DISTURBED (25-49% EXOTICS)	8.76 Ac.±	11.4%
6309 E3	MIXED WETLAND FOREST, DISTURBED (50-75% EXOTICS)	2.99 Ac.±	3.9%
6309 E4	MIXED WETLAND FOREST, DISTURBED (76-100% EXOTICS)	2.49 Ac.±	3.2%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	0.63 Ac.±	0.8%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	0.89 Ac.±	1.2%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	1.96 Ac.±	2.6%
740	DISTURBED LAND	8.61 Ac.±	11.2%
7401	DISTURBED LAND, HYDRIC	2.17 Ac.±	2.8%
TOTAL		76.82 Ac.±	100.0%

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PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER RWA ENGINEERING DRAWING No. 00 BS.DWG DATED NOVEMBER 3, 2021.

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FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS

DATE

DRAWN BY

DATE

P.F., R.F.

11/8/21

DESIGNED BY

DATE

S.J.

11/8/21

REVIEWED BY

DATE

S.J.

11/8/21

13620 Metropolis Avenue  
Suite 200  
Ft. Myers, FL 33912  
Phone (239) 274-0067  
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PASSARELLA  
& ASSOCIATES

GREENWELL PROPERTY

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND  
LISTED SPECIES LOCATIONS

DRAWING No.

21BCF3627

SHEET No.

APPENDIX I





**GREENWELL SR31**  
**Comprehensive Plan Map Amendment**  
**EXHIBIT M13**  
**Historic Resources Impact Analysis**

This analysis is provided to list all historic resources, including structures, districts, and/or archeologically sensitive areas and examine if the proposed changes to the subject property impact any of these identified resources.

According to LDC Section 22-3. *Definitions*, a "Historic district" and "Historic resources" are defined as:

"...a geographically definable area designated pursuant to this chapter possessing a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development. A district may also be comprised of individual elements separated geographically but linked by association or history. To qualify as a historic district, an area may contain both contributing and noncontributing properties."

"...any prehistoric or historic district, site, building, structure, object or other real or personal property of historical, architectural or archaeological value. Historic resources may include but are not limited to monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government or culture of the county, the state or the United States."

LDC Section 22-3 also defines an "Area of archaeological sensitivity" as:

"...an area identified in the survey entitled 'An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida' (Piper Archaeological Research, Inc., 1987), as known or being likely to yield information on the history and prehistory of the county based on prehistoric settlement patterns and existing topographical features. Areas of archaeological sensitivity are divided into the following categories:

- (1) Sensitivity Level 1: Those areas containing known archaeological sites that are considered to be significant or potentially significant historic resources. These areas include sites listed on the National Register of Historic Places and those

considered eligible or potentially eligible for listing on the National Register of Historic Places or local historic resource designation.

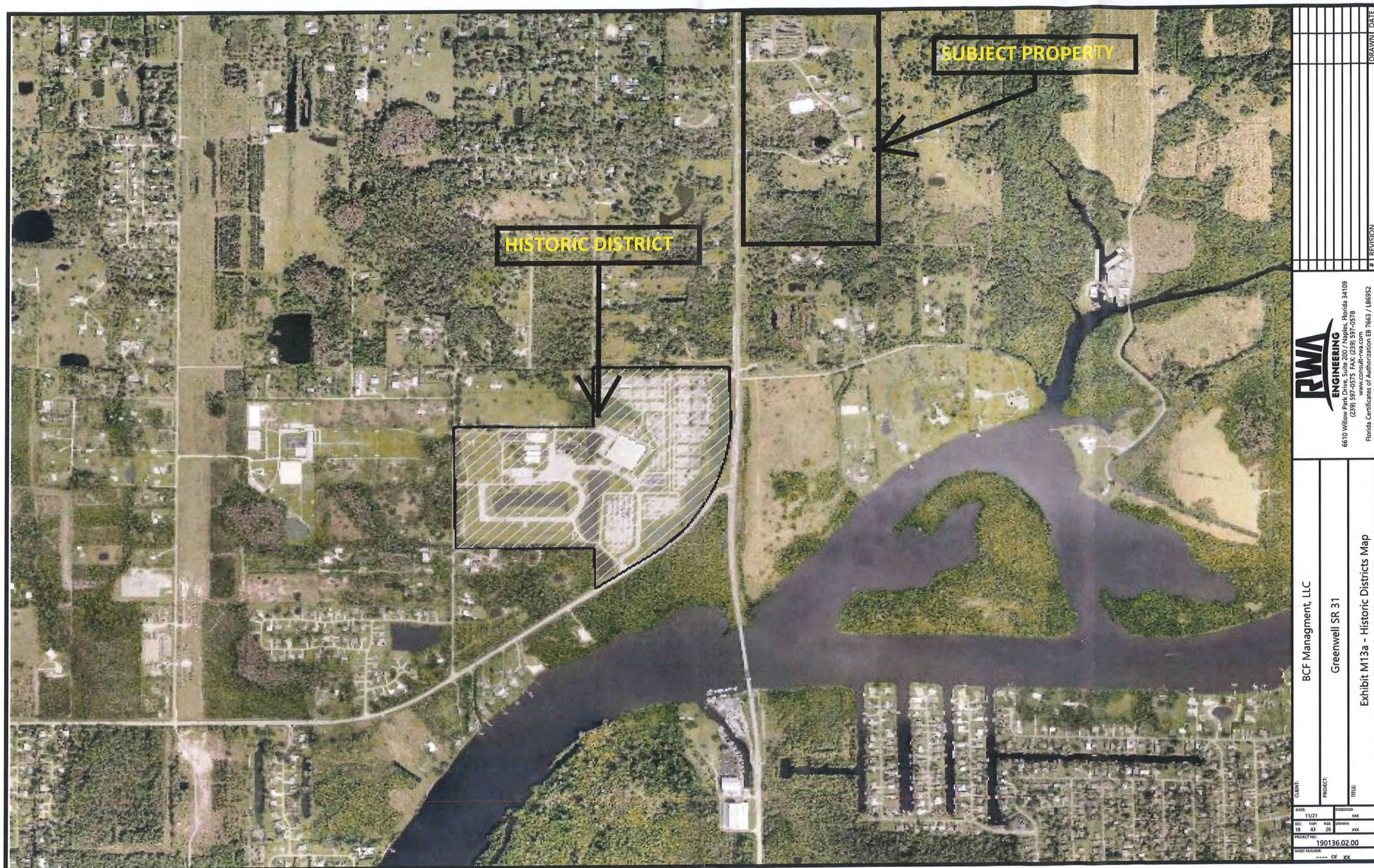
(2) Sensitivity Level 2: Those areas containing known archaeological sites that have not been assessed for significance but are likely to conform to the criteria for local designation, or areas where there is a high likelihood that unrecorded sites of potential significance are present.

The Florida Master Site File lists the nature and location of any known or recorded historical or archeological sites within the state. A formal inquiry was made with the Florida Department of State, Division of Historic Resources identifying the Greenwell SR 31 subject property and requesting any applicable historic districts and/or sites listed on the Florida Master Site File. Mr. Eman Vovsi responded via emails dated October 20, 2021, confirming that the property is clear of any cultural resources. The inquiry also revealed that there have been several archeological surveys conducted within close proximity to the subject property, most recently in 2020. Based on our review of this information, the subject property contains no significant historic resources and thus, the proposed comprehensive plan map amendment of changing the FLUM designations of Rural and Wetlands to Sub-Outlying Suburban and Wetlands will not have an impact.

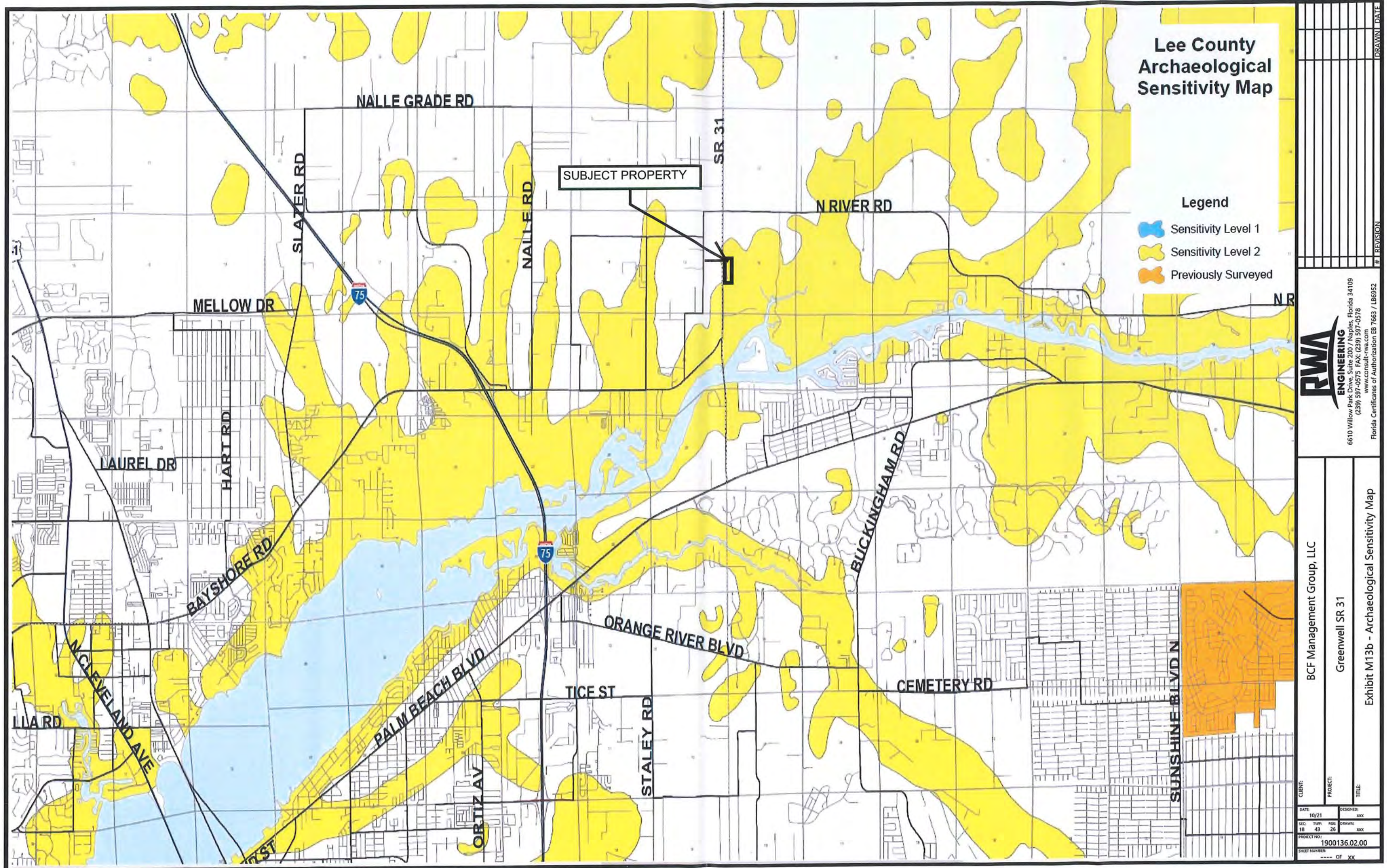
As part of this analysis, three Exhibits are attached, which are as follows:

- Exhibit M13a shows the location of the subject property which is not within a designated historic district.
- Exhibit M13b shows the subject property is located within the Lee County Sensitivity Area Level 2.
- Exhibit M13c shows the map received from the Florida Master Site File inquiry depicting the site clear of any cultural resources.









Lee County  
Archaeological  
Sensitivity Map

Legend

- Sensitivity Level 1
- Sensitivity Level 2
- Previously Surveyed



6610 Willow Park Drive, Suite 200 / Naples, Florida 34109  
(239) 597-0575 FAX: (239) 597-0578  
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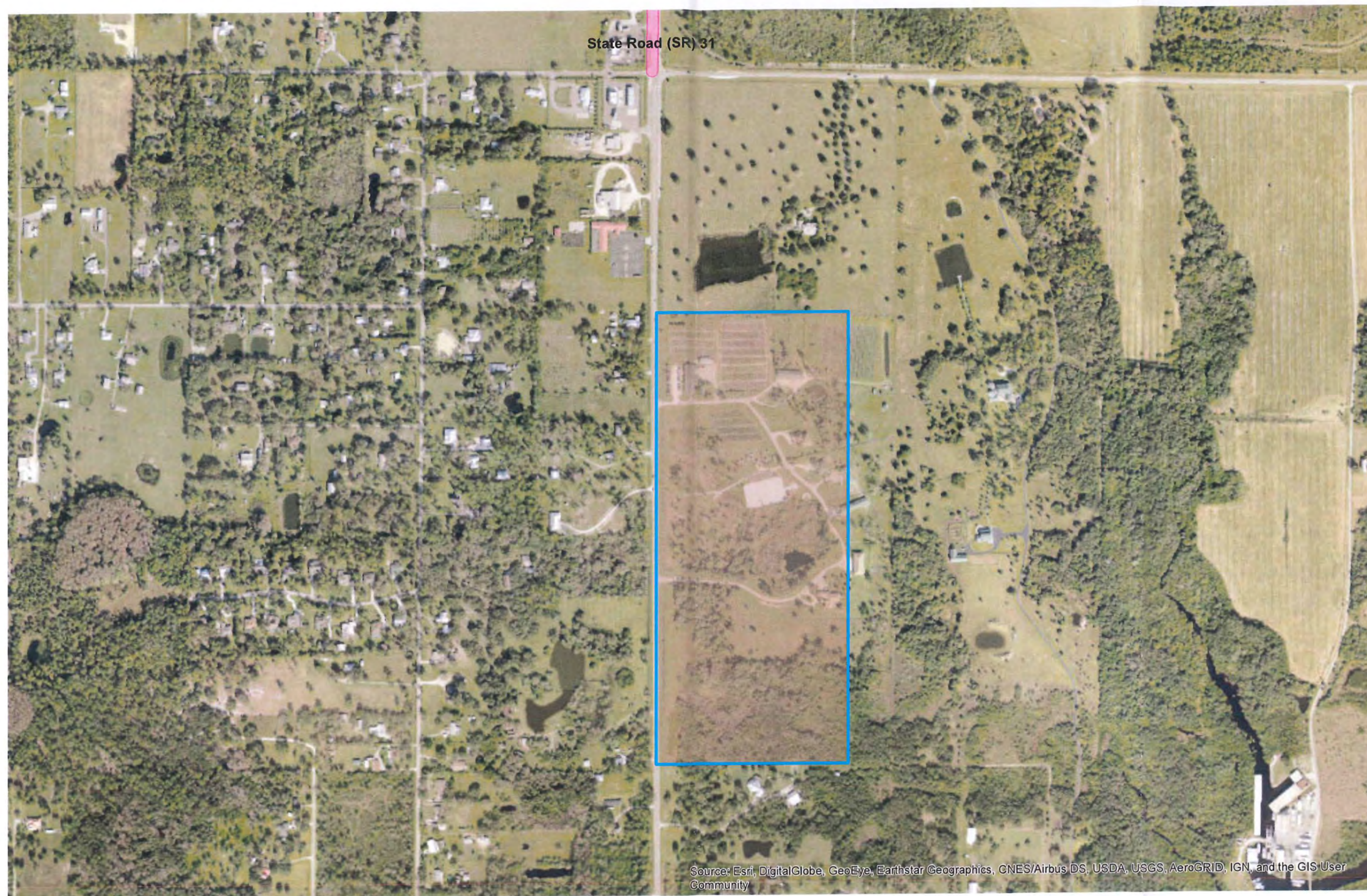
BCF Management Group, LLC

Greenwell SR 31

Exhibit M13b - Archaeological Sensitivity Map

CLIENT:	PROJECT:	TITLE:
DATE: 10/21	DESIGNED: XXX	
SEC: 18	TYP: 43	RGE: 26
PROJECT NO: 1900136.02.00		
SHEET NUMBER: ---	OF XX	





State Road (SR) 31

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





**GREENWELL SR31**  
**Comprehensive Plan Map Amendment**  
**EXHIBITS M14, M16, and M17**  
**Public Facilities Impacts Analysis**

The overall Public Facilities Impacts Analysis utilizes the data and information provided in the 2020 Lee County Public Facilities Level of Service and Concurrency Report.

The subject property of approximately 76.82 acres is located adjacent to SR 31 between North River Road and Old Rodeo Drive, approximately 0.25 miles south of North River Road within an area referred to in the Lee Plan Map 16 as the Northeast Lee County Planning Community. The comprehensive plan map amendment seeks to remove the property from the existing Future Land Use Map (FLUM) designation of RURAL and adopt the OUTLYING SUBURBAN FLUM category.

The resultant density for the subject property will be a maximum of 3 dwelling units per acre that will allow for approximately 131 dwelling units and approximately 400,000 of commercial square footage as part of a future mixed use planned development. This is an increase of 65 dwelling units and 300,000 square feet of commercial area that could be developed under the existing RURAL and WETLANDS FLUM categories. A concurrent Mixed Use Planned Development application will be filed to seek proper zoning approval.

Please see EXHIBIT M16 for the Existing and Future Conditions Analysis confirming the potential mixed use development will not negatively impact the public services and EXHIBIT M17 Letter of Determinations indicating the availability of services from those providers.





**GREENWELL SR31**  
**Comprehensive Plan Map Amendment**  
**EXHIBIT M15**  
**Traffic Analysis**

**SEE ATTACHED**

**MEMORANDUM**

TO: Mr. Brian F. Farrar  
BCF Management Group, LLC

FROM: Yury Bykau, P.E.  
Transportation Consultant

DATE: November 11, 2021

RE: Greenwell SR 31  
Comprehensive Plan Amendment  
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan for approximately 76.8 acres of property located along the east side of SR 31 approximately ¼ of a mile south of North River Road in Lee County, Florida. Based on the discussion with RWA Engineering, the approximate 76.8 acre site will be subject to a Map Amendment that will change the land use designation from Rural and Wetlands to Outlying Suburban and Wetlands.

The transportation related impacts of the proposed Amendment to the Lee Plan were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Under the existing Rural Land Use Category (FLU), approximately 74.5 acres of property can be developed with up to 66 residential dwelling units (±66.2 acres at a density of 1 DU/Acre) and up to 100,000 square feet of neighborhood commercial (±8.33 acres at a density of 12,000 square feet/acre). Note, the remaining 2.3 acres of property is under Wetlands Future Land Use Category.

The Applicant is proposing a Map Amendment on the approximate 76.8 acre site to change the land use designation from Rural and Wetlands to Outlying Suburban and Wetlands to permit up to 131 residential dwelling units (±43.5 acres at a density of 3 DU/Acre) and 400,000 square feet of commercial uses (±33.3 acres at a density of 12,000 square feet/acre).

**Table 1** summarizes the residential intensities that could be developed under the existing land use designations and residential intensities under the proposed land use designations.

**Table 1  
Land Uses  
Greenwell SR 31 CPA**

<b>Existing/ Proposed</b>	<b>Land Use Category</b>	<b>Intensity</b>
Existing	Rural & Wetlands (±76.8 Acres) *	66 Dwelling Units (±66.2 Acres @ 1 DU/Acre) & 100,000 Sq. Ft. Neighborhood Commercial (±8.33 Acres @ 12,000 Sq. Ft./Acre)
Proposed	Outlying Suburban & Wetlands (±76.8 Acres) *	131 Dwelling Units (±43.5 Acres @ 3 DU/Acre) & 400,000 Sq. Ft. Commercial (±33.3 Acres @ 12,000 Sq. Ft./Acre)

\* Approximately 2.3 acres of property is under Wetlands Future Land Use Category. In the Outlying Suburban category, density from Wetlands can be transferred to the adjacent uplands at the same density as those uplands.

The trip generation for the with and without amendment scenarios was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11<sup>th</sup> Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the residential uses and Land Use Code 821 (Shopping Plaza 40-150K) as well as Land Use Code 820 (Shopping Center >150K) were utilized for the trip generation purposes of the commercial uses. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour and daily trip generation based on the existing and proposed future land use categories, respectively. Both tables also incorporated trips due to "pass-by" traffic. Consistent with Lee County guidelines, the pass-by rate for commercial uses was limited to 30%. Note, there will be also a certain internal capture between the residential and commercial uses on site. However, to be conservative in terms of analysis, the reduction in trips due to internal capture was not considered. The trip generation equations utilized are attached to this Memorandum for reference.



**Table 2**  
**Trip Generation**  
**Based on Existing Land Use Categories**  
**Greenwell SR 31 CPA**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (66 Dwelling Units)	13	38	51	42	25	67	688
Shopping Plaza (100,000 Sq. Ft.)	219	134	353	425	461	886	9,109
<b>Total Trips</b>	<b>232</b>	<b>172</b>	<b>404</b>	<b>467</b>	<b>486</b>	<b>953</b>	<b>9,797</b>
Less 30% Pass-by	-53	-53	-106	-133	-133	-266	-2,733
<b>Net New Trips</b>	<b>179</b>	<b>119</b>	<b>298</b>	<b>334</b>	<b>353</b>	<b>687</b>	<b>7,064</b>

**Table 3**  
**Trip Generation**  
**Based on Proposed Land Use Categories**  
**Greenwell SR 31 CPA**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (131 Dwelling Units)	25	70	95	81	47	128	1,294
Shopping Center (400,000 Sq. Ft.)	229	141	370	735	796	1,531	16,308
<b>Total Trips</b>	<b>254</b>	<b>211</b>	<b>465</b>	<b>816</b>	<b>843</b>	<b>1,659</b>	<b>17,602</b>
Less 30% Pass-by	-55	-55	-110	-230	-230	-460	-4,892
<b>Net New Trips</b>	<b>199</b>	<b>156</b>	<b>355</b>	<b>586</b>	<b>613</b>	<b>1,199</b>	<b>12,710</b>

Table 4 indicates the trip generation difference between the proposed and existing land use categories (Table 2 vs Table 3). The resultant trip change in Table 4 indicates that the trip generation will be increased in the AM and PM peak hour conditions as a result of the proposed amendment.

**Table 4**  
**Trip Generation – Resultant Trip Change (Table 2 vs Table 3)**  
**Greenwell SR 31 CPA**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designations	199	156	355	586	613	1,199	12,710
Existing Land Use Designations	-179	-119	-298	-334	-353	-687	-7,064
<b>Resultant Trip Change</b>	<b>+20</b>	<b>+37</b>	<b>+57</b>	<b>+252</b>	<b>+260</b>	<b>+512</b>	<b>+5,646</b>

**Long Range Impacts (20-year horizon)**

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, roadway improvements within the vicinity of the subject site shown on the 2045 Financially Feasible Plan were the widening of SR 31 to a six-lane facility from SR 80 to Charlotte County and widening of SR 78 to a four-lane facility from SR 31 to I-75. Note, the Lee County 2045 Needs Plans also indicates widening of SR 80 to a six-lane facility from SR 31 to Buckingham Road. Improvements that are shown on the Needs Plan are not included in this analysis. The Lee County 2045 Highway Cost Feasible Plan and 2045 Needs Plan maps are attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips in Table 3 were added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the attached *Lee County Generalized Peak Hour Directional Service Volumes* table as well as *FDOT's Generalized Peak Hour Directional Volumes*, Table 7.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Note, SR 31 adjacent to the site and SR 80 east of SR 31 were shown to operate at a poor Level of Service in the 2045 background (without project traffic) conditions. As previously mentioned, SR 80 is shown to be widened to a six-lane facility on the Lee County's 2045 Needs Plan, which would alleviate this projected background deficiency. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use

change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

### Short Term Impacts Analysis (2025)

The 2020/2021-2024/2025 Lee County Transportation Capital Improvement Plan and the 2022-2026 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, SR 31 is funded to be widened to a four-lane facility from SR 78 to Cook Brown Road by Babcock Ranch. The construction for this improvement is scheduled to start in late 2023. There are no other programmed improvements in the vicinity of the subject site. Note, FDOT is currently conducting PD&E studies on SR 31 from SR 80 to SR 78 as well as on SR 78 from I-75 to SR 31 to evaluate future widening of these roadways to four-lane facilities.

It is unfeasible to assume that all of the proposed 400,000 square feet of commercial floor area is developed within the next 5 years. Therefore, the trip generation for the Short Term analysis was assumed based on the site being developed with approximately 40% of the total commercial floor area as currently proposed or approximately 160,000 square feet. All of the proposed 131 single-family dwelling units were still included in the Short Term analysis. **Table 5** illustrates the weekday P.M. peak hour traffic volumes that were assumed to be generated in the Short Term analysis.

**Table 5**  
**Trip Generation – Short Term Analysis**  
**Greenwell SR 31 CPA**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (131 Dwelling Units)	25	70	95	81	47	128	1,294
Shopping Center (160,000 Sq. Ft.)	141	87	228	380	412	792	10,041
<b>Total Trips</b>	<b>166</b>	<b>157</b>	<b>323</b>	<b>461</b>	<b>459</b>	<b>920</b>	<b>11,335</b>
Less 30% Pass-by	-34	-34	-68	-119	-119	-238	-3,012
<b>Net New Trips</b>	<b>132</b>	<b>123</b>	<b>255</b>	<b>342</b>	<b>340</b>	<b>682</b>	<b>8,323</b>

**Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the additional trips shown in Table 5. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent *Lee County Public Facilities Level of Service and Concurrency Report*. The existing peak hour, peak season, peak direction traffic volumes for state maintained roadways were derived by factoring the latest AADT volumes by appropriate K & D factors obtained from FDOT's *Florida Traffic Online* webpage.



The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2026 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* webpage as well as the traffic data from the latest *Lee County Traffic Count Report*. Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2026 without the proposed amendment and year 2026 with the proposed amendment. Traffic data obtained from the aforementioned Lee County and FDOT resources is attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2026 volumes will only cause SR 31 from SR 78 to SR 80 to fall below the minimum acceptable Level of Service standards. However, as previously mentioned FDOT is currently conducting PD&E Study on SR 31 to widen this roadway segment to a four-lane facility, which would alleviate this projected deficiency. Additionally, this segment of SR 31 was shown to exceed the adopted capacity threshold by only 25 peak hour peak direction trips. As previously mentioned in this Memorandum, the analysis was conducted based on a conservative scenario as there will be a certain internal capture between the uses on site, which was not considered in this analysis. All other roadways were shown to operate at acceptable Level of Service in 2026 both with and without the proposed Map Amendment. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement programs. Capacity analysis will be evaluated again at the time the project will seek rezoning and local Development Order approvals.

### **Conclusion**

The proposed Comprehensive Plan Amendment is for approximately 76.8 acres of property located along the east side of SR 31 approximately ¼ of a mile south of North River Road in Lee County, Florida.

The results of the long range link Level of Service analysis indicated that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan.

The results of the short range link Level of Service analysis indicated that the addition of the trips as a result of the proposed amendment to the projected 2026 volumes will only cause SR 31 from SR 78 to SR 80 to fall below the minimum acceptable Level of Service standards. However, as previously mentioned FDOT is currently conducting PD&E Study on SR 31 to widen this roadway segment to a four-lane facility, which would alleviate this projected deficiency. Additionally, this segment of SR 31 was shown to exceed the adopted capacity threshold by only 25 peak hour peak direction trips. As previously mentioned in this Memorandum, the analysis was conducted based on a

conservative scenario as there will be a certain internal capture between the uses on site, which was not considered in this analysis. All other roadways were shown to operate at acceptable Level of Service in 2026 both with and without the proposed Map Amendment. Capacity analysis will be evaluated again at the time the project will seek rezoning and local Development Order approvals.

No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Amendment. In addition, the proposed amendment will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

#### Attachments

**TABLES 1A & 2A**  
**2045 LOS ANALYSIS**



**TABLE 1A**  
**LEVEL OF SERVICE THRESHOLDS**  
**2045 LONG RANGE TRANSPORTATION ANALYSIS - GREENWELL SR 31 CPA**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>2045 E + C NETWORK LANES</u>		<u>GENERALIZED SERVICE VOLUMES</u>				
		<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
N. River Rd	E. of SR 31	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Old Bayshore Rd	W. of SR 31	2LU	Collector	0	0	310	660	740
SR 31	N. of North River Rd.	6LD	Uninterrupted Flow Highway	0	2,700	3,900	4,920	5,600
	N. of Site	6LD	Arterial	0	0	2,940	3,020	3,020
	S. of Site	6LD	Arterial	0	0	2,940	3,020	3,020
	S. of SR 78	6LD	Arterial	0	0	2,940	3,020	3,020
SR 78 (Bayshore Rd)	W. of SR 31	4LD	Arterial	0	0	2,005	2,100	2,100
	W. of Nalle Rd	4LD	Arterial	0	0	2,005	2,100	2,100
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	Arterial	0	0	3,087	3,171	3,171
	E. of SR 31	4LD	Arterial	0	0	2,005	2,100	2,100
Nalle Rd	N. of SR 78	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

\* Level of Service Thresholds for Lee County roadways were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

\* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

**TABLE 2A**  
**2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS**  
**GREENWELL SR 31 CPA**

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 1199 VPH      IN= 586      OUT= 613

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	2045	COUNTY PCS /	AADT	K-100	100TH HIGHEST	D	PM PK HR	2045		PROJECT	PK DIR	2045 BACKGROUND PLUS PROJ	
		FSUTMS		BACKGROUND		HOUR PK DIR		PEAK	PEAK DIRECTION	TRAFFIC VOLUMES & LOS		PM PROJ	TRAFFIC VOLUMES & LOS	LOS
		<u>AADT</u>	<u>FDOT SITE #</u>	<u>TRAFFIC</u>	<u>FACTOR</u>	<u>2-WAY VOLUME</u>		<u>DIRECTION</u>	<u>VOLUME</u>	<u>LOS</u>	<u>DIST.</u>	<u>TRAFFIC</u>	<u>VOLUME</u>	<u>LOS</u>
N. River Rd	E. of SR 31	12,426	124650	12,426	0.095	1,180	0.538	EAST	635	C	5%	29	664	C
Old Bayshore Rd	W. of SR 31	2,861	124650	2,861	0.095	272	0.538	EAST	146	C	5%	29	175	C
SR 31	N. of North River Rd.	69,826	120273	69,826	0.095	6,633	0.527	NORTH	3,496	C	20%	117	3,613	C
	N. of Site	59,332	121001	59,332	0.095	5,637	0.537	NORTH	3,027	F	30%	176	3,203	F
	S. of Site	59,446	121001	59,446	0.095	5,647	0.537	NORTH	3,032	F	70%	410	3,442	F
	S. of SR 78	54,311	120030	54,311	0.090	4,888	0.537	NORTH	2,625	C	45%	264	2,889	C
SR 78 (Bayshore Rd)	W. of SR 31	30,972	121002	30,972	0.090	2,787	0.537	EAST	1,497	C	25%	147	1,644	C
	W. of Nelle Rd	37,113	120022	37,113	0.090	3,340	0.537	EAST	1,794	C	20%	117	1,911	C
SR 80 (Palm Beach Blvd)	W. of SR 31	53,399	126005	53,399	0.090	4,806	0.537	EAST	2,581	C	20%	117	2,698	C
	E. of SR 31	49,557	120085	49,557	0.090	4,460	0.537	EAST	2,395	F	25%	147	2,542	F
Nalle Rd	N. of SR 78	4,253	124110	4,253	0.095	404	0.538	NORTH	217	C	5%	29	246	C

\* The K-100 and D factors were obtained from Florida Traffic Online resource.

\* Due to lack of traffic data for Old Bayshore Rd, the K and D Factors were assumed from FDOT's Station No. 124650.

**TABLES 3A & 4A**  
**5-YEAR LOS ANALYSIS**



**TABLE 3A  
LEVEL OF SERVICE THRESHOLDS  
GREENWELL SR 31 CPA**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	GENERALIZED SERVICE VOLUMES				
				<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>
N. River Rd	E. of SR 31	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 31	N. of North River Rd.	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	N. of Site	4LD	Arterial	0	0	1,910	2,000	2,000
	S. of Site	4LD	Arterial	0	0	1,910	2,000	2,000
	S. of SR 78	2LU	Arterial	0	0	830	880	880
SR 78 (Bayshore Rd)	W. of SR 31	2LU	Arterial	0	0	872	924	924
	W. of Nalle Rd	2LU	Arterial	0	0	872	924	924
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	Arterial	0	0	3,087	3,171	3,171
	E. of SR 31	4LD	Arterial	0	0	2,005	2,100	2,100
Nalle Rd	N. of SR 78	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

\* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

\* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

**TABLE 4A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
GREENWELL SR 31 CPA**

TOTAL PROJECT TRAFFIC AM =	255	VPH	IN =	132	OUT=	123	<u>FDOT Sta. #</u>	<u>K</u>	<u>D</u>
TOTAL PROJECT TRAFFIC PM =	682	VPH	IN=	342	OUT=	340	120273	0.095	0.527
							121001	0.095	0.537
							120030	0.090	0.537
							121002	0.090	0.537
							120022	0.090	0.537
							126005	0.090	0.537
							120085	0.090	0.537

						2019/2020		2026		2026						2026		
		LCDOT PCS OR	BASE YR	2019/2020	YRS OF	ANNUAL	PK SEASON	PEAK DIRECTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C		
ROADWAY	ROADWAY SEGMENT	FDOT SITE #	ADT	ADT	GROWTH. <sup>1</sup>	RATE	PEAK DIR. <sup>2</sup>	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio		
N. River Rd	E. of SR 31	348	2,200	2,900	8	3.51%	156	199	B	0.16	5%	7	17	205	B	0.17		
SR 31	N. of North River Rd.	120273	5,532	9,182	15	3.44%	460	563	B	0.15	20%	26	68	589	B	0.16		
	N. of Site	121001	10,400	11,000	15	2.00%	561	632	C	0.32	30%	40	103	672	C	0.34		
	S. of Site	121001	10,400	11,000	15	2.00%	561	632	C	0.32	70%	92	239	724	C	0.36		
	S. of SR 78	120030	10,500	13,800	15	2.00%	667	751	C	0.85	45%	59	154	810	C	0.92		
SR 78 (Bayshore Rd)	W. of SR 31	121002	8,600	11,000	15	2.00%	532	599	C	0.65	25%	33	86	632	C	0.68		
	W. of Nalle Rd	120022	12,600	14,300	15	2.00%	691	778	C	0.84	20%	26	68	805	C	0.87		
SR 80 (Palm Beach Blvd)	W. of SR 31	126005	26,004	33,500	12	2.13%	1,619	1,838	C	0.58	20%	26	68	1,864	C	0.59		
	E. of SR 31	120085	31,500	36,500	15	2.00%	1,764	1,987	C	0.95	25%	33	86	2,020	D	0.96		
Nalle Rd	N. of SR 78	344	2,100	2,300	8	2.00%	114	131	C	0.18	5%	7	17	138	C	0.19		

1 AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage and Lee County Traffic Count Report

2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2020 Lee County Public Facilities Level of Service and Concurrency Report

2 Current peak hour peak season peak direction traffic volumes for state maintained roadways were obtained by adjusting the 2020 AADT by the appropriate K and D factors

\* Due to lack of traffic data, Old Bayshore Road was not included in this analysis.

**LEE COUNTY GENERALIZED  
SERVICE VOLUME TABLE**





**FDOT GENERALIZED PEAK HOUR  
DIRECTIONAL VOLUMES  
TABLE 7**

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's  
Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
<b>STATE SIGNALIZED ARTERIALS</b>						<b>FREEWAYS</b>					
<b>Class I (40 mph or higher posted speed limit)</b>						<b>Core Urbanized</b>					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
<b>Class II (35 mph or slower posted speed limit)</b>						<b>Urbanized</b>					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
<b>Non-State Signalized Roadway Adjustments</b>						<b>Freeway Adjustments</b>					
(Alter corresponding state volumes by the indicated percent)						Auxiliary Lane Ramp Metering					
Non-State Signalized Roadways - 10%						+ 1,000 + 5%					
<b>Median &amp; Turn Lane Adjustments</b>						<b>UNINTERRUPTED FLOW HIGHWAYS</b>					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+5%							
<b>One-Way Facility Adjustment</b>						<b>Uninterrupted Flow Highway Adjustments</b>					
Multiply the corresponding directional volumes in this table by 1.2						Lanes	Median	Exclusive left lanes	Adjustment factors		
						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
<b>BICYCLE MODE<sup>2</sup></b>						<sup>1</sup> Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes)						<sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Paved Shoulder/Bicycle Lane Coverage	B	C	D	E		<sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%	*	150	390	1,000		* Cannot be achieved using table input value defaults.					
50-84%	110	340	1,000	>1,000		<b>** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.</b>					
85-100%	470	1,000	>1,000	**		Source: Florida Department of Transportation Systems Implementation Office <a href="https://www.fdot.gov/planning/systems/">https://www.fdot.gov/planning/systems/</a>					
<b>PEDESTRIAN MODE<sup>2</sup></b>											
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b>											
(Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							



**TRAFFIC DATA**  
**FDOT FLORIDA TRAFFIC ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4650 - NORTH RIVER ROAD, EAST OF S.R. 31

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	3400 S	E 1700	W 1700	9.50	53.80	12.50
2019	3400 F	E 1700	W 1700	9.50	54.90	12.50
2018	3200 C	E 1600	W 1600	9.50	55.20	12.50
2017	3200 T	E 1600	W 1600	9.50	54.90	12.20
2016	3000 S	E 1500	W 1500	9.50	54.80	15.00
2015	2800 F	E 1400	W 1400	9.50	55.50	15.00
2014	2600 C	E 1300	W 1300	9.50	55.20	15.00
2013	1000 S	0	0	9.50	55.00	12.20
2012	1000 F	0	0	9.50	55.30	11.50
2011	1000 C	E 0	W 0	9.50	55.20	11.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0273 - SR-31, 202' NORTH OF FOXHILL ROAD, LEE CO.

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	9182 C	N 4508	S 4674	9.50	52.70	23.40
2019	9292 C	N 4645	S 4647	9.50	52.10	25.30
2018	7959 C	N 4032	S 3927	9.50	54.10	26.90
2017	7337 C	N 3712	S 3625	9.50	53.40	28.20
2016	6620 C	N 3338	S 3282	9.50	53.90	26.60
2015	5216 C	N 2618	S 2598	9.50	55.60	28.00
2014	4653 C	N 2325	S 2328	9.50	55.60	27.00
2013	4195 C	N 2099	S 2096	9.50	55.90	29.00
2012	4217 C	N 2149	S 2068	9.50	56.40	26.90
2011	4126 C	N 2094	S 2032	9.50	55.10	25.60
2010	4034 C	N 2041	S 1993	9.79	54.46	26.00
2009	3964 C	N 1994	S 1970	9.81	52.26	25.10
2008	4232 C	N 2124	S 2108	9.88	55.53	23.50
2007	6039 C	N 3027	S 3012	10.95	51.84	43.50
2006	5719 C	N 2850	S 2869	10.95	51.84	43.50
2005	5532 C	N 2773	S 2759	10.30	51.10	43.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 1001 - SR 31, SOUTH OF CR 78/NORTH RIVER ROAD (LC393)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2020	11000 C	N 5500	S 5500	9.50	53.70	23.40
2019	11000 C	N 5500	S 5500	9.50	54.00	25.30
2018	9400 C	N 4700	S 4700	9.50	55.20	26.90
2017	8800 C	N 4500	S 4300	9.50	54.40	20.20
2016	8600 F	N 4200	S 4400	9.50	57.70	20.20
2015	7800 C	N 3800	S 4000	9.50	57.50	20.20
2014	7200 F	N 3600	S 3600	9.50	56.80	20.50
2013	7000 C	N 3500	S 3500	9.50	56.50	20.50
2012	7500 C	N 3800	S 3700	9.50	54.20	22.60
2011	7300 F	N 3700	S 3600	9.50	56.20	17.60
2010	7300 C	N 3700	S 3600	9.91	56.34	17.60
2009	7100 C	N 3600	S 3500	9.98	55.90	19.70
2008	7700 C	N 3900	S 3800	10.16	57.01	23.50
2007	9200 C	N 4600	S 4600	10.16	54.76	32.60
2006	11100 C	N 5500	S 5600	8.81	55.95	43.90
2005	10400 C	N 5200	S 5200	9.60	53.80	33.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0030 - SR 31, NORTH OF SR 80/PALM BEACH BOULEVARD LC391

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2020	13800 C	N	6600	S 7200	9.00	53.70	17.80
2019	13500 C	N	6600	S 6900	9.00	54.00	20.80
2018	11500 C	N	5600	S 5900	9.00	55.20	18.60
2017	11200 C	N	5500	S 5700	9.00	54.40	19.00
2016	11100 F	N	5500	S 5600	9.00	57.70	12.50
2015	10100 C	N	5000	S 5100	9.00	57.50	12.50
2014	8700 F	N	4300	S 4400	9.00	56.80	14.90
2013	8500 C	N	4200	S 4300	9.00	56.50	14.90
2012	8700 C	N	4400	S 4300	9.00	54.20	13.80
2011	8500 F	N	4200	S 4300	9.00	56.20	13.70
2010	8500 C	N	4200	S 4300	9.91	56.34	13.70
2009	7800 C	N	3800	S 4000	9.98	55.90	13.40
2008	8500 C	N	4200	S 4300	10.16	57.01	12.80
2007	8700 C	N	4300	S 4400	10.16	54.76	10.80
2006	12500 C	N	6100	S 6400	10.23	54.38	33.20
2005	10500 C	N	5200	S 5300	10.30	54.10	23.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 1002 - SR 78/BAYSHORE ROAD, SOUTHWEST OF SR 31

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	11000 C	E 5700	W 5300	9.00	53.70	18.90
2019	10600 C	E 5500	W 5100	9.00	54.00	22.00
2018	9600 C	E 5000	W 4600	9.00	55.20	21.60
2017	9200 C	E 4600	W 4600	9.00	54.40	13.00
2016	8600 F	E 4300	W 4300	9.00	57.70	13.00
2015	7800 C	E 3900	W 3900	9.00	57.50	13.00
2014	7300 F	E 3700	W 3600	9.00	56.80	14.00
2013	7100 C	E 3600	W 3500	9.00	56.50	14.00
2012	7500 C	E 3800	W 3700	9.00	54.20	16.40
2011	6800 F	E 3500	W 3300	9.00	56.20	14.90
2010	6800 C	E 3500	W 3300	9.91	56.34	14.90
2009	6900 C	E 3500	W 3400	9.98	55.90	17.00
2008	7500 C	E 3800	W 3700	10.16	57.01	19.30
2007	8400 C	E 4300	W 4100	10.16	54.76	23.30
2006	8400 C	E 4300	W 4100	10.23	54.38	21.60
2005	8600 C	E 4400	W 4200	10.30	54.10	25.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0022 - SR 78, EAST OF NALLE ROAD

LC217

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	14300 C	E 7400	W 6900	9.00	53.70	15.40
2019	14600 C	E 7600	W 7000	9.00	54.00	18.70
2018	12900 C	E 6700	W 6200	9.00	55.20	16.30
2017	12000 C	E 6200	W 5800	9.00	54.40	17.50
2016	12300 C	E 6300	W 6000	9.00	57.70	15.00
2015	11500 C	E 5800	W 5700	9.00	57.50	13.60
2014	10000 F	E 5000	W 5000	9.00	56.80	12.00
2013	9800 C	E 4900	W 4900	9.00	56.50	12.00
2012	10200 C	E 5100	W 5100	9.00	54.20	12.90
2011	9800 F	E 4800	W 5000	9.00	56.20	12.20
2010	9800 C	E 4800	W 5000	9.91	56.34	12.20
2009	9900 C	E 5000	W 4900	9.98	55.90	13.90
2008	10400 C	E 5300	W 5100	10.16	57.01	13.80
2007	11800 C	E 6000	W 5800	10.16	54.76	17.30
2006	11800 C	E 6000	W 5800	10.23	54.38	18.00
2005	12600 C	E 6300	W 6300	10.30	54.10	19.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
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FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6005 - SR 80/PALM BEACH BLVD, 0.25 MI W OF SR 31. PTMS 104, LCPR 05

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	33500 S	0	0	9.00	53.70	11.50
2019	35000 F	0	0	9.00	54.00	12.30
2018	35091 C	0	0	9.00	64.90	12.60
2017	34000 F	0	0	9.00	64.90	11.10
2016	32970 C	E 16326	W 16644	9.00	64.90	10.40
2015	30167 C	E 14945	W 15222	9.00	63.20	11.00
2014	27785 C	E 13885	W 13900	9.00	62.60	5.90
2013	26228 C	E 12981	W 13247	9.00	61.80	9.50
2012	25563 C	E 12791	W 12772	9.00	61.60	10.80
2011	26888 C	E 13397	W 13491	9.00	61.60	12.40
2010	26743 C	E 13334	W 13409	9.89	61.01	8.90
2009	25939 C	E 12914	W 13025	9.90	62.73	9.60
2008	26004 C	E 12909	W 13095	10.24	63.18	9.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0085 - SR 80/PALM BEACH BLVD, EAST OF SR 31

LC360

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	36500 C	E 18000	W 18500	9.00	53.70	8.30
2019	36500 C	E 18000	W 18500	9.00	54.00	9.00
2018	33500 C	E 16500	W 17000	9.00	55.20	9.30
2017	33500 C	E 16500	W 17000	9.00	54.40	8.50
2016	35000 C	E 17500	W 17500	9.00	57.70	8.20
2015	32000 C	E 16000	W 16000	9.00	57.50	9.00
2014	29500 S	E 15000	W 14500	9.00	56.80	9.20
2013	28500 F	E 14500	W 14000	9.00	56.50	9.20
2012	28500 C	E 14500	W 14000	9.00	54.20	9.20
2011	29500 F	E 14500	W 15000	9.00	56.20	9.40
2010	29500 C	E 14500	W 15000	9.91	56.34	9.40
2009	29500 C	E 14500	W 15000	9.98	55.90	9.50
2008	30000 C	E 15000	W 15000	10.16	57.01	8.10
2007	34000 C	E 17000	W 17000	10.16	54.76	8.50
2006	36000 C	E 18000	W 18000	10.23	54.38	11.00
2005	31500 C	E 15500	W 16000	10.30	54.10	12.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4110 - NALLE GRADE ROAD, EAST OF SLATER ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2020	1250 C	E 650	W 600	9.50	53.80	18.00
2019	1300 F	E 650	W 650	9.50	54.90	18.30
2018	1200 C	E 600	W 600	9.50	55.20	18.30
2017	1400 T	E 700	W 700	9.50	54.90	22.80
2016	1300 S	E 650	W 650	9.50	54.80	16.90
2015	1200 F	E 600	W 600	9.50	55.50	16.90
2014	1100 C	E 550	W 550	9.50	55.20	16.90
2013	2100 S	0	0	9.50	55.00	18.40
2012	2100 F	0	0	9.50	55.30	18.70
2011	2100 C	E 0	W 0	9.50	55.20	25.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**TRAFFIC DATA FROM LEE COUNTY**  
**TRAFFIC COUNT REPORT**

Updated 2/24/21

## Daily Traffic Volume (AADT)

STREET	LOCATION	Sta- tion #	Daily Traffic Volume (AADT)									
			2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
NALLE RD	N OF BAYSHORE RD	344	2100		2600		2500		2500		2300	
NORTH RIVER RD	E OF SR 31	348	2200		2700		2900		3100		2900	
NORTH RIVER RD	W OF PARKINSON RD	346			1300							
NORTH RIVER RD	W OF HENDRY CO LINE	347	1400		1400		1500		1500		2000	
OLD 41 RD	N OF COLLIER CO LINE	<u>16</u>	11700	11500	12000	13000	13700	13600	14000	14700	14900	13400
ORANGE RIVER BLVD	S OF PALM BEACH BLVD	353	7700	8000	7300	5800	8100	8400	8600	8800	9700	10400



**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		2010 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	1,015	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		1,187		1,260	Constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	970		1,187		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	US 41	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	1,254	
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

**LEE COUNTY MPO 2045 COST  
FEASIBLE HIGHWAY PLAN**





# **LEE COUNTY MPO 2045 NEEDS PLAN**

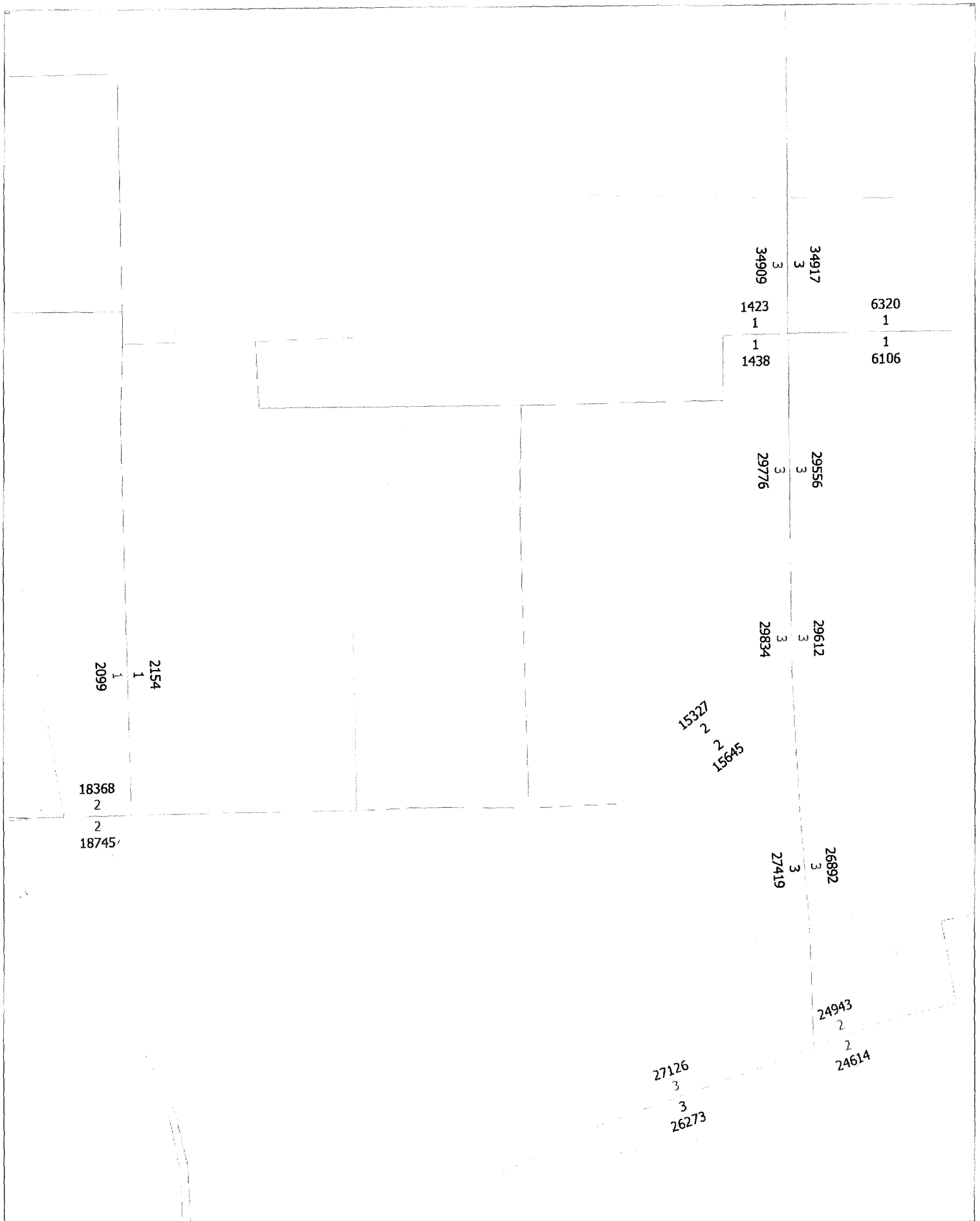




- Interchange/Intersection
- Bridge Reconstruction
- Needs Lanes
- SRPO Needs Projects
- 3 Lanes Divided
- 4 Lane Roadway
- 4 Lane Freeway
- 6 Lanes Divided
- 6 Lane Freeway
- 8 Lane Divided
- 10 Lane Freeway
- Reconstruction
- 2 Lanes one-way
- 3 Lanes one-way



## **2045 E+C NETWORK VOLUMES**



# 2045 E+C COST FEASIBLE NETWORK VOLUMES AND LANES

(Licensed to TR Transportation Consultants Inc)

# **TRIP GENERATION EQUATIONS**



# Single-Family Detached Housing (210)

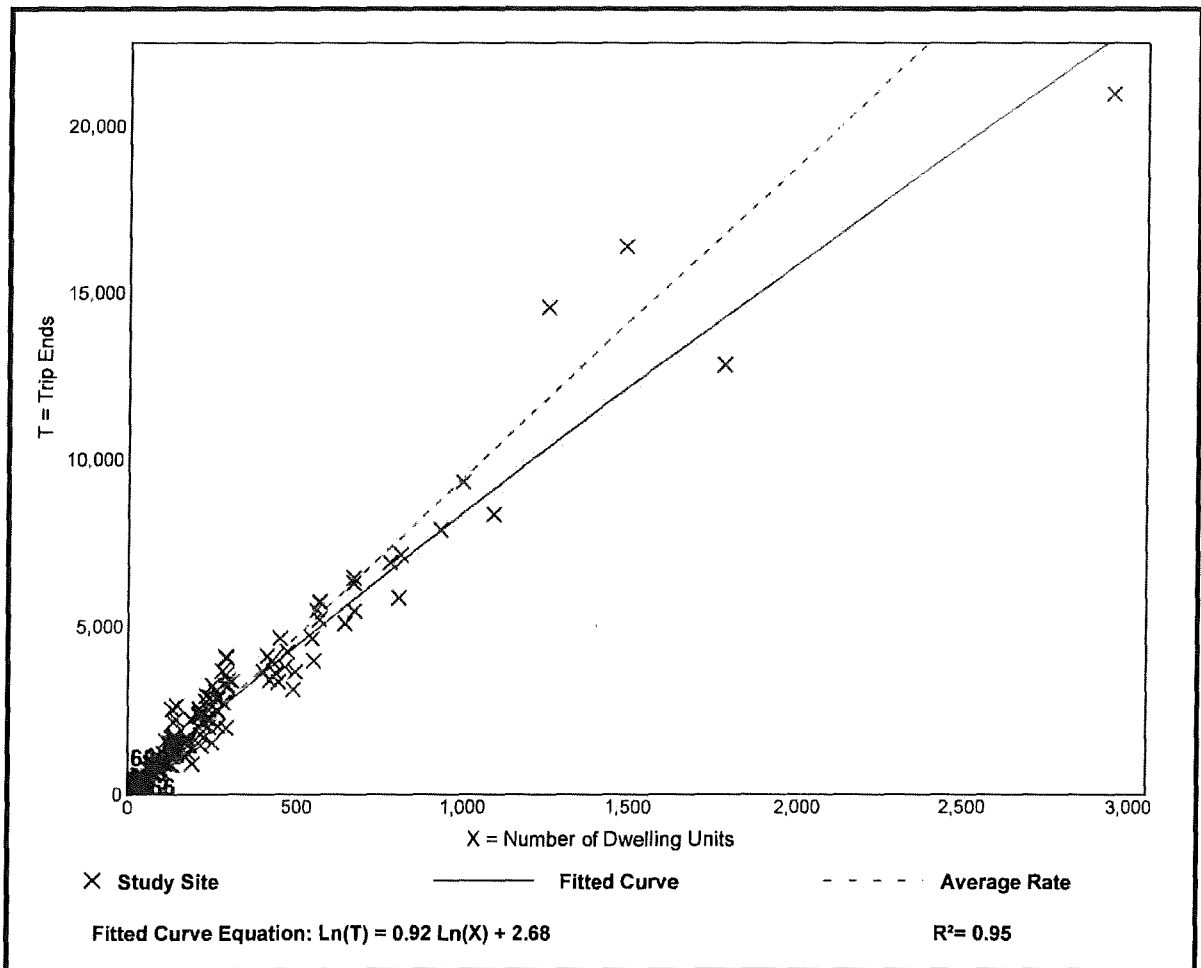
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 174  
Avg. Num. of Dwelling Units: 246  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

## Data Plot and Equation



# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

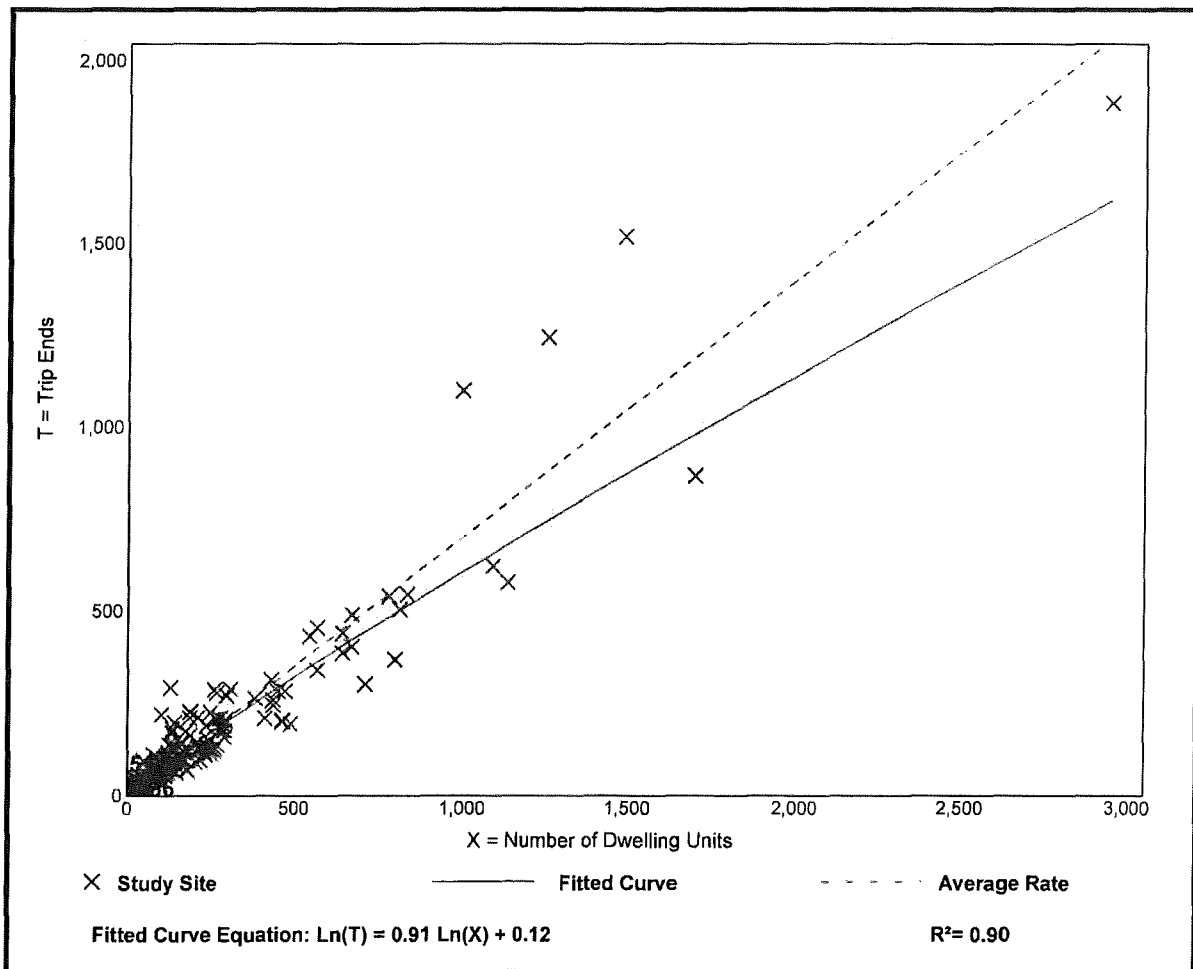
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

## Data Plot and Equation



## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

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

Setting/Location: General Urban/Suburban

Number of Studies: 208

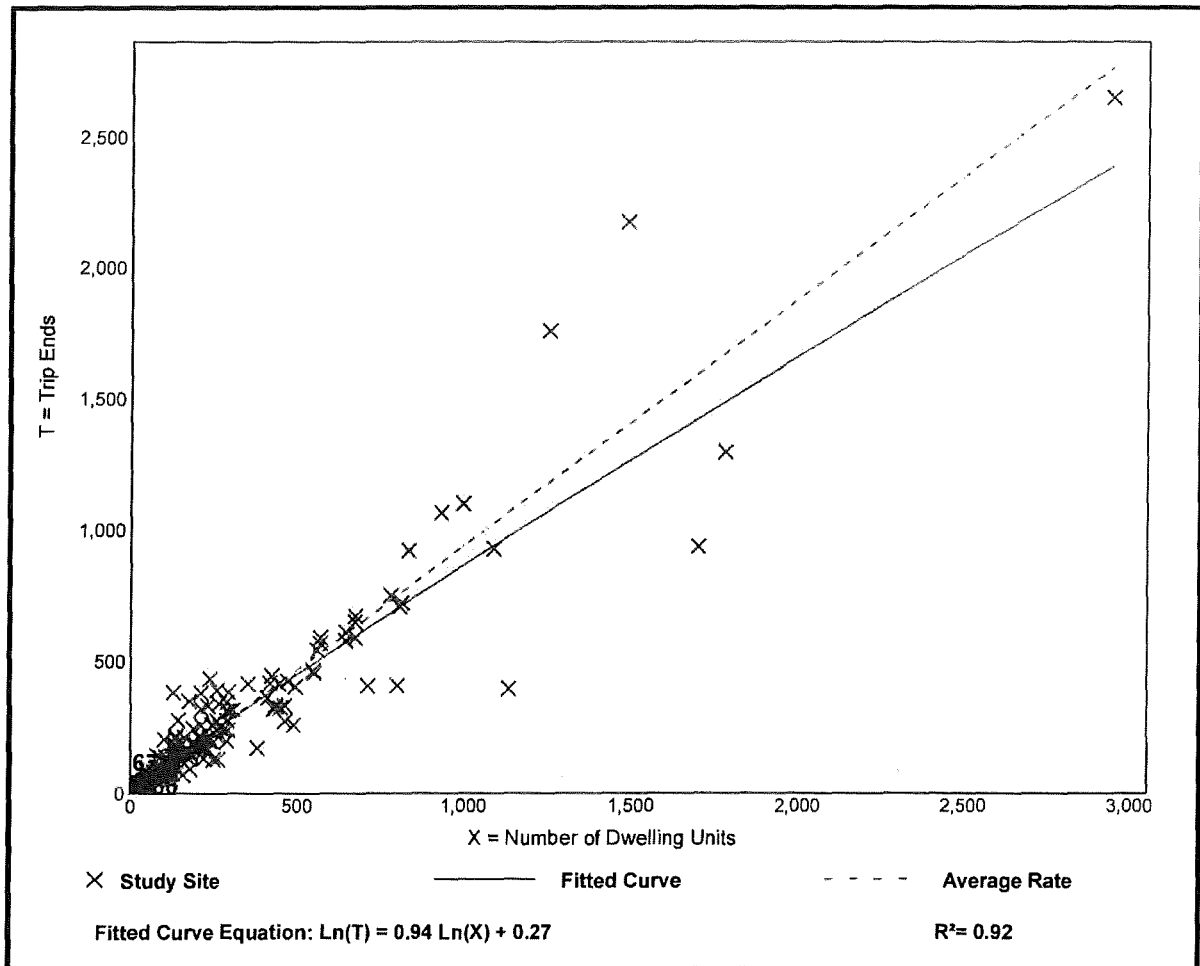
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

### Data Plot and Equation





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

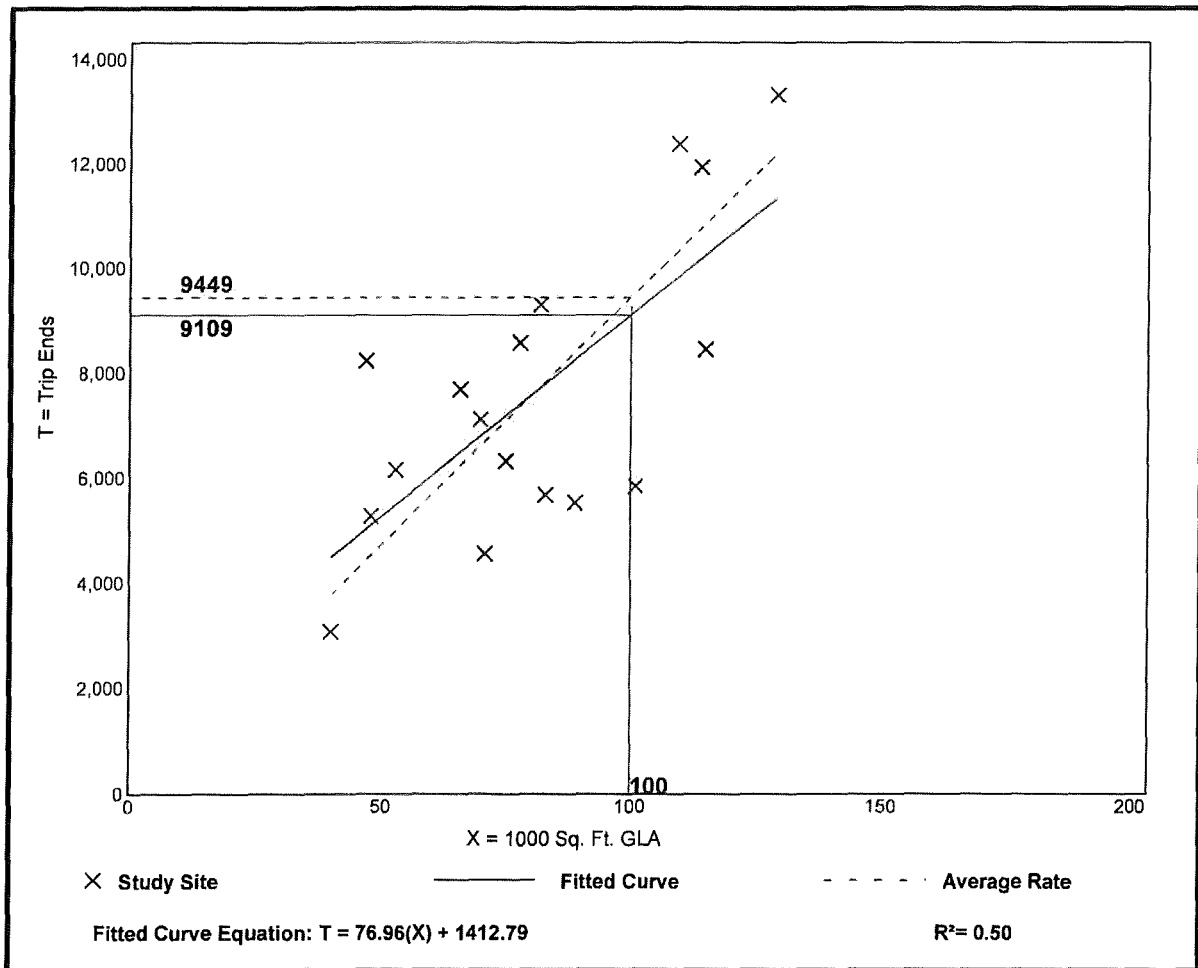
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

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



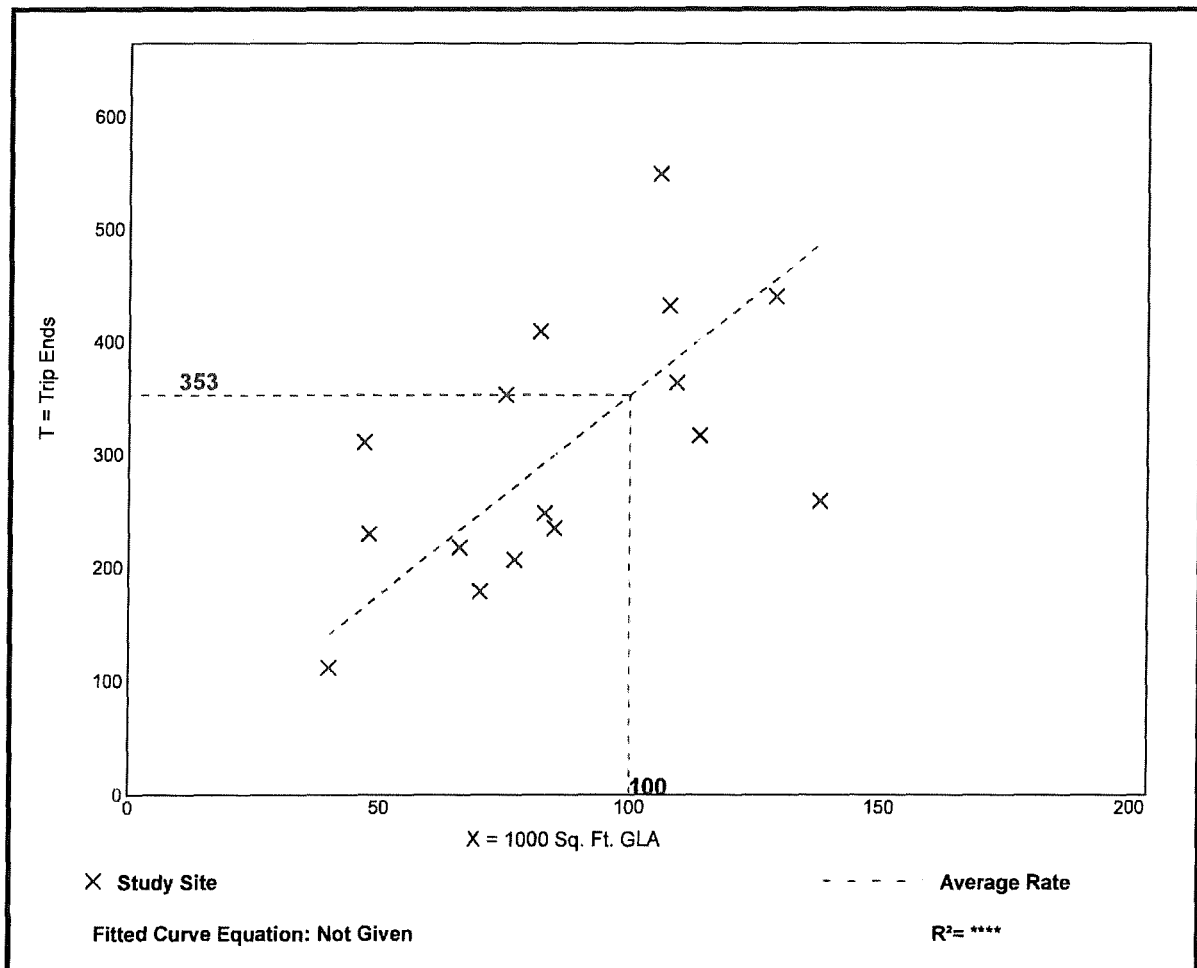
## Shopping Plaza (40-150k) - Supermarket - Yes (821)

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

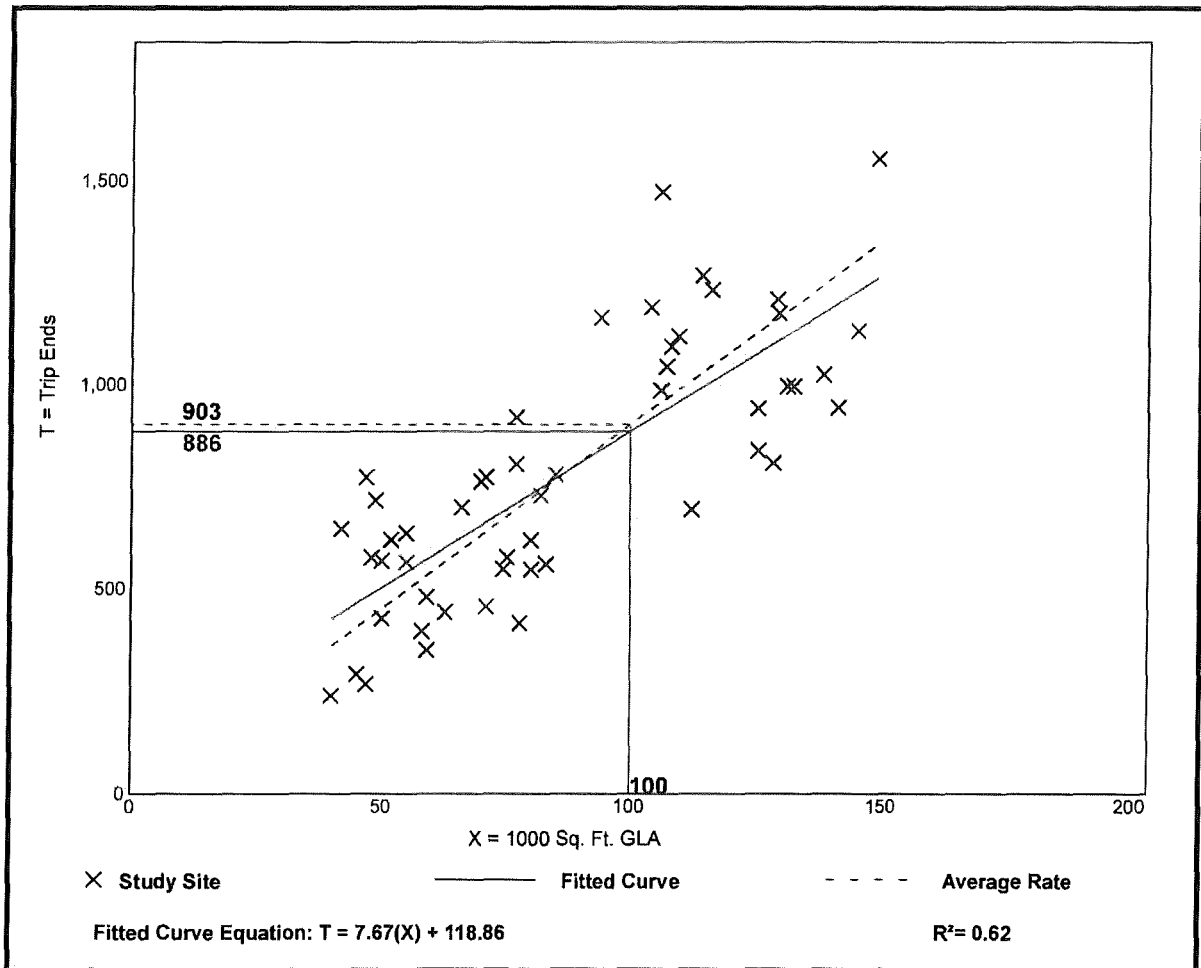
Avg. 1000 Sq. Ft. GLA: 87

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





## Shopping Center (>150k) (820)

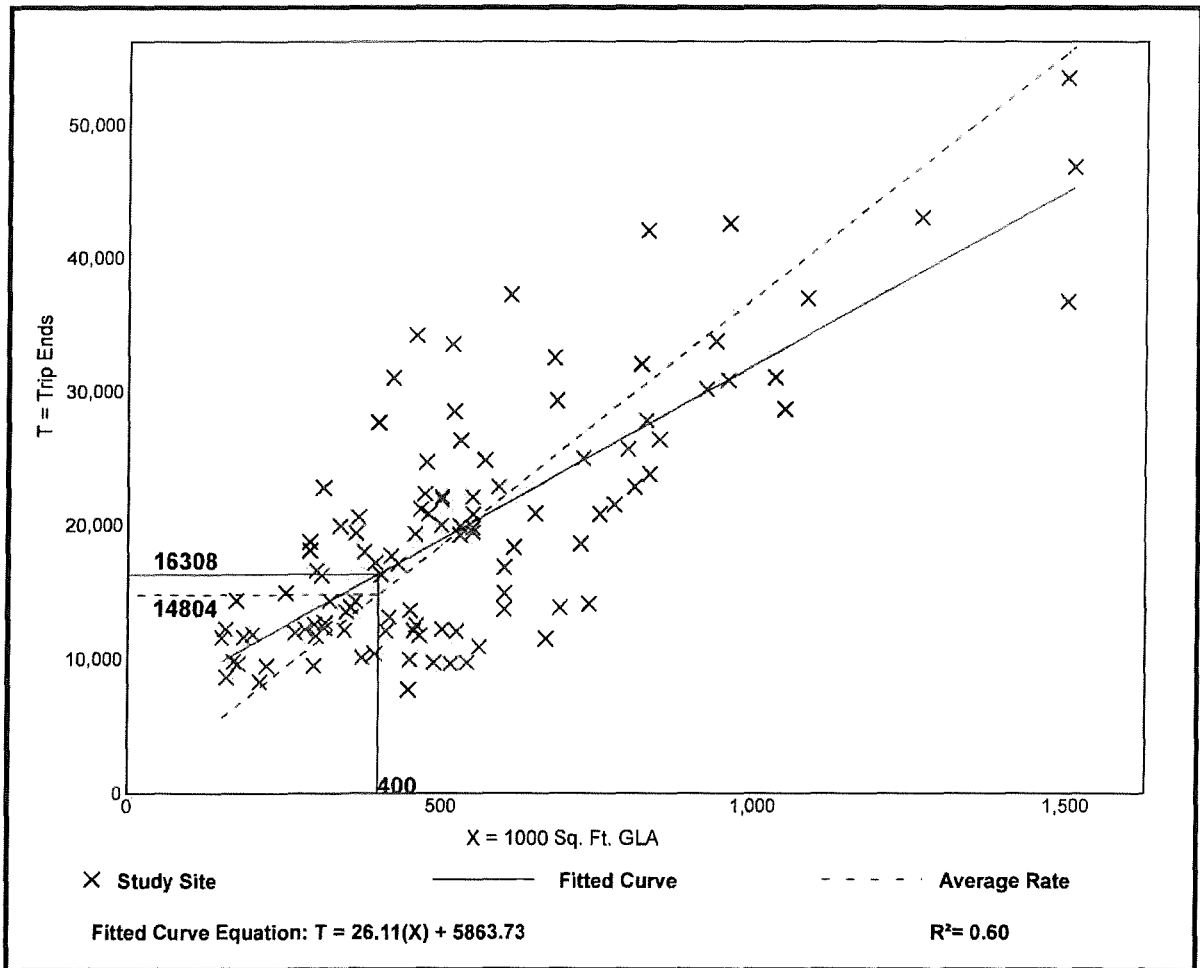
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

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

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

### Data Plot and Equation



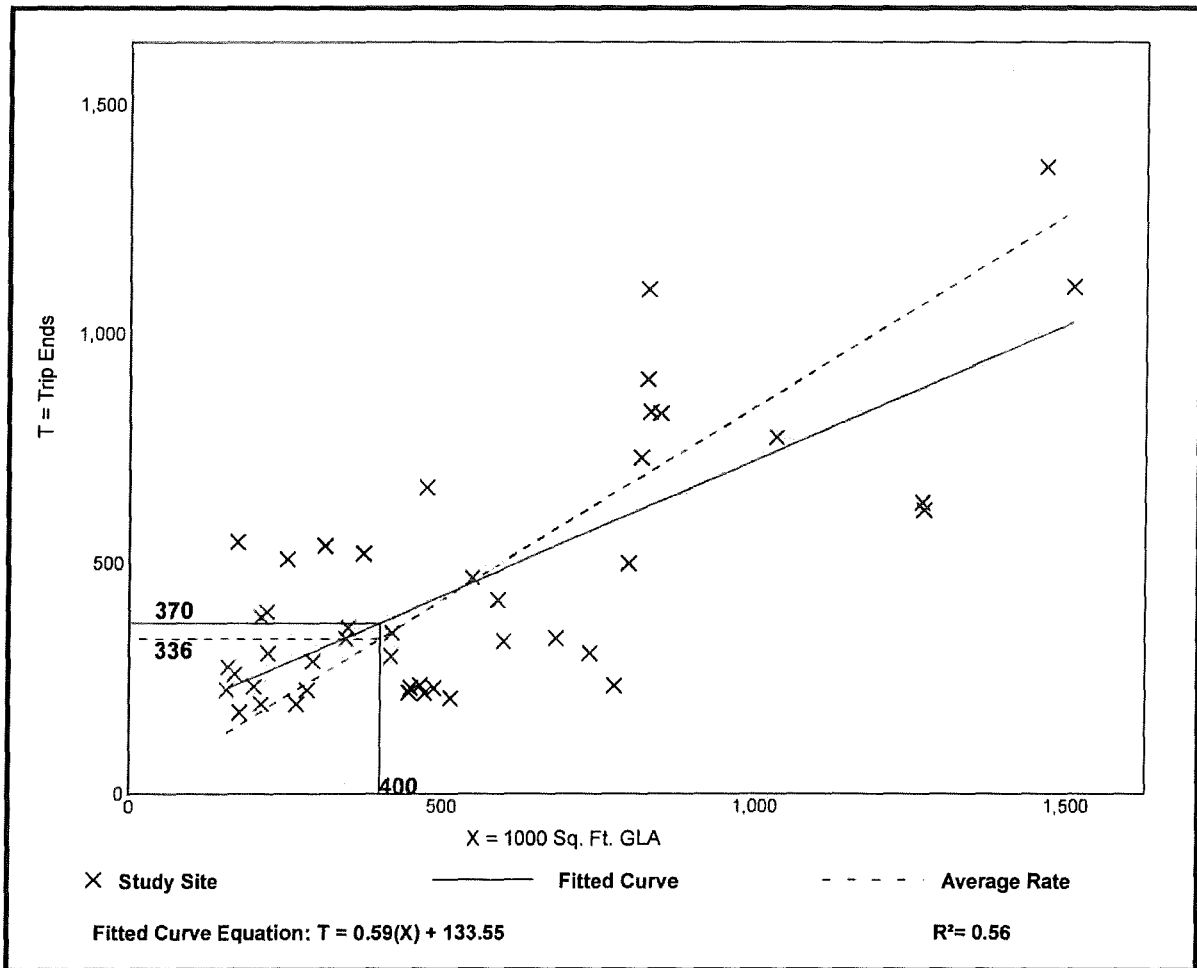
## Shopping Center (>150k) (820)

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

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

### Data Plot and Equation



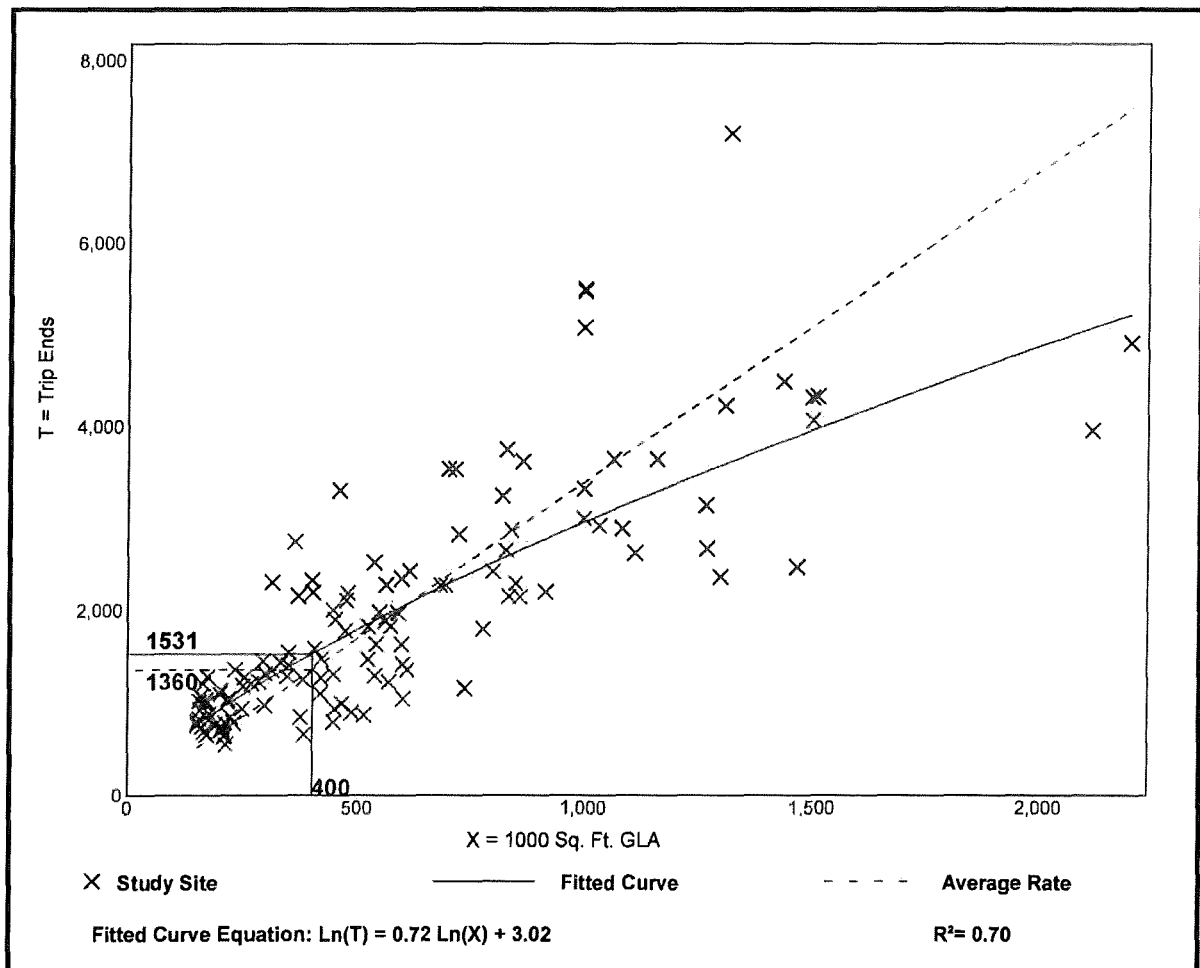
## Shopping Center (>150k) (820)

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

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

### Data Plot and Equation





**GREENWELL SR31**  
**Comprehensive Plan Map Amendment**  
**EXHIBIT M16**  
**Existing and Future Conditions Analysis**

**Sanitary Sewer**

The subject property is not located within any current sanitary sewer service franchise area or future service area based on Lee Plan Map 4-B. The Lee County Utilities Potable Water Wastewater Availability letter, dated November 8, 2021, indicates that sanitary sewer lines "are not in operation adjacent" to the subject property. For service to be provided by Lee County Utilities (LCU), developer funded system enhancements and a Lee County Comprehensive Plan Amendment will be required. The applicant has been in coordination with Florida Governmental Utility Authority (FGUA) and has confirmed that FGUA will be extending their service area for sanitary sewer to serve the proposed project (See attached LOA confirmation). Additionally, LCU has provided a letter of no objection for FGUA to provide sewer service to the subject property. (See attached letter dated December 21, 2021.)

FGUA currently has capacity to handle 7.0 million gallons of wastewater on an Annual Average Daily Flow (AADF) with a current demand of 7.1 million gallons (2020 Demand) AADF according to the Lee County Public Facilities 2021 LOS and Concurrency Report (2021 Report).

The Level of Service (LOS) Standard for wastewater per Lee Plan Policy 95.1.3:

- Current & Projected LOS Standard: 200 Gallons Per Day (GPD) per Equivalent Residential Connection (ERC)

Existing Future Land Use Category and Land Uses:

- RURAL & WETLANDS
- Agriculture and residential single-family use with no centralized sewer service connections.
- 0 ERC at 250 GPD = 0 GPD

Proposed Future Land Use Category and Land Uses:

- OUTLYING SUBURBAN & WETLANDS
- Max. 131 Dwelling units (ERC), Commercial Shopping Center, and Amenity Center with pool, per FAC 64E-6.008
  - 131 ERC's at 250 GPD = 32,750 GPD
  - Commercial (maximum 400,000 SF x 0.10 gpd / SF) = 40,000 GPD
  - Amenity Center (estimated at 15,000 SF x 15 gpd / 100 SF) = 2,250 GPD
  - Pool/Playground (estimated 50 people x 10 gpd/person = 500 GPD
  - TOTAL = 75,500 GPD



Based on the data within the 2021 Report, FGUA apparently exceeds their capacity by 0.1 million gallons. However, the LOA obtained from FGUA dated April 1, 2022, states, "Currently, FGUA facilities are able to accommodate these demands." It is from this formal LOA and the latest data available, FGUA has the available capacity to service the proposed uses and the estimated 75,500 GPS of average daily flow indicated on our request for determination.

Ensuring the Greenwell SR 31 residential development is connected to the sanitary sewer facilities and not septic systems is a key benefit to the public as septic system discharges are known to negatively impact surrounding water resources.

#### **Potable Water**

The subject property is currently not located within the Lee County Utilities (LCU) service area based on the most recent Lee County Utilities Water Franchise Area Map, dated May 29, 2019. The Lee County Utilities Potable Water and Wastewater Availability letter, dated November 8, 2021, indicates that potable water mains "are not in operation adjacent" to the subject property. For service to be provided, developer funded system enhancements and a Lee County Comprehensive Plan Amendment will be required. A Comprehensive Plan Amendment would amend the Lee County Utilities Future Water Service Areas map (Lee Plan Map 4-A). Once adopted, Lee Plan Map 4-A will identify the subject property within the Lee County Utilities Future Water Service Area and thus able to serve the future development by their Water Treatment Facilities.

According to the Lee County Public Facilities 2021 LOS and Concurrency Report (2021 Report), LCU currently has an available capacity to provide 50.9 million gallons of water per day, or 310 average minimum gallons per day per equivalent residential connection (ERC). The average daily water demand was 30.2 million gallons per day in 2020 and 27.8 in 2016. The needs of the proposed development are expected to stay within the remaining water production capacity provided by LCU's water treatment facilities.

The Level of Service (LOS) Standard for potable water per the 2021 Report and Lee Plan Policy 95.1.3:

- Current & Projected LOS Standard: 250 Gallons Per Day (GPD) per Equivalent Residential Connection (ERC)

Existing Future Land Use Category and Land Uses:

- RURAL & WETLANDS
- Agriculture/Pasture and Homestead use with no potable water service connections.
- 0 ERC at 250 GPD = 0 GPD

Proposed Future Land Use Category and Land Uses:

- OUTLYING SUBURBAN & WETLANDS
- Max. 131 ERC's, Commercial Shopping Center, and Amenity Center with pool, per FAC 64E-6.008

- 131 ERC's at 250 GPD = 32,750 GPD
- Commercial (maximum 400,000 SF x 0.10 gpd / SF) = 40,000 GPD
- Amenity Center (estimated at 15,000 SF x 15 gpd / 100 SF) = 2,250 GPD
- Pool/Playground (estimated 50 people x 10 gpd/person = 500 GPD
- TOTAL = 75,500 GPD

LCU has the current capacity of 11.1 million gallons of water per day (MGD) in excess of the current demand and a planned capacity to provide an additional 3.4 MGD of water for future development. The proposed amendment results in an increased demand of approximately of 75,500 GPD. Thus, there is no lack of potable water capacity expected from the proposed development.

Having the Greenwell SR 31 future mixed-use planned development utilize centralized potable water service and water treatment facilities eliminates potentially hundreds of individual private wells. This results in a key public benefit by eliminating competing water consumption use from groundwater sources and aids in helping to plan and control the surrounding water resources for the growing Lee County.

#### **Surface Water/Drainage Basins – South Florida Water Management District**

The subject property is located within the South Florida Water Management's (SFWMD) **Tidal Caloosahatchee Basin**. Lee Plan Map 5-D shows a portion of the property within the Owl Creek Watershed area. A North Fort Myers Master Watershed Plan by AECOM shows the property mostly within the Unnamed 2 Creek Watershed. There is an existing lake on site for irrigation, however no existing surface water management permit is on file with the South Florida Water Management District. There are existing wetlands on site. The lack of an existing surface water management system **does not meet or exceed** the applicable County's LOS Standard, which is as follows per Lee Plan Policy 95.1.3 - 4:

***Policy 95.1.3 - 4: Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding designated evacuation routes (see Map 3-F) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.***

A storm water management system will be provided for the property and will benefit the public through clearly defining the storm water treatment methods, maintenance accountability, and runoff attenuation. Runoff from the developed site will continue to discharge to tidal creeks and rivers. The Lee County Public Facilities 2021 LOS and Concurrency Report (2021 Report) indicates all watersheds within the county were studied and found no evacuation routes located within these watersheds are expected to be flooded for more than a 24-hour period. Per the 2021 Report, Lee County states that all new developments receiving approval from SFWMD and comply with appropriate standards will be deemed concurrent with the Lee Plan's surface water management level-of-service standards.

The proposed development will seek and obtain all applicable South Florida Water Management District approvals as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure



consistency with the stated LOS standards per Policy 95.1.3 - 4 of the Lee Plan for surface water management.

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

The Lee Plan measures the minimum acceptable level of service for parks, recreations and open space utilizing two standards: Regional Parks and Community Parks. According to the Lee County 2021 Public Facilities Level of Service and Concurrency Report, there are over 3,500 acres of developed regional and community park lands. Additionally, there are several county parks and State/Federal recreational areas that provide several thousand more acres of recreational options to the community.

The county's adopted Level of Service for parks per Policy 95.1.3 – Non-regulatory Standards of the Capital Improvements element within the Lee Plan (Comprehensive Plan) is as follows:

- Regional Parks: 6 acres per 1,000 total seasonal county population for all of Lee County
- Community Parks: 0.8 acres per 1,000 unincorporated Lee County permanent population

#### **Existing Future Land Use Category and Land Uses:**

- RURAL & WETLANDS
- Agriculture and single-family dwellings with no parks, recreation, and open space required

#### **Proposed Future Land Use Category and applicable Land Uses:**

- OUTLYING SUBURBAN & WETLANDS with single-family dwellings
- 131 Dwelling units at 2.34 estimated persons per household (Lee County, Florida) (The Bureau of Economic and Business Research – University of Florida; April 1, 2020) = 306.54 persons projected
  - Regional Park at 6 acres per 1,000 residents = 1.84 acres required
  - Community Park at 0.8 acres per 1,000 residents = 0.24 acres required

The proposed map amendment to allow up to 131 dwelling units within the Greenwell SR31 project results in an added demand of 1.84 acres of Regional Park land and 0.24 acres of Community Park land. According to the Lee County 2021 Public Facilities Level of Service and Concurrency Report, there is currently an overall total of 8,622.1 acres of existing regional parks consisting of local, state and federal lands in operation, exceeding the adopted level of service standard by 1,849 acres ( $867,000$  [Seasonal Population]  $\times$  (6 acres/1,000 population) = 5,202 acres). Additionally, according to the Lee County 2021 Public Facilities Level of Service and Concurrency Report, there is currently 743.1 acres of existing community park land in operation, which exceeds the adopted level of service standard by 454 acres ( $361,315$  [Permanent Population]  $\times$  (0.8 acres/1,000 population) = 289 acres).

The requested 131 dwelling units will not negatively impact the regional or community parks level of service. The current non-regulatory level of service standard for both regional and community parks far exceed the targeted levels. There is adequate acreage within the existing parks to meet the needs of the proposed maximum 131 dwelling units.

The proposed Greenwell SR 31 Mixed Use Planned Development will provide amenity recreational areas for the residents and their guests.

### **Public Schools**

The subject property is located within the School District of Lee County, which is split into Choice Zones and Sub Zones. According to the Lee County 2021 Public Facilities Level of Service and Concurrency Report, the subject property is in the designated East Choice Zone, E1. School concurrency is reviewed at time of local development order and per LDC Section 2-45, further defines school concurrency that “public school facilities needed to serve new development must be in place or under actual construction within three years after the local government approves a development permit, or its functional equivalent, that results in a generation of students.”

According to the Lee Plan Policy 68.1.1, level of service standards for public schools are based upon Permanent Florida Inventory School Houses (FISH). Per Policy 95.1.3 – Regulatory Standards (5), the county adopted LOS standard for Elementary, Middle, High, and Special Purpose Schools to account for measurable programmatic changes are as follows:

- 100% of Permanent FISH Capacity as adjusted by the School Board annually.

The 2021 Concurrency Report shows the following for the E1 Choice Zone:

- Elementary School: 208 seat total available capacity
- Middle School: 829 seat deficit in available capacity
- High School: 430 seat deficit in available capacity

These deficits, according to the 2021 Concurrency Report, within the Middle and High School grade levels will be addressed in two ways: (1) by adding portable seats and (2) by the construction of new schools. The proposed new schools are the “MM” middle school scheduled to open in school year 2021-2022 – adding 1,210 seats, and the “Gateway High School” scheduled to open this following school year (2021) and will create 525 seats with an additional 1,475 seats coming in 2021-2022.

Proposed Future Land Use Category:

- OUTLYING SUBURBAN & WETLANDS
- 131 proposed maximum dwelling units associated with the proposed Greenwell SR31 development at 0.297 students per household (Per School District of Lee County) = approximately 39 potential students
- Per The School District of Lee County, the total number of potential students can be further broken down by grade level:
  - Elementary at  $0.149 \times 131$  dwelling units = 20 students
  - Middle School at  $0.071 \times 131$  dwelling units = 9 students
  - High School at  $0.077 \times 131$  dwelling units = 10 students



The proposed comprehensive plan map amendment effectively would result in 39 additional students within the E1 Choice Zone. Based on the Concurrency Analysis Report and letter of availability provided by The School District of Lee County included with this submittal, there is capacity currently available at all educational levels within E1 Choice Zone to handle the proposed planned development of up to 131 dwelling units.

#### **Solid Waste**

Solid waste services for the property will be handled at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

According to the 2021 Concurrency Report, the level of service regulatory standards for solid waste disposal are as follows:

- Required Capacity: 7 pounds per day per capita
- Available Capacity: 7.9 pounds per day per capita

#### Existing Development Potential: 66 maximum dwelling units

66 dwelling units x 2.34 persons per household (Lee County, Florida) (The Bureau of Economic and Business Research – University of Florida; April 1, 2020 = 154 persons

154 persons x 7 lbs/day = 1,081 lbs

#### Proposed Development Potential: 65 additional (131 maximum dwelling units)

65 dwelling units x 2.34 person per household = 152 persons

152 persons x 7 lbs/day = 1,065 lbs

Total for 131 max dwelling units: 2,146 lbs

The 2021 Concurrency Report states that all unincorporated areas of Lee County are concurrent with the level of service standard set forth in the Lee Plan for solid waste. Additionally, the report states that at the total system capacity of 1,134,667 tons per year, the Lee County Integrated Waste Management System (IWMS) would be capable of providing a 7.0 pounds-per-capita-per-day level of service to a full-time combined Lee and Hendry County population of 888,000.

The proposed increase in density will result in an additional 2,146 pounds per day. The Lee County Resources Facility and the Lee-Hendry Regional Landfill has available capacity to accommodate the proposed increase in density. Further evidence of adequate capacity is outlined in letter of availability provided by the Lee County Solid Waste Department for the proposed development included with this submittal.

### **Conclusions**

This analysis, as demonstrated and provided above, confirms that there are adequate public facilities to support the proposed mixed-use development of the Greenwell SR31 proposed development with a potential maximum number of 131 dwelling units and 400,000 square feet of commercial area. The comprehensive plan map amendment for Greenwell SR 31 will be adequately supported and will not cause any adverse impacts or deficiencies to the surrounding public facilities.



**FGUA Operations Office**

Government Services Group, Inc.  
280 Wekiva Springs Rd., Ste 2070  
Longwood, FL 32779-6026

(877) 552-3482 Toll Free  
(407) 629-6900 Tel  
(407) 629-6963 Fax

April 1, 2022

Mr. Michael C. Pappas P.E.  
RWA, Inc.  
12800 University Drive, Suite 175  
Fort Myers, FL 33907  
mpappas@consult-rwa.com

**RE: Wastewater and Reclaim Water Availability – LOA ID#: 22-030 NFMD**

**Parcel ID No.: 18-43-26-00-00001.0000; 18-43-26-00-00001.0200;**

**18-43-26-00-00001.0180; 18-43-26-00-00001.0190.**

**18500/18672 SR 31, Alva, FL 33920**

**Greenwell SR 31**

Dear Mr. Michael C. Pappas:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required.

The application indicated that the proposed project consists of 131 single family homes with an estimated wastewater usage demand of 75,500 GPD for wastewater disposal. Currently, FGUA facilities are able to accommodate these demands. During the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing wastewater systems.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date of issue. The FGUA commitment to serve will be made once a Utility Infrastructure Conveyance and Service Agreement (CSA) is fully executed. To move this project forward, contact Development Services via email at [SSpencer@govmserv.com](mailto:SSpencer@govmserv.com) to receive a plan submittal package and schedule the pre-application meeting if required.

**FGUA Board of Directors**

PAM KEYES, P.E. Chair, Lee County / KEN CHEEK, P.E. Vice Chair, Citrus County / SHANE PARKER, P.E., Hendry County / TAMARA RICHARDSON, P.E., Polk County / MICHAEL CARBALLA, P.E., BCEE, Pasco County / JODY KIRKMAN, P.E., Marion County / HEIDI PETITO, Flagler County

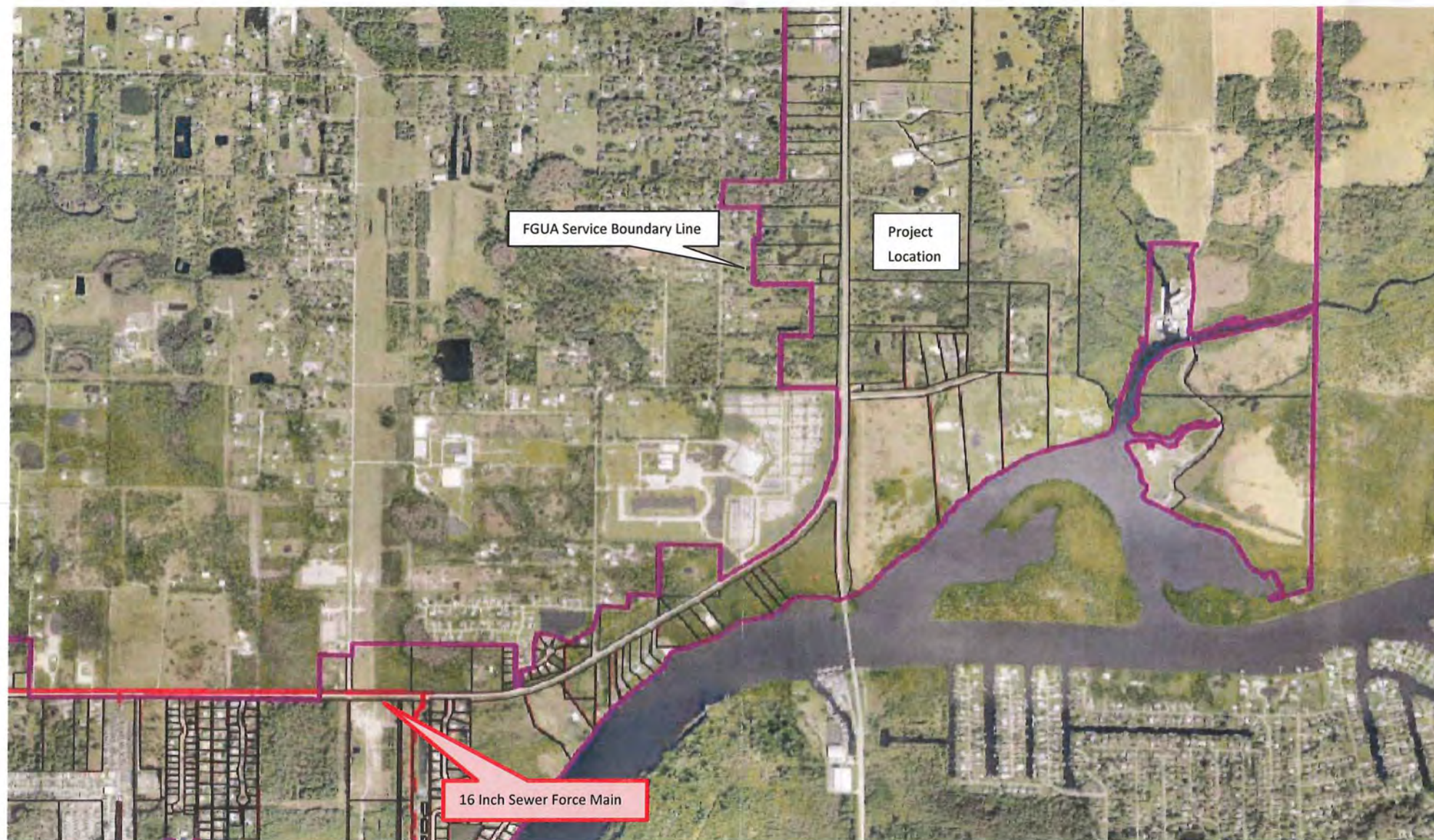


12/17/2021

STRAP/PID #: 18-43-26-00-00001.0000; 18-43-26-00-00001.0200; 18-43-26-00-00001.0180;  
18-43-26-00-00001.0190.

Project Name: 22-030 NFMD Greenwell SR 31

Property Address: 18500 State Road 31, Alva, FL 33920



**ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.**

LOA ID: 22-030 NFMD



Sincerely,

**FLORIDA GOVERNMENTAL UTILITY AUTHORITY**

*Douglas W. Black*

Digitally signed by Douglas W  
Black  
Date: 2022.04.05 08:09:10 -04'00'

Douglas W. Black, PSM, PLS  
Property & Development Manager

CC: Mike Currier, South Region Area Manager

Encl.

1. Pre-Development Meeting Information
2. Utility Locates
3. Fee Statement/Receipt



## Development Services Division

### Pre-Application Meeting Information

**Purpose:**

The pre-application meeting is designed to be an informative discussion, specifically geared toward assisting the applicant (owner/developer/engineer) understand the FGUA's policies and development process. The pre-application meeting may be required prior to the formal submission and review of any utility construction plans by the Development Division.

It is our goal to assist you through the FGUA development process as smoothly as possible, and for your development to be a success. This pre-application meeting, if required, will provide you with the details you need to make this a successful and stress-free process.

**What to Expect:**

If the meeting is required, you will be provided with a variety of both general and specific information regarding the FGUA's development process. This will include, but not be limited to staff contact information, plan review guidelines, current fees, conveyance, and closeout procedures.

**Who Should Attend:**

It is encouraged that a representative from the property owner, developer, and engineer, at a minimum, attend this meeting. Representatives of the FGUA's Development Division, including the Development Technician, Development Coordinator, Real Property Coordinator and utility system Area Manager will also be in attendance as required.

In an effort to accommodate the potential long-distance commute between the FGUA's Operations Office in Longwood, Florida and the FGUA system areas, these meetings will take place via Microsoft Teams.

**Meeting Requests:**

Please e-mail Development Services to request a meeting at [SSpencer@govmserv.com](mailto:SSpencer@govmserv.com).

Please have your FGUA Letter of Availability (LOA) Number (included on the first page of your previously issued Letter of Availability) ready when you email to schedule this meeting.

You will also be required to provide a preliminary site utility plan for staff review before the meeting is scheduled.



## FGUA Fee Statement

### Letter of Availability and/or Locate Request

Property Address or PID: 18-43-26-00-00001.0000

System: North Fort Myers 416

Development/Project Name: Greenwell SR 31

Date: December 17, 2021

County: Lee

LOA ID: 22-030 NFMD

All fee amounts are based on the rates in effect as of the date of this statement and are subject to change.

Fees based on:

0 Letter of Utility Location Availability and Locate Map	\$	100.00
1 Utility Availability Map (Map Only)	\$	75.00
2 Letter of Utility Location Availability (Letter Only)	\$	25.00

FGUA	G/L Code	Fees	Total fees	Amt Previously Paid	Balance Due
LOA Request	202098	\$ 100.00	\$ 100.00	\$ 100.00	\$ -

Fees Due: \$ -

Payment History	Date	Check Date	Check #	Payer Name	Amount
0 Letter and Locate Map	12/17/2021	12/7/2021	2220	RWA, INC.	\$ 100.00
1 Map Only					
2 Letter Only					



Kevin Ruane  
*District One*

Cecil L. Pendergrass  
*District Two*

Ray Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wesch  
*County Attorney*

Donna Marie Collins  
*County Hearing Examiner*

December 21, 2021

Via E-Mail

Blake J. Finnegan, MSP, MPA  
RWA Engineering  
12800 University Drive, Suite 175  
Fort Myers, FL 33907

**RE: Letter of No Objection for sewer service by FGUA  
Greenwell SR-31; 18672 and 18500 SR-31, 12201 and 12251 Lucky Lane  
Strap #s: 18-43-26-00-00001.0200, 18-43-26-00-00001.0190,  
18-43-26-00-00001.0180, and 18-43-26-00-00001.0000**

Dear Mr. Finnegan:

This letter is in response to your request for a Letter of No Objection to Florida Governmental Utility Authority (FGUA) providing sanitary sewer service to the above referenced addresses.

Please be advised that the subject addresses are not located within Lee County Utilities' (LCU) service area and we have no sanitary sewer lines in operation adjacent to the site.

Per Lee Plan Policy 56.1.1, LCU may object to sanitary sewer utilities applying to provide or expand service to areas within unincorporated Lee County that are not included in the areas illustrated on Map 4A.

LCU has no objection to the FGUA providing sanitary sewer service to the subject addresses.

If you should have any questions, or require further assistance, please do not hesitate to contact our office at (239)533-8181.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nathan Beals", written over a light blue circular stamp.

Nathan Beals, PMP  
Utilities Planning Manager  
(239) 533-8157  
LEE COUNTY UTILITIES





## FLORIDA GOVERNMENTAL UTILITY AUTHORITY

### Development Services Department

#### APPLICATION FOR DEVELOPER/COMMERCIAL UTILITY SERVICE AVAILABILITY

#### (FORM A)

The following application package should be completed and submitted to the FGUA's Development Services Department as instructed below if an applicant is looking for utility locations and a statement of availability related to the prospective development of a parcel of land that is not currently connected to public utilities.

Effective October 1, 2012 the following fees are associated with a Commercial Service Availability Request

**Section 1 - UTILITY LOCATE MAP ONLY: \$75**

**Section 2 - LETTER OF UTILITY LOCATION AVAILABILITY AND LOCATE MAP: \$100**

*(Please note that an LOA cannot be issued without the locate map, unless a locate map was previously issued for the property by the FGUA.)*

Please return the completed application package and payment to:

FGUA Operations Office  
280 Wekiva Springs Road, Suite 2070  
Longwood, FL 32779

Phone: 407-629-6900  
Fax: 407-629-6963

A **complete application and remittance of payment** are required prior to the FGUA processing this application. Providing the required information expedites the review process and enables a response within **20-working days** from the date of receipt of a completed application and payment.

**Please make checks payable to Florida Governmental Utility Authority (FGUA)**



## FLORIDA GOVERNMENTAL UTILITY AUTHORITY

### Development Services Department

#### APPLICATION FOR DEVELOPER/COMMERCIAL UTILITY SERVICE AVAILABILITY

#### (FORM A)

##### UTILITY LOCATES

By completing Section 1 of the application, you will be provided with approximate utility locations only in the vicinity of the listed property. Should you need a project specific Letter of Availability, please complete Sections 1 & 2.

##### SECTION 1.

1) Property Information: *\*This information is available on the county property appraiser's website\**

a) PROPERTY ID (Folio/STRAP NO.): 18-43-26-00-00001.0000; 18-43-26-00-00001.0200; 18-43-26-00-00001.0180; 18-43-26-00-00001.0190.

b) PROPERTY PHYSICAL ADDRESS: At and in the area of:

18500 SR 31 Alva FL; 18672 SR 31 Alva FL

2) **ATTACH** a copy of the property appraiser information/map with the completed application

3) **Design Professional** contact information for FGUA Response:

Name: Michael C. Pappas, P.E. Date: 12/7/21

Company Name: RWA, Inc. Title: Director of Engineering

Full Address (including city, state and zip code): 12800 University Drive, Suite 175, Fort Myers, FL 33907

Email: mpappas@consult-rwa.com Telephone: (239) 597-0575

**CONTACT INFORMATION MUST BE PROVIDED FOR ALL INQUIRIES**

## SECTION 2.

### DO YOU NEED A FORMAL LETTER OF AVAILABILITY?

By completing Sections 1 & 2 of the application, you will be provided with approximate utility locations in the vicinity of the listed property AND a formal LOA. The following information is required if further permitting with FGUA is desired (i.e. if project is contemplated for construction).

4) Name and address of **APPLICANT**:

a) NAME and COMPANY NAME (if applicable):

Brian Farrar - President

BCF Management Group, LLC

b) MAILING ADDRESS (including city, state and zip code):

27171 Harbor Drive

Bonita Springs, FL 34135

c) PHONE NUMBER and EMAIL ADDRESS:

(239) 495-2435      Brian@BCFMGMTGroup.com

d) Is the **APPLICANT**: ☐ Property Owner ☐ Developer ☐ Prospective Buyer

Mark all that apply

☐ Other: Agent (please specify)

5) Service(s) requested: ☒ Water ☒ Wastewater ☐ Reclaim ☐ Fire Protection

6) Project Information:

a) PROJECT NAME: Greenwell SR 31

b) PROPOSED USAGE (i.e. retail, offices, residential subdivision, etc.) Mixed Use Planned Development (MPUD)

c) SIZE (square footage or number of homes): A Maximum of 131 homes and 400,000 SF of Commercial

d) PHASES (if applicable): n/a

7) Engineer's estimate of average daily flows:

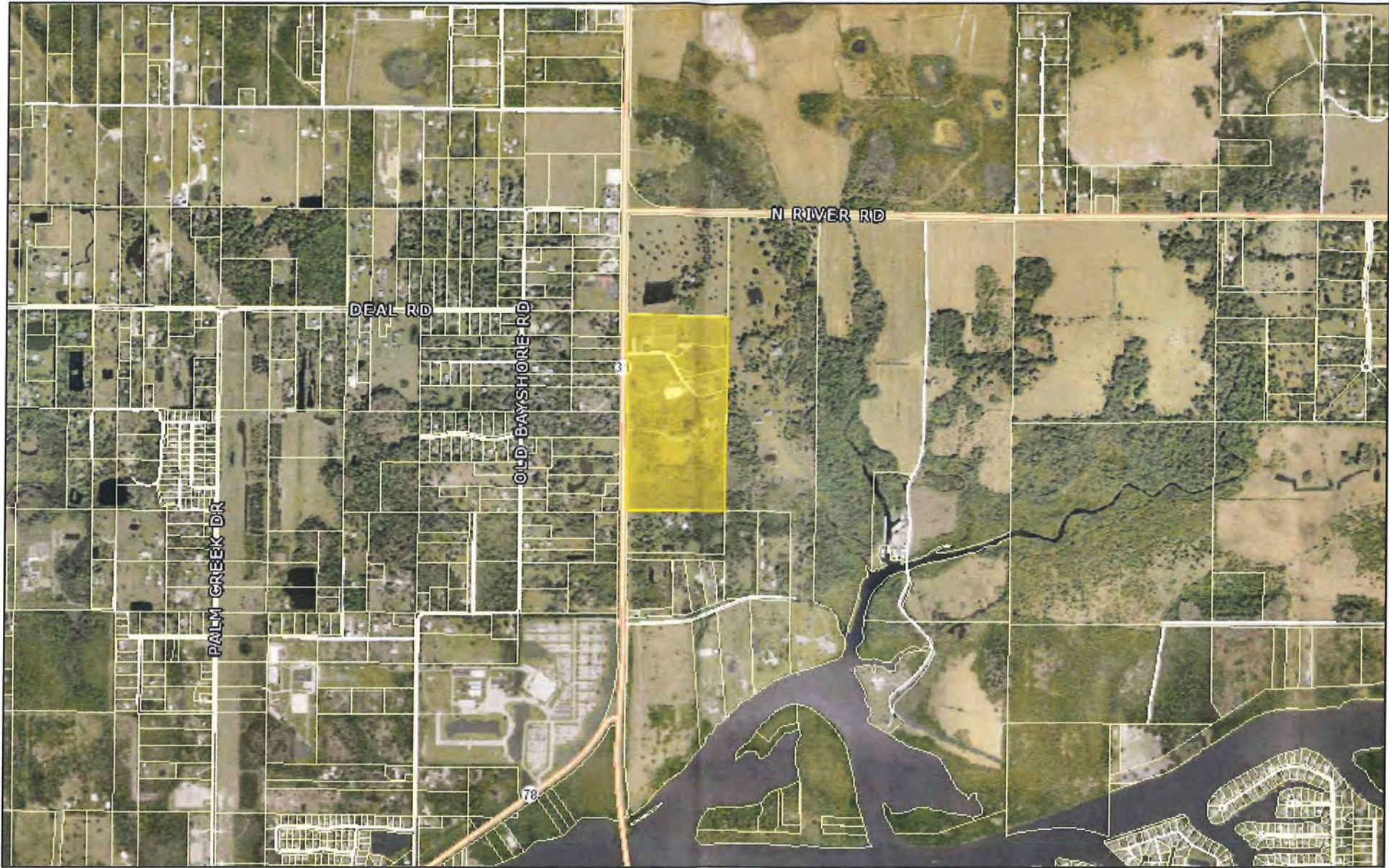
WATER: 75,500 GPD      WASTEWATER: 75,500 GPD

RECLAIMED WATER: LCU\* GPD      FIRE PROTECTION: LCU\* GPM

Incomplete  
Applications  
Will Not Be  
Processed



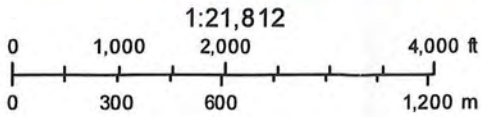
GREENWELL SR31 - PROPERTY LOCATION MAP



October 15, 2021

Air Photos: 2021 Hi-Res (4 inch)

- |                    |                  |                    |                |
|--------------------|------------------|--------------------|----------------|
| Hospital Locations | School Locations | County Boundary    | US 41          |
| Library Locations  | School Locations | Major Roads Medium | Other Highways |
| CCC_Parks          | I - 75           | Other Roads        |                |



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.





Project	<b>Greenwell SR 31</b>	
Proj. #:	<b>190136.02.00</b>	Task # <b>0002</b>
Calculated By:	<b>SCF</b>	Date: <b>5-Nov-21</b>
Checked By:	<b>MCP</b>	Date: _____

## Greenwell SR 31

### Sanitary Sewer Calculations

Use	# of Units	Rate <sup>a</sup> (gpd)	Average Daily Flow (gpd)	Average Daily Flow (gpm)	Peak Hourly Factor	Peak Hourly Flow (gpd)	Peak Hourly Flow(gpm) <sup>c</sup>
Residential <sup>b</sup>	131	250	32,750	22.7	3.50	114,625	79.6
Commercial <sup>d</sup>	400,000	0.10	40,000	27.8	3.50	140,000	97.2
Amenity Center <sup>e</sup>							
Building	15,000	0.15	2,250	1.6	3.50	7,875	5.5
Pool/Playground	50	10	500	0.3	3.50	1,750	1.2
<b>TOTAL</b>			<b>75,500</b>	<b>52.4</b>		<b>264,250</b>	<b>183.5</b>

**Footnotes:**

- a) Based on Lee County Utilities specifications
- b) Based on 131 dwelling units (single-/multi-family mixed)
- c) Based on 24 hour day
- d) Commercial rates calculated from FAC 64E-6.008, Shopping Center: 400,000 SF x 0.10 gpd/SF
- e) Recreation Site rates calculated from FAC 64E-6.008:  
15,000 SF x 15 gpd/100 SF + 50 people at pool at 10 gpd/person



November 2, 2021

Bayshore Fire Control & Rescue District  
Attn: Chief Doug Underwood, BPA  
17350 Nalle Road  
North Fort Myers, FL 33917

**Subject: Request for Fire Protection Letter of Availability for Future Residential Planned Development**

Dear Chief Underwood:

This letter is requesting service availability for a proposed mixed use planned development named Greenwell SR 31 located in Lee County, Florida. The subject property of 76.81 +/- acres consisting of four (4) parcels, which are located east of SR31 and approximately half mile south of the intersection of N. River Road and SR31. Please see the attached Location Map and Additional Background Information for reference.

RWA Engineering, on behalf of the applicant, BCF Management Group, LLC, will be submitting a Comprehensive Plan Map Amendment application, requesting Lee County amend the Future Land Use Map Designation associated with the subject property from Rural to Outlying Suburban. This amendment would allow development of up to 400,000 SF of commercial uses as well as up to 131 dwelling units at a density of 3 dwelling units per acre.

Since this project falls within the district's service area, we are asking that you provide written confirmation that there is or will be sufficient service availability to this future mixed use development. Please note that as development proceeds, concurrency reviews will occur, and any applicable impact fees will be paid to offset any additional project related demand to your service.

Thank you for your assistance and should you have any questions or concerns, please do not hesitate to contact me at (239) 597-0575.

Sincerely,  
RWA, Inc.

A handwritten signature in blue ink, appearing to read "Blake J. Finnegan".

Blake J. Finnegan  
Associate Planner

Attachment: Location Map  
Additional Background Information





### **Additional Background Information**

#### **1. Property Information:**

- Total Acreage of Property: 76.81±
- Total Acreage included in Request: 76.81±
- Current Zoning: AG-2
- Current Future Land Use Category(ies): RURAL AND WETLANDS
- Area in Each Future Land Use Category:
  - RURAL = 74.51±
  - WETLANDS = 2.3±
- Existing Land Use: Agricultural/Residential

#### **2. Calculation of maximum allowable development under current Lee Plan:**

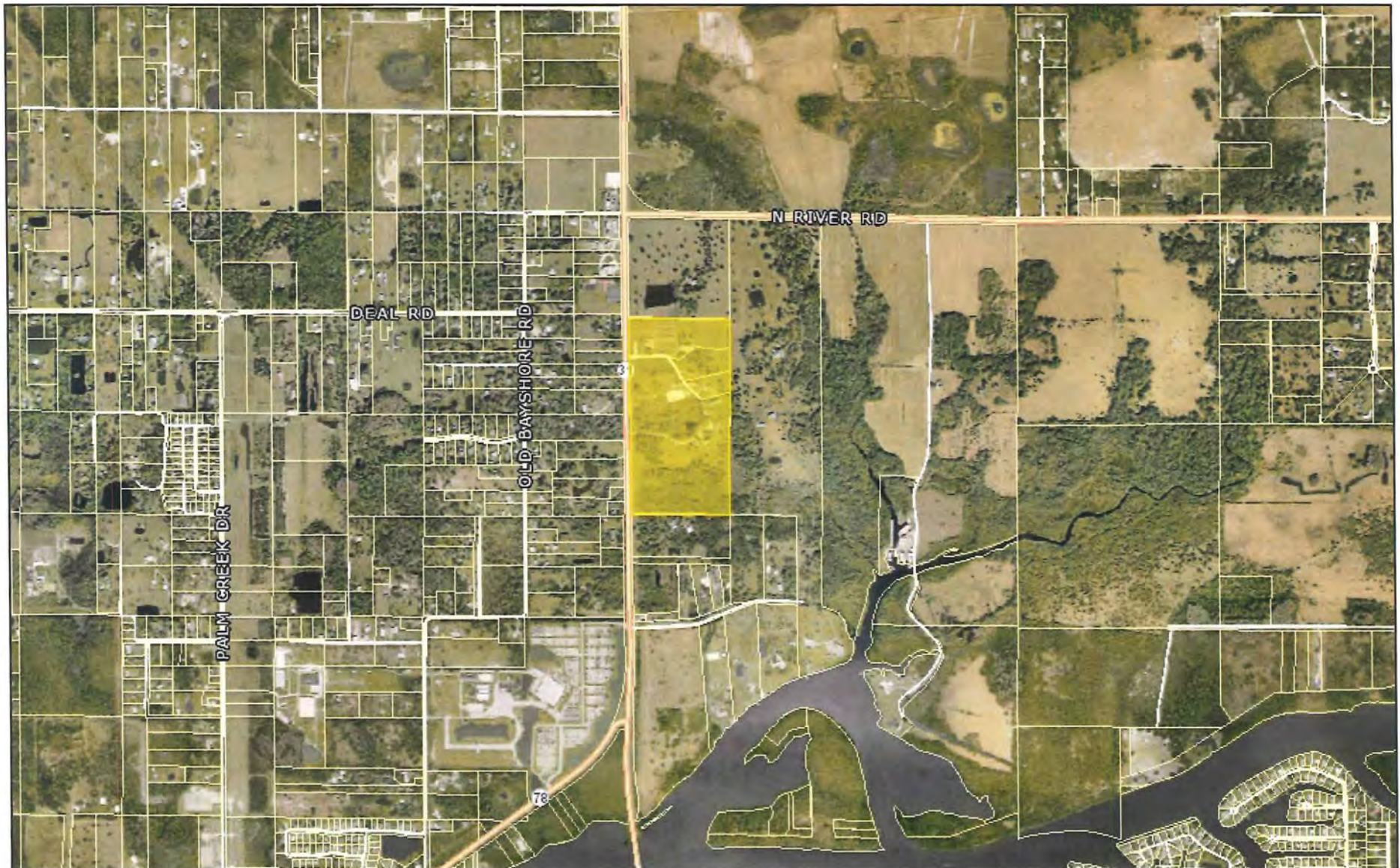
- Residential Units/Density: 75 units - RURAL at 1du/ac and WETLANDS at 1 du/20ac
- Commercial Development: 100,000 SF

#### **3. Calculation of maximum allowable development with proposed amendments:**

- Residential Units/Density: 131 units - OUTLYING SUBURBAN at 3du/ac per Lee Plan Policies 1.1.6 & 124.1.1.
- Commercial Development: 400,000 SF



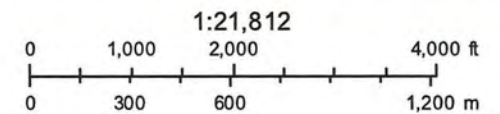
# GREENWELL SR31 - PROPERTY LOCATION MAP



October 15, 2021

Air Photos: 2021 Hi-Res (4 inch)

- |                    |                  |                    |                |
|--------------------|------------------|--------------------|----------------|
| Hospital Locations | School Locations | County Boundary    | US 41          |
| Library Locations  | School Locations | Major Roads Medium | Other Highways |
| CCC_Parks          | I - 75           | Other Roads        |                |



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## **BAYSHORE FIRE PROTECTION AND RESCUE SERVICE DISTRICT**

**17350 Nalle Road, North Fort Myers, Florida 33917**

**Business: 239-543-3443 Fax: 239-543-7075**

***"Serving With Pride"***

November 3, 2021

Blake J. Finnegan  
RWA Engineering  
6610 Willow Park Drive Suite 200  
Naples, Florida 34109

Regarding: Greenwell SR 31 Residential Planned Development

Mr. Finnegan,

Bayshore Fire Rescue has reviewed the provided documentation for the proposed Residential Planned Development for the Greenwell SR 31 property to include 131 residential units and 400,000 Sf of Commercial space. In reference the ability to provide service to the proposed project, Bayshore Fire Rescue will be able to adequately serve the development as proposed. However, the District will require the development be serviced by an adequate pressurized fire hydrant system. Furthermore, the District reserves the right to enforce all applicable fire codes and ordinances. Please feel free to contact me if I can be of any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Underwood".

William Underwood  
Fire Chief  
Bayshore Fire Rescue





November 2, 2021

Lee County Emergency Medical Services  
Attn: Mr. Benjamin Abes, EMS Chief  
P.O. Box 398  
Fort Myers, FL 33902

**Subject: Request for EMS Letter of Availability for Future Residential Planned Development**

Dear Mr. Abes:

This letter is requesting service availability for a proposed mixed use planned development named Greenwell SR 31 located in Lee County, Florida. The subject property of 76.81 +/- acres consisting of four (4) parcels, which are located east of SR31 and approximately half mile south of the intersection of N. River Road and SR31. Please see the attached Location Map and Additional Background Information for reference.

RWA Engineering, on behalf of the applicant, BCF Management Group, LLC, will be submitting a Comprehensive Plan Map Amendment application, requesting Lee County amend the Future Land Use Map Designation associated with the subject property from Rural to Outlying Suburban. This amendment would allow development of up to 400,000 SF of commercial uses as well as up to 131 dwelling units at a density of 3 dwelling units per acre.

Since this project falls within the Lee County Emergency Medical Services (EMS) service area, we are asking that you provide written confirmation that there is or will be sufficient service availability to this future mixed use development. Please note that as development proceeds, concurrency reviews will occur, and any applicable impact fees will be paid to offset any additional project related demand to your service.

Thank you for your assistance and should you have any questions or concerns, please do not hesitate to contact me at (239) 597-0575.

Sincerely,  
**RWA, Inc.**

A handwritten signature in blue ink, appearing to read "Blake Finnegan", is written over a faint, larger version of the signature.

Blake J. Finnegan  
Associate Planner

Attachment: Location Map  
Additional Background Information

Page 1



November 2, 2021

The Lee County Sheriff's Office  
Attn: Major Chris Reeves  
14750 Six Mile Cypress Parkway  
Fort Myers, FL 33912-4406

**Subject: Request for Law Enforcement Letter of Availability for Future Residential Planned Development**

Dear Major Snyder:

This letter is requesting service availability for a proposed mixed use planned development named Greenwell SR 31 located in Lee County, Florida. The subject property of 76.81 +/- acres consisting of four (4) parcels, which are located east of SR31 and approximately half mile south of the intersection of N. River Road and SR31. Please see the attached Location Map and Additional Background Information for reference.

RWA Engineering, on behalf of the applicant, BCF Management Group, LLC, will be submitting a Comprehensive Plan Map Amendment application, requesting Lee County amend the Future Land Use Map Designation associated with the subject property from Rural to Outlying Suburban. This amendment would allow development of up to 400,000 SF of commercial uses as well as up to 131 dwelling units at a density of 3 dwelling units per acre.

Since this project falls within the Lee County Sheriff's Office service area, we are asking that you provide written confirmation that there is or will be sufficient service availability to this future mixed use development. Please note that as development proceeds, concurrency reviews will occur, and any applicable impact fees will be paid to offset any additional project related demand to your service.

Thank you for your assistance and should you have any questions or concerns, please do not hesitate to contact me at (239) 597-0575.

Sincerely,  
**RWA, Inc.**

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Blake J. Finnegan  
Associate Planner

Attachment: Location Map  
Additional Background Information

Page 1



### **Additional Background Information**

#### **1. Property Information:**

- Total Acreage of Property: 76.81±
- Total Acreage included in Request: 76.81±
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- Current Future Land Use Category(ies): RURAL AND WETLANDS
- Area in Each Future Land Use Category:
  - RURAL = 74.51±
  - WETLANDS = 2.3±
- Existing Land Use: Agricultural/Residential

#### **2. Calculation of maximum allowable development under current Lee Plan:**

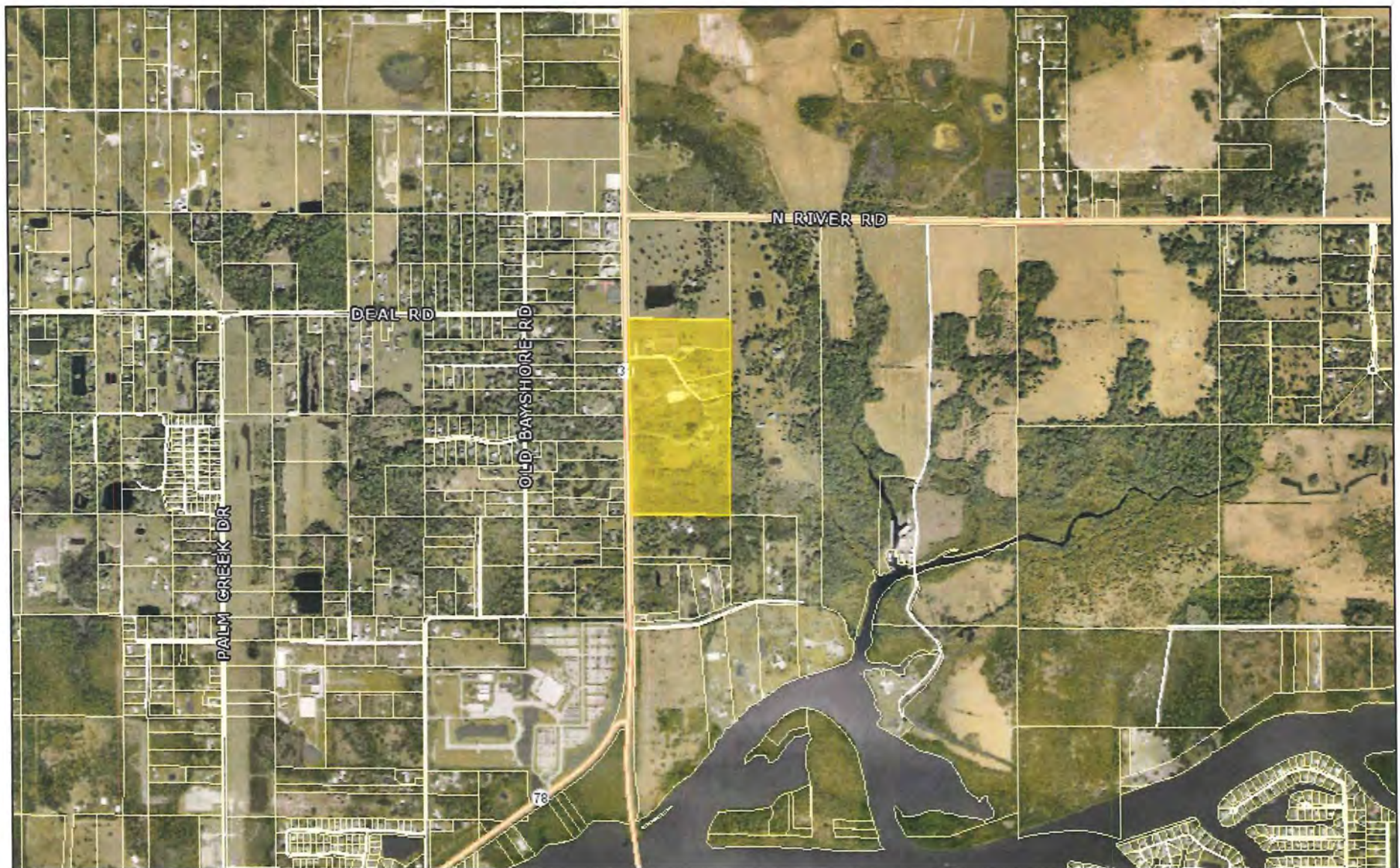
- Residential Units/Density: 75 units - RURAL at 1du/ac and WETLANDS at 1 du/20ac
- Commercial Development: 100,000 SF

#### **3. Calculation of maximum allowable development with proposed amendments:**

- Residential Units/Density: 131 units - OUTLYING SUBURBAN at 3du/ac per Lee Plan Policies 1.1.6 & 124.1.1.
- Commercial Development: 400,000 SF



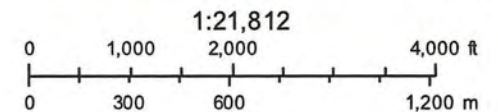
# GREENWELL SR31 - PROPERTY LOCATION MAP



October 15, 2021

Air Photos: 2021 Hi-Res (4 inch)

- |  |  |  |  |
|--|--|--|--|
|  Hospital Locations |  School Locations |  County Boundary    |  US 41          |
|  Library Locations  |  School Locations |  Major Roads Medium |  Other Highways |
|  |  CCC_Parks        |  I-75               |  Other Roads    |



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### **Additional Background Information**

#### **1. Property Information:**

- Total Acreage of Property: 76.81±
- Total Acreage included in Request: 76.81±
- Current Zoning: AG-2
- Current Future Land Use Category(ies): RURAL AND WETLANDS
- Area in Each Future Land Use Category:
  - RURAL = 74.51±
  - WETLANDS = 2.3±
- Existing Land Use: Agricultural/Residential

#### **2. Calculation of maximum allowable development under current Lee Plan:**

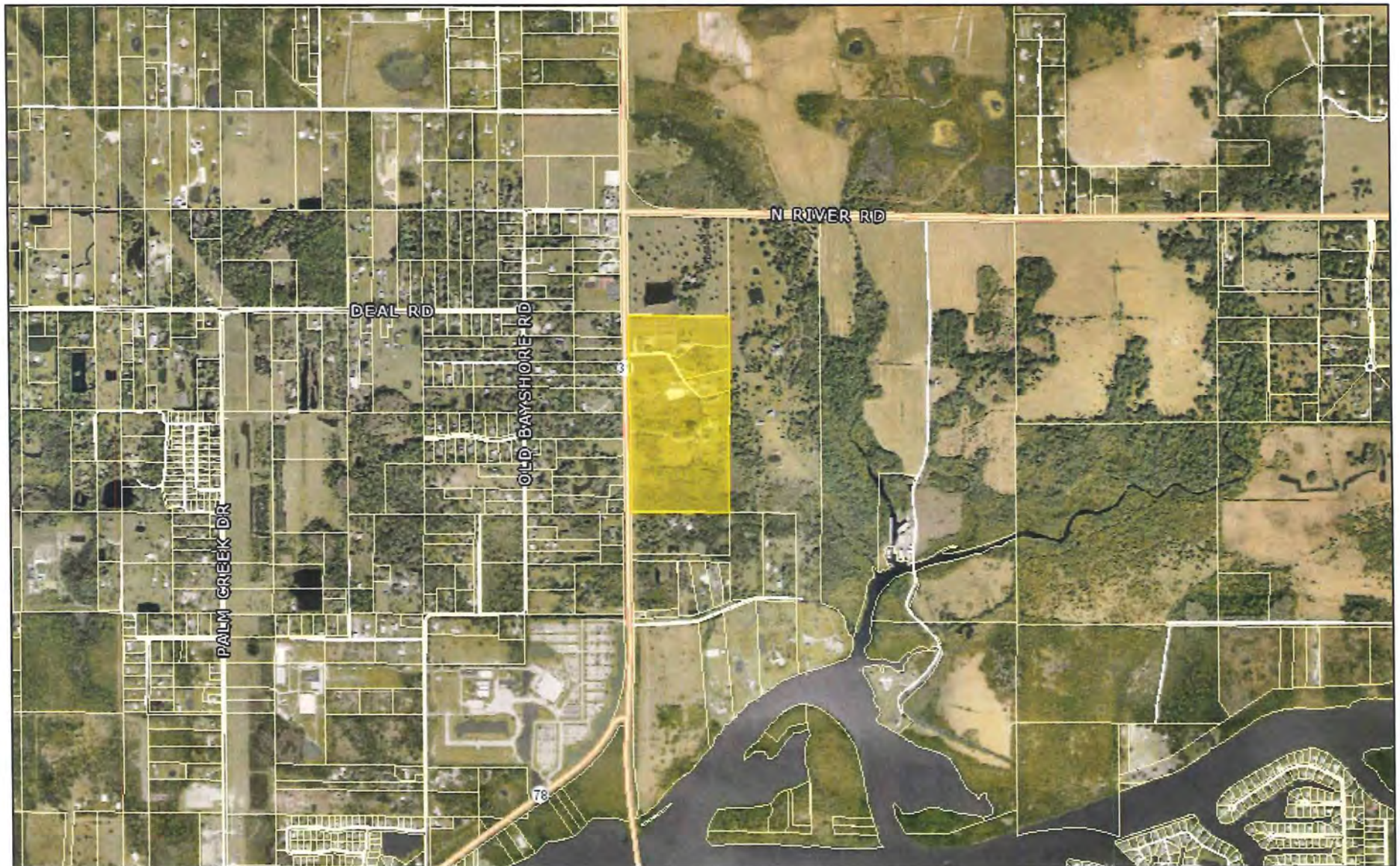
- Residential Units/Density: 75 units - RURAL at 1du/ac and WETLANDS at 1 du/20ac
- Commercial Development: 100,000 SF

#### **3. Calculation of maximum allowable development with proposed amendments:**

- Residential Units/Density: 131 units - OUTLYING SUBURBAN at 3du/ac per Lee Plan Policies 1.1.6 & 124.1.1.
- Commercial Development: 400,000 SF



# GREENWELL SR31 - PROPERTY LOCATION MAP



October 15, 2021

Air Photos: 2021 Hi-Res (4 inch)



Hospital Locations

**School Locations**



County Boundary

US 41



Library Locations



School Locations

**Major Roads Medium**

Other Highways



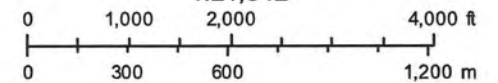
CCC\_Parks



I - 75

Other Roads

1:21,812



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.





## Board of County Commissioners

Kevin Ruane  
District One

Cecil L. Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

November 7, 2021

Blake Finnegan  
RWA, Inc.  
6610 Willow Park Dr., Suite 200  
Naples, FL 34109

Re: Letter of Service Availability – Greenwell SR 31

Mr. Finnegan,

I am in receipt of your letter requesting a Letter of Service Availability for the mixed use development located called Greenwell SR 31. This property consists of four parcels east of State Road 31 and approximately one-half mile south of the intersection of N. River Road.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 11, located 3.6 miles south; there is one additional EMS stations within 4 miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, especially the density, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes  
Director, Public Safety



LEE COUNTY UTILITIES  
REQUEST FOR LETTERS OF AVAILABILITY

DATE: NOVEMBER 5, 2021

TO: MARY McCORMIC  
Senior Technician

FROM: KENRICK GALLANDER

FIRM: RWA, INC.

ADDRESS: 12800 UNIVERSITY DRIVE, SUITE 175

ADDRESS: FORT MYERS, FL 33907

PHONE#: (239)597-0575 FAX: (239)597-0578

E-MAIL ADDRESS: KGALLANDER@CONSULT-RWA.COM

PROJECT NAME:  
GREENWELL SR31

PREVIOUS PROJECT NAME(S): N/A

STRAP NUMBER(S): SEE ATTACHED LETTER

PRIOR STRAP NUMBER(S) (IF ANY): N/A

LOCATION/SITE ADDRESS: AT AND IN THE AREA OF: EAST OF SR31; HALF MILE SOUTH OF N. RIVER RD.  
18672 SR 31, ALVA, FL 33920  
12201 LUCKY LN., ALVA, FL 33920  
12251 LUCKY LN., ALVA, FL 33920  
18500 SR 31, ALVA, FL 33920

PURPOSE OF LETTER:

- ☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE  
☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)  
☒ OTHER: (PLEASE SPECIFY) COMPREHENSIVE PLAN AMENDMENT

PLANNED USE:

- ☒ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL - (☒ SINGLE-FAMILY ☒ MULTI-FAMILY)  
☐ OTHER: (PLEASE SPECIFY) \_\_\_\_\_

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: APPROX. 4-6 TOTAL SQUARE FOOTAGE: 400,000 MAX

RESIDENTIAL UNITS: 131

AVERAGE ESTIMATED DAILY FLOW (GPD): 75,500 (☒ WATER ☒ WASTE-WATER) (GPD): \_\_\_\_\_ ☐ REUSE



PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: \_\_\_\_\_

Dwelling Units (Potential Single-family & Multifamily):      131 units X 250 gpd = 32,750 gpd

Commercial Shopping Center:      400,000 sf X 0.10 gpd/sf = 40,000 gpd

Amenity Center with Pool:      (15,000 sf X 0.15 gpd/sf) + (50 people X 10 gpd/person) = 2,750 gpd

Please e-mail the completed form at [mmccormic@leegov.com](mailto:mmccormic@leegov.com).

If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.







November 5, 2021

Lee County Utilities  
Attn: Ms. Mary McCormic, Senior Technician  
1500 Monroe St.  
Fort Myers, FL 33901

**Subject: Request for Letter of Availability for Future Mixed Use Planned Development**

Dear Ms. McCormic:

This letter is requesting service availability for a proposed mixed use planned development named Greenwell SR 31 located in Lee County, Florida. The subject property of 76.81 +/- acres consisting of four (4) parcels, which are located east of SR31 and approximately half mile south of the intersection of N. River Road and SR31. Please see the attached Location Map and Additional Background Information for reference.

RWA Engineering, on behalf of the applicant, BCF Management Group, LLC, will be submitting a Comprehensive Plan Map Amendment application, requesting Lee County amend the Future Land Use Map Designation associated with the subject property from Rural to Outlying Suburban. This amendment would allow development of up to 400,000 SF of commercial uses as well as up to 131 dwelling units at a density of 3 dwelling units per acre.

Since this project is within the vicinity of Lee County Utilities, we are asking that you provide written confirmation that there is or will be sufficient service availability to this future mixed-use development if and when connected to existing services. Please note that as development proceeds, concurrency reviews will occur, and any applicable impact fees will be paid to offset any additional project related demand to your service.

Thank you for your assistance and should you have any questions or concerns, please do not hesitate to contact me at (239) 597-0575.

Sincerely,  
**RWA, Inc.**

A handwritten signature in blue ink, appearing to read "Kenrick Gallander", is written over a light blue horizontal line.

Kenrick Gallander, AICP  
Director of Planning

Attachment: Additional Background Information  
Location Map



### Additional Background Information

#### **1. Property Information:**

- Total Acreage of Property: 76.82±
- STRAP #'s:
  - Parcel 1 - STRAP #: 18-42-26-00-00001.0200
  - Parcel 2 - STRAP #: 18-43-26-00-00001.0190
  - Parcel 3 - STRAP #: 18-43-26-00-00001.0180
  - Parcel 4 - STRAP #: 18-43-26-00-00001.0000
- Total Acreage included in Request: 76.82±
- Current Zoning: AG-2
- Current Future Land Use Category(ies): RURAL AND WETLANDS
- Area in Each Future Land Use Category:
  - RURAL = 74.52±
  - WETLANDS = 2.3±
- Existing Land Use: Agricultural/Residential

#### **2. Calculation of maximum allowable development under current Lee Plan:**

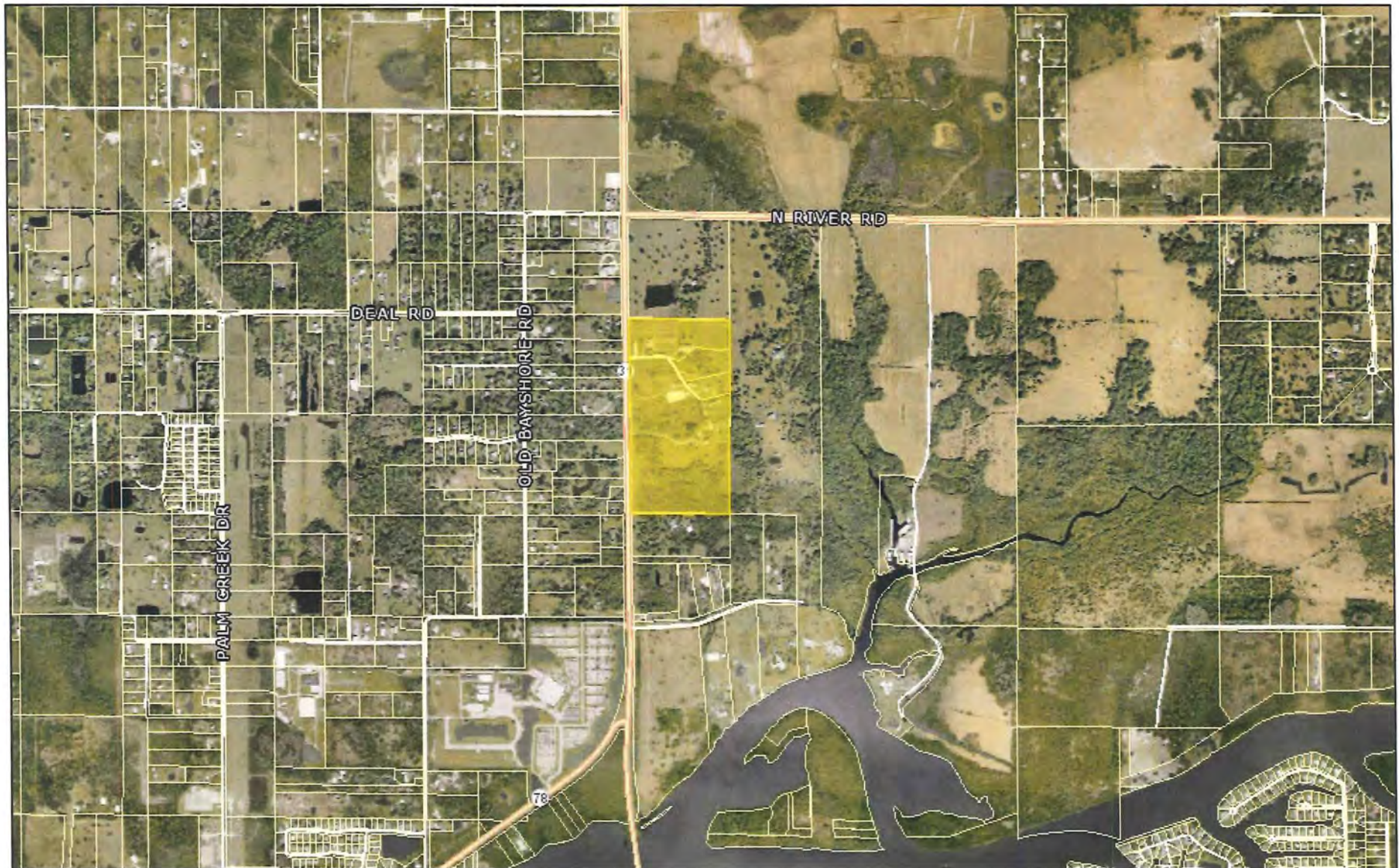
- Residential Units/Density: 75 units - RURAL at 1du/ac and WETLANDS at 1 du/20ac
- Commercial Development: 100,000 SF

#### **3. Calculation of maximum allowable development with proposed amendments:**

- Residential Units/Density: 131 units - OUTLYING SUBURBAN at 3du/ac per Lee Plan Policies 1.1.6 & 124.1.1.
- Commercial Development: 400,000 SF



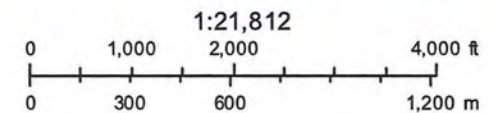
# GREENWELL SR31 - PROPERTY LOCATION MAP



October 15, 2021

Air Photos: 2021 Hi-Res (4 inch)

- |                    |                  |                    |                |
|--------------------|------------------|--------------------|----------------|
| Hospital Locations | School Locations | County Boundary    | US 41          |
| Library Locations  | CCC_Parks        | Major Roads Medium | Other Highways |
|                    |                  | I-75               | Other Roads    |



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**BOARD OF COUNTY COMMISSIONERS**

John E. Manning  
*District One*

Cecil L. Pendergrass  
*District Two*

Raymond Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm Wesch  
*County Attorney*

Donna Marie Collins  
*County Chief  
Hearing Examiner*

November 8, 2021

Via E-Mail

Kenrick Gallander  
RWA, Inc.  
12800 University Drive, Suite 175  
Fort Myers, FL 33907

**RE: Potable Water and Wastewater Availability  
Greenwell SR 31 – 18672 and 18500 SR 31, 12201 and 12251 Lucky Lane  
STRAP # 18-43-26-00-00001.0200, 18-43-26-00-00001.0190,  
18-43-26-00-00001.0180, and 18-43-26-00-00001.0000,**

Dear Mr. Gallander:

The subject property is not located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in operation in the vicinity to the property mentioned above. The nearest water main is located on Bayshore Road approximately 1 mile west of S.R.31 and the nearest wastewater mains are located on the south side of the Caloosahatchee River along S.R. 80 (Palm Beach Blvd).

In order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required along with a Map 6 and 7 Comprehensive Plan Amendment.

Your firm has indicated that this project will consist of 131 single/multiple family units and 400,000 sq. ft. of commercial with an estimated flow demand of approximately 75,500 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

November 8, 2021

Page 2

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

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

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

Sincerely,

**LEE COUNTY UTILITIES**



Mary McCormic  
Technician Senior  
239-533-8532  
UTILITIES ENGINEERING



November 3, 2021

Lee County Public Utilities – Solid Waste Division  
Attn: Mr. Justin Lighthall, Public Utilities Manager  
P.O. Box 398  
Fort Myers, FL 33902-0398

**Subject: Request for Solid Waste Letter of Availability for Future Residential Planned Development**

Dear Ms. Kantor:

This letter is requesting service availability for a proposed mixed use planned development named Greenwell SR 31 located in Lee County, Florida. The subject property of 76.81 +/- acres consisting of four (4) parcels, which are located east of SR31 and approximately half mile south of the intersection of N. River Road and SR31. Please see the attached Location Map and Additional Background Information for reference.

RWA Engineering, on behalf of the applicant, BCF Management Group, LLC, will be submitting a Comprehensive Plan Map Amendment application, requesting Lee County amend the Future Land Use Map Designation associated with the subject property from Rural to Outlying Suburban. This amendment would allow development of up to 400,000 SF of commercial uses as well as up to 131 dwelling units at a density of 3 dwelling units per acre.

Since this project falls within the Lee County Solid Waste Division's service area, we are asking that you provide written confirmation that there is or will be sufficient service availability to this future mixed use development. Please note that as development proceeds, concurrency reviews will occur, and any applicable impact fees will be paid to offset any additional project related demand to your service.

Thank you for your assistance and should you have any questions or concerns, please do not hesitate to contact me at (239) 597-0575.

Sincerely,  
**RWA, Inc.**

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

Kenrick Gallander, AICP  
Director of Planning

Attachment: Additional Background Information  
Location Map





### **Additional Background Information**

#### **1. Property Information:**

- Total Acreage of Property: 76.81±
- Total Acreage included in Request: 76.81±
- Current Zoning: AG-2
- Current Future Land Use Category(ies): RURAL AND WETLANDS
- Area in Each Future Land Use Category:
  - RURAL = 74.51±
  - WETLANDS = 2.3±
- Existing Land Use: Agricultural/Residential

#### **2. Calculation of maximum allowable development under current Lee Plan:**

- Residential Units/Density: 75 units - RURAL at 1du/ac and WETLANDS at 1 du/20ac
- Commercial Development: 100,000 SF

#### **3. Calculation of maximum allowable development with proposed amendments:**

- Residential Units/Density: 131 units - OUTLYING SUBURBAN at 3du/ac per Lee Plan Policies 1.1.6 & 124.1.1.
- Commercial Development: 400,000 SF



## Board of County Commissioners

Kevin Ruane  
District One

November 4, 2021

Cecil L. Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

RWA Engineering  
Attn: Mr. Kenrick Gallander, Director of Planning  
12800 University Drive, Suite 175,  
Fort Myers, FL 34109

RE: Request for Solid Waste Letter of Availability for Future Residential Planned Development

Dear Mr. Gallander:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned development named Greenwell SR 31 in Lee County, Florida. Disposal of the solid waste generated from the 400,000 SF of commercial uses as well as up to 131 dwelling units will be performed at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please ensure compliance with Solid Waste Ordinance No. 11-27 and LCLDC 10-261 for space requirements of garbage and recycling containers and accessibility of the collection vehicles. While there is no requirement in Ordinance No. 11-27 for bulk waste storage, please consider some additional space for the storage of bulk waste items that may not fit into a dumpster (mattress, appliance, furniture disposal etc.).

Garbage and recycling collections require each commercial account to secure a service agreement for the collection and an agreement for the lease of waste containers from the County's MSW and Recycling Collection Franchise Hauler.

Solid Waste Ordinance (11-27) establishes that the Property Owner(s) will be responsible for all future applicable solid waste assessments and fees.

Sincerely,

*Justin Lighthall*

Justin Lighthall  
Public Utilities Manager



November 2, 2021

The School District of Lee County  
Attn: Donna Ellis, Planning Specialist  
2855 Colonial Blvd.  
Fort Myers, FL 33966

**Subject: Request for Schools Letter of Availability for Future Residential Planned Development**

Dear Mr. Gemelli:

This letter is requesting service availability for a proposed mixed use planned development named Greenwell SR 31 located in Lee County, Florida. The subject property of 76.81 +/- acres consisting of four (4) parcels, which are located east of SR31 and approximately half mile south of the intersection of N. River Road and SR31. Please see the attached Location Map and Additional Background Information for reference.

RWA Engineering, on behalf of the applicant, BCF Management Group, LLC, will be submitting a Comprehensive Plan Map Amendment application, requesting Lee County amend the Future Land Use Map Designation associated with the subject property from Rural to Outlying Suburban. This amendment would allow development of up to 400,000 SF of commercial uses as well as up to 131 dwelling units at a density of 3 dwelling units per acre.

Since this project is located within the School District of Lee County, we are asking that you provide written confirmation that there is or will be sufficient service availability to this future mixed use development. Please note that as development proceeds, concurrency reviews will occur, and any applicable impact fees will be paid to offset any additional project related demand to your service.

Thank you for your assistance and should you have any questions or concerns, please do not hesitate to contact me at (239) 597-0575.

Sincerely,  
RWA, Inc.

A handwritten signature in blue ink, appearing to read "Blake J. Finnegan".

Blake J. Finnegan  
Associate Planner

Attachment: Location Map  
Additional Background Information

Page 1





### **Additional Background Information**

#### **1. Property Information:**

- Total Acreage of Property: 76.81±
- Total Acreage included in Request: 76.81±
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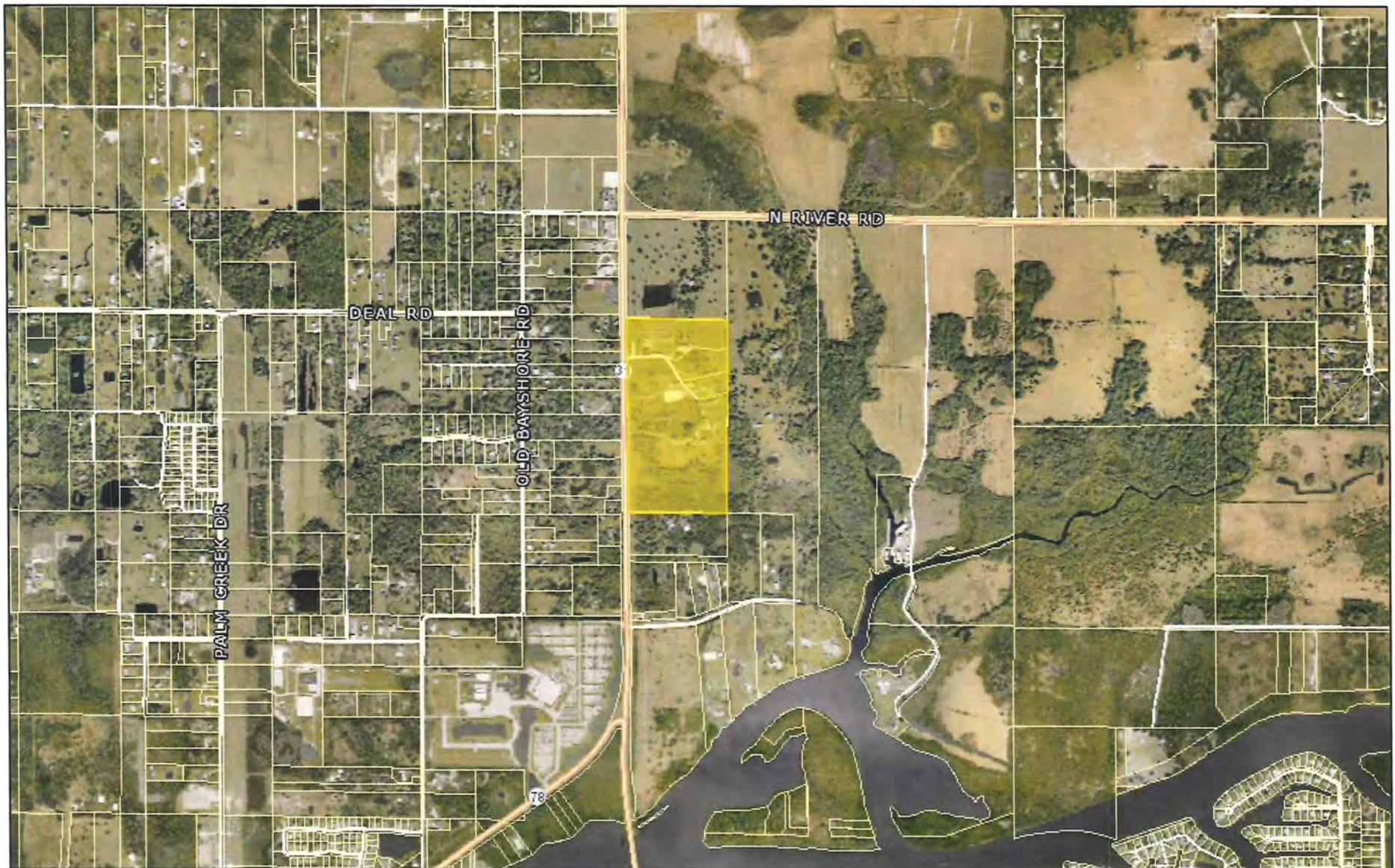
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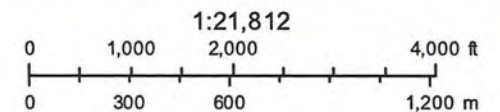
# GREENWELL SR31 - PROPERTY LOCATION MAP



October 15, 2021

Air Photos: 2021 Hi-Res (4 inch)

- |                    |                  |                    |                |
|--------------------|------------------|--------------------|----------------|
| Hospital Locations | School Locations | County Boundary    | US 41          |
| Library Locations  | School Locations | Major Roads Medium | Other Highways |
| CCC_Parks          | I-75             | Other Roads        |                |



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## THE SCHOOL DISTRICT OF LEE COUNTY

**Linda Jo Sanders**

Operations Coordinator

2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.335.1473 C: 239.738.6084

November 3, 2021

Blake J. Finnegan, Associate Planner  
RWA Engineering, LLC  
6610 Willow Park Drive Suite 200  
Naples, FL 34109

RE: Greenwell SR31

Dear Mr. Finnegan,

This letter is in response to your request for concurrency review dated November 2, 2021 for the subject property captioned above and within, in regard to student capacity impact.

This development is a request for up to 131 single-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family homes, the generation rate is 0.297 and further broken down by grade level into the following, 0.149 for elementary, 0.071 for middle and 0.077 for high. An approximate 39 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1473.

Sincerely,

*LJ Sanders*

Linda Jo Sanders

Operations Coordinator

**BOARD MEMBERS:** DEBBIE JORDAN, CHAIR, DISTRICT 4 | BETSY VAUGHN, VICE CHAIR, DISTRICT 6 | MARY FISCHER, DISTRICT 1

MELISA W. GIOVANNELLI, DISTRICT 2 | CHRIS N. PATRICCA, DISTRICT 3 | GWYNETTA S. GITTENS, DISTRICT 5

CATHLEEN O'DANIEL MORGAN, DISTRICT 7 | KENNETH A. SAVAGE, Ed.D., SUPERINTENDENT | KATHY DUPUY-BRUNO, ESQ., BOARD ATTORNEY





November 2, 2021

The Lee County Sheriff's Office  
Attn: Major Chris Reeves  
14750 Six Mile Cypress Parkway  
Fort Myers, FL 33912-4406

**Subject: Request for Law Enforcement Letter of Availability for Future Residential Planned Development**

Dear Major Snyder:

This letter is requesting service availability for a proposed mixed use planned development named Greenwell SR 31 located in Lee County, Florida. The subject property of 76.81 +/- acres consisting of four (4) parcels, which are located east of SR31 and approximately half mile south of the intersection of N. River Road and SR31. Please see the attached Location Map and Additional Background Information for reference.

RWA Engineering, on behalf of the applicant, BCF Management Group, LLC, will be submitting a Comprehensive Plan Map Amendment application, requesting Lee County amend the Future Land Use Map Designation associated with the subject property from Rural to Outlying Suburban. This amendment would allow development of up to 400,000 SF of commercial uses as well as up to 131 dwelling units at a density of 3 dwelling units per acre.

Since this project falls within the Lee County Sheriff's Office service area, we are asking that you provide written confirmation that there is or will be sufficient service availability to this future mixed use development. Please note that as development proceeds, concurrency reviews will occur, and any applicable impact fees will be paid to offset any additional project related demand to your service.

Thank you for your assistance and should you have any questions or concerns, please do not hesitate to contact me at (239) 597-0575.

Sincerely,  
**RWA, Inc.**

A handwritten signature in blue ink, appearing to read "Blake J. Finnegan", is written over a light blue circular stamp.

Blake J. Finnegan  
Associate Planner

Attachment: Location Map  
Additional Background Information

Page 1

6610 Willow Park Drive Suite 200 Naples, FL 34109 | (239) 597-0575 | Fax (239) 597-0578

[www.consult-rwa.com](http://www.consult-rwa.com)



### **Additional Background Information**

#### **1. Property Information:**

- Total Acreage of Property: 76.81±
- Total Acreage included in Request: 76.81±
- Current Zoning: AG-2
- Current Future Land Use Category(ies): RURAL AND WETLANDS
- Area in Each Future Land Use Category:
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  - WETLANDS = 2.3±
- Existing Land Use: Agricultural/Residential

#### **2. Calculation of maximum allowable development under current Lee Plan:**

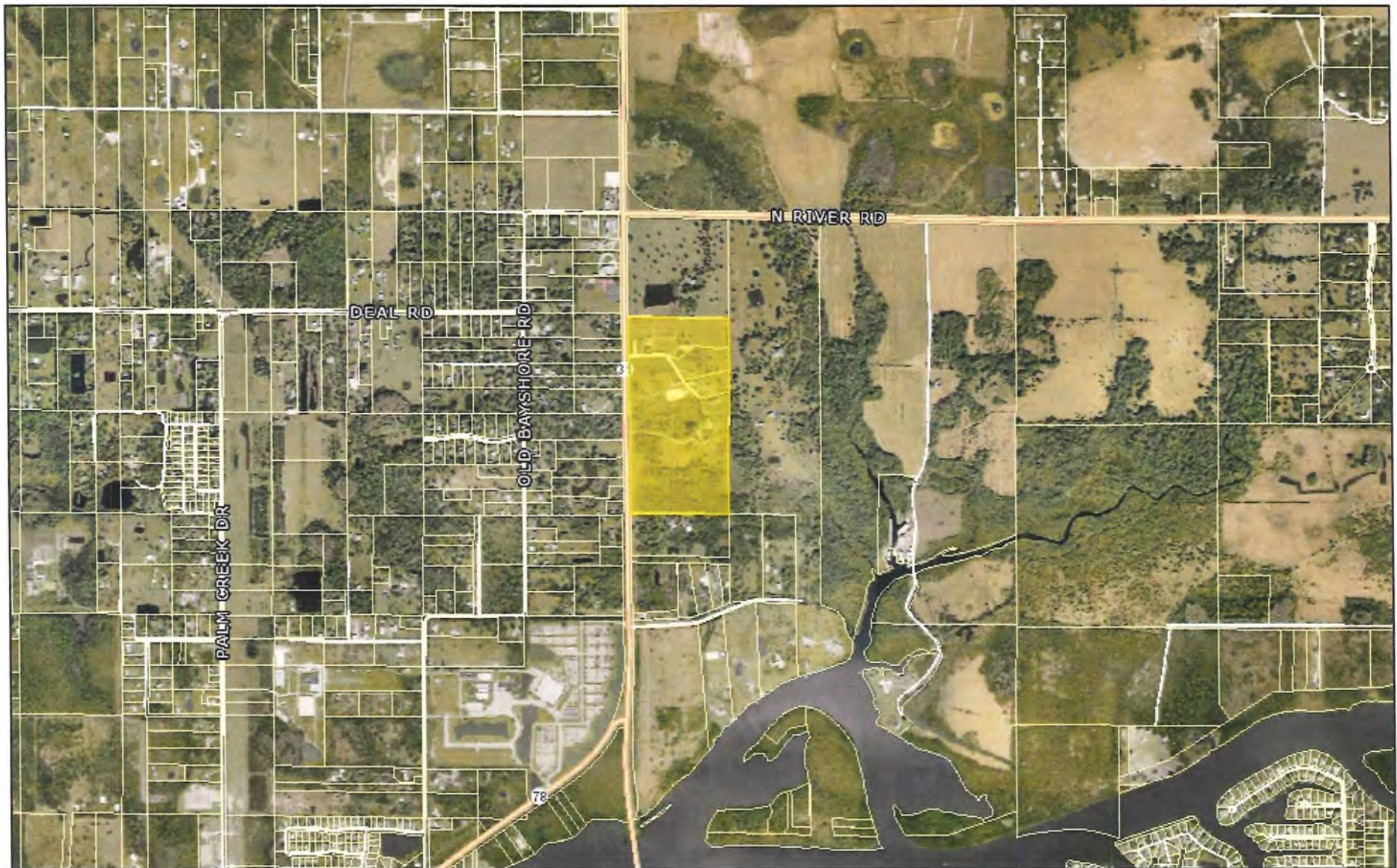
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- Commercial Development: 100,000 SF

#### **3. Calculation of maximum allowable development with proposed amendments:**

- Residential Units/Density: 131 units - OUTLYING SUBURBAN at 3du/ac per Lee Plan Policies 1.1.6 & 124.1.1.
- Commercial Development: 400,000 SF



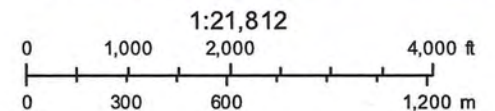
# GREENWELL SR31 - PROPERTY LOCATION MAP



October 15, 2021

Air Photos: 2021 Hi-Res (4 inch)

- |  |  |  |  |
|--|--|--|--|
|  Hospital Locations |  School Locations |  County Boundary    |  US 41          |
|  Library Locations  |  CCC_Parks        |  Major Roads Medium |  Other Highways |
|  |  |  I-75               |  Other Roads    |



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***Carmine Marceno***  
**Sheriff**



***"Proud to Serve"***

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

November 12, 2021

Blake Finnegan  
RWA Engineering  
6610 Willow Park Drive Suite 200  
Naples, FL 34109

Mr. Finnegan,

The Lee County Sheriff's Office has reviewed your request for a law enforcement service availability letter for a proposed mixed-use planned development named Greenwell SR 31 located east of SR31 and approximately a half mile south of the intersection of North River Road and SR31.

A Comprehensive Plan Map Amendment to change the Future Land Use designation of the 76.81 +/- acre property from Rural to Outlying Suburban will not impact the ability of the Lee County Sheriff's Office to provide core levels of service at this time. We have no objection to a proposed mixed-use development that would include 400,000 square feet of commercial development and 131 residential units.

Law enforcement services will be provided from our North District in North Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment.

Please contact Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in black ink, appearing to read "Mark Shelly", followed by the number "01024".

Mark Shelly  
Commander, Patrol Bureau



***"The Lee County Sheriff's Office is an Equal Opportunity Employer"***  
**14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000**



November 18, 2021

LeeTran

Attn: Mr. Jorge J. Puente, Service Planner LeeTran Mobility Enhancement Team

P.O. Box 398

Fort Myers, FL 33902-0398

**Subject: Request for Mass Transit Letter of Availability for Future Mixed-Use Planned Development (MPD)**

Dear Mr. Puente:

This letter is requesting service availability for a proposed mixed use planned development named Greenwell SR 31 located in Lee County, Florida. The subject property of 76.81 +/- acres consisting of four (4) parcels, which are located east of SR31 and approximately half mile south of the intersection of N. River Road and SR31. Please see the attached Location Map and Additional Background Information for reference.

RWA Engineering, on behalf of the applicant, BCF Management Group, LLC, will be submitting a Comprehensive Plan Map Amendment application, requesting Lee County amend the Future Land Use Map Designation associated with the subject property from Rural to Outlying Suburban. This amendment would allow development of up to 400,000 SF of commercial uses as well as up to 131 dwelling units at a density of 3 dwelling units per acre.

Since this project falls within the Lee Tran's service area, we are asking that you provide written confirmation that there is or will be sufficient service availability to this future mixed use development. Please note that as development proceeds, concurrency reviews will occur, and any applicable impact fees will be paid to offset any additional project related demand to your service.

Thank you for your assistance and should you have any questions or concerns, please do not hesitate to contact me at (239) 597-0575.

Sincerely,  
RWA, Inc.

A handwritten signature in blue ink, appearing to read "Blake J. Finnegan".

Blake J. Finnegan  
Associate Planner

Attachment: Location Map  
Additional Background Information

Page 1



### **Additional Background Information**

#### **1. Property Information:**

- Total Acreage of Property: 76.81±
- Total Acreage included in Request: 76.81±
- Current Zoning: AG-2
- Current Future Land Use Category(ies): RURAL AND WETLANDS
- Area in Each Future Land Use Category:
  - RURAL = 74.51±
  - WETLANDS = 2.3±
- Existing Land Use: Agricultural/Residential

#### **2. Calculation of maximum allowable development under current Lee Plan:**

- Residential Units/Density: 75 units - RURAL at 1du/ac and WETLANDS at 1 du/20ac
- Commercial Development: 100,000 SF

#### **3. Calculation of maximum allowable development with proposed amendments:**

- Residential Units/Density: 131 units - OUTLYING SUBURBAN at 3du/ac per Lee Plan Policies 1.1.6 & 124.1.1.
- Commercial Development: 400,000 SF



Kevin Ruane  
*District One*

December 1, 2021

Cecil L. Pendergrass  
*District Two*

Ray Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wesch  
*County Attorney*

Donna Marie Collins  
*County Hearing Examiner*

Blake J. Finnegan, MSP, MPA  
RWA Engineering  
12800 University Drive, Suite 175  
Fort Myers, FL 33907

**RE: Greenwell SR 31**  
**Request for Letter of Service Availability**

Mr. Finnegan,

LeeTran has reviewed your request for service availability in regards to a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

- Subject area is not within one-quarter mile of a fixed-route corridor
- Closest bus stop is not within one-quarter mile of a bus stop
- The 2016 TDP does not identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because planning action does not trigger relevant Lee County Land Development Code.

If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or [jpuente@leegov.com](mailto:jpuente@leegov.com).

Sincerely,

*Jorge J. Puente*

Jorge J Puente, Transit Service Planner  
Lee County Transit



**GREENWELL SR31**  
**Comprehensive Plan Map Amendment**  
**EXHIBIT M18**  
**State Policy Plan and Regional Policy Plan**

**State Comprehensive Plan**

With the sweeping changes to Florida's growth management laws resulting from the Community Planning Act of 2011 (HB 7207), the State's focus in terms of Growth Management and Land Use regulation was narrowed to matters of critical State concern. As a result, the consistency requirement between local comprehensive plans and the state comprehensive plan was eliminated. The following lists goals, strategies, action, and policies of the State's Comprehensive Plan, adopted under Florida Statutes Chapter 187, relevant to the proposed comprehensive plan amendment.

**187.201(4) HOUSING.**

(a) Goal.—The public and private sectors shall increase the affordability and availability of housing for low-

income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

(b) Policies.—

1. Eliminate public policies which result in housing discrimination, and develop policies which encourage housing opportunities for all Florida's citizens.
3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.
4. Reduce the cost of housing construction by eliminating unnecessary regulatory practices which add to the cost of housing.

**187.201(6) PUBLIC SAFETY**

(a) Goal.—Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting lives and property from natural and manmade disasters.

(b) Policies. -



22. Require local governments, in cooperation with regional and state agencies, to prepare advance plans for the safe evacuation of coastal residents.
23. Require local governments, in cooperation with regional and state agencies, to adopt plans and policies to protect public and private property and human lives from the effects of natural disasters.

**187.201(7) WATER RESOURCES.**

(a) Goal. Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

(b) Policies.—

5. Ensure that new development is compatible with existing local and regional water supplies.
8. Encourage the development of a strict floodplain management program by state and local governments designed to preserve hydrologically significant wetlands and other natural floodplain features.
9. Protect aquifers from depletion and contamination through appropriate regulatory programs and through incentives.
10. Protect surface and groundwater quality and quantity in the state.
11. Promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended.
12. Eliminate the discharge of inadequately treated wastewater and stormwater runoff into the waters of the state.

**187.201(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.**

(a) Goal. Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

(b) Policies.—

1. Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.
3. Prohibit the destruction of endangered species and protect their habitats.
4. Establish an integrated regulatory program to assure the survival of endangered and threatened species within the state.
6. Encourage multiple use of forest resources, where appropriate, to provide for timber production, recreation, wildlife habitat, watershed protection, erosion control, and maintenance of water quality.
7. Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.



**187.201(10) AIR QUALITY**

(b) Policies. —

2. Ensure that developments and transportation systems are consistent with the maintenance of optimum air quality.

**187.201(12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE**

(a) Goal. All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.

**187.201(14) PROPERTY RIGHTS.**

(a) Goal. Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

**187.201(15) LAND USE.**

(a) Goal. In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

(b) Policies.—

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.
2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

**187.201(17) PUBLIC FACILITIES**

(a) Goal. - Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

(b) Policies.—

1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.
2. Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.
3. Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.

**187.201(19) TRANSPORTATION**

(a) Goal.—Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit, and other transportation modes.

(b) Policies.—

9. Ensure that the transportation system provides Florida's citizens and visitors with timely and efficient access to services, jobs, markets, and attractions.

**Southwest Florida Regional Planning Council Strategic Regional Policy Plan (SRPP)**

The proposed amendment can contribute to or further the following Goals and related Strategies of the SRPP:

**Economic Development Element**

Strategy: Maintain the physical infrastructure to meet growth demands

**Affordable Housing Element**

Goal 1: Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.

**Natural Resources Element**

Goal 3: The Florida Department of Environmental Protection, Water Management Districts, and local governments must have programs based on scientific modeling to protect surface water, potable wells, wellfields and contributing areas from contamination.

**Livable Communities - Natural Resources**

Goal 2: Livable communities designed to improve quality of life and to provide for the sustainability of our natural resources.

Strategy: Promote through the Council's review roles community design and development principles that protect the Region's natural resources and provide for an improved quality of life ... support implementation where possible development concepts put forth by Cross Streets, Low Impact Design, Fit-Friendly Southwest Florida, Climate Prosperity, Food Systems Planning, and other initiatives consistent with the mission of the SWFRPC.

**Livable Communities - Affordable Housing**

Goal 4: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

Strategy: Development livable, integrated communities that offer residents a high quality of life.

**Affordable Housing Element**

Goal 1: Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.





**GREENWELL SR31**  
**Comprehensive Plan Map Amendment**  
**EXHIBIT M19**  
**Justification of Proposed Amendment**

The proposed Comprehensive Plan Amendment and companion planned development demonstrate sound planning principals and best management practices by locating a mixed-use project along a major arterial where growth is anticipated and public infrastructure can support it, by providing clustered development, enhanced common open space and preserve, complying with the local community plan, demonstrating consistency with land development patterns in the area and being compatible with surrounding uses.

The proposed plan amendment and companion Mixed-Use Planned Development (MPD) will result in a mixed-use project that provides the following benefits:

- Located in an area surrounded by Sub-Outlying Suburban, Suburban and New Community classified-lands and represents a logical extension of existing development patterns and densities.
- Served by urban services through the extension of and connection to centralized water and sewer services.
- Connection to centralized water and sewer will eliminate need for individual wells and septic systems.
- Located along a major arterial with significant planned improvements to meet planned growth in the area. Locating development along this corridor represents an efficient use of public infrastructure and fiscally responsible management of public funds.
- Located within a segment of SR 31 where Policy 6.1.2 of the Lee Plan anticipates commercial use intensification.
- Consistent with the Northeast Community Plan which supports development that balances the economy and respect for the existing heritage and rural character of the area.
- Provides an intensity/density gradient from SR 31 to lower density uses to the east and west.
- Provides goods and services to meet the needs of the local community and reduces vehicular trip lengths by virtue of its central location.
- Provides clustered development to reduce the overall development footprint and allow for enhanced common open space and preservation of native habitat.
- Provides for a unified water management system on 77± acres rather than unmanaged and untreated runoff.
- Provides a project with a unified development theme, consistent with the rural character of the area.
- Provides businesses and jobs to support the local economy.
- Is compatible with and supports existing and proposed land use patterns along SR 31 and Bayshore Road.
- Provides clustered development and supports housing diversity and affordability.

### **Extension of and Compatibility with Existing Development Patterns and Surrounding Uses:**

The subject property is located in an area where significant growth is occurring and where the SR 31 and Bayshore Road corridors are transitioning to a more suburban form of development. The segment of SR 31 from North River Road to the Lee Civic Center has been identified as a corridor where increased commercial intensification is anticipated, per Lee Plan Policy 6.1.2.

To the north of the of the proposed project, Babcock Ranch is quickly growing to become a community of approximately 50,000 at build out. To the south, the suburban development pattern along SR 80 is pushing up the SR 31 corridor where similar densities and intensities are allowed. To the west, the Bayshore Road corridor is quickly developing at Sub-Outlying Suburban densities. To the east, Owl Creek, a ±343-acre residential community is being proposed and requesting a Sub Outlying Suburban FLU designation.

The proposed FLUM Amendment and companion planned development represent a logical extension of the more intensive residential and commercial uses surrounding the subject property. The Outlying Suburban category is compatible with the surrounding land use patterns and appropriate along a major roadway corridor which will eventually be improved to six-lanes.

Generally speaking, Outlying Suburban areas are located in close proximity or along major road corridors where utilities are available and the transportation network can provide ease of access and capacity to accommodate a greater diversity of uses and densities. The companion mixed use planned development will limit this project's density to 131 units on approximately 43.5 acres. The commercial component will be a maximum of 400,000 square feet on approximately 33.3 acres and will provide goods and services to the surrounding communities. The project will be consistent with the desired rural character expressed in the community plans and will provide an intensity/density gradient from more intense highway uses to less intense Sub Outlying Suburban and Rural uses.

### **Urban Services, Supporting Infrastructure and Commercial Uses:**

The subject property is located in close proximity to urban services, and public utilities, which will be extended to site. Typically, these supporting elements fall within areas called "urban services boundaries" where urban, suburban, and semi-rural development patterns and densities are appropriate.

The subject property directly abuts SR 31 which is a strategically significant roadway that will eventually be widened to six lanes to meet the anticipated growth in the area. SR 31 is an Emerging Strategic Intermodal System (SIS) facility which enhances regional connectivity with Charlotte and Desoto Counties and provides access and capacity to growing residential and commercial uses regionally. The Lee MPO has identified SR 31 as an important regional north-south transportation corridor. The proposed improvements to SR 31 and its classification as an Emerging SIS facility represent an acknowledgement of the growth that is occurring in that area and an understanding that there will be intensification of land uses along that corridor over time.



Moreover, significant investment in this corridor signals the natural extension of urban services and public infrastructure to this area. Public utilities from Babcock Ranch extend to North River Road, slightly north of the subject property. To the south, Lee County Utilities services extend to the Lee County Civic Center, and FGUA services are along Bayshore Rd. Borrowing terminology from the internet/wireless communication industry, the subject property represents the "last mile." The applicant commits to connecting to central water and sewer and to work with Lee County to extend utilizes to this site. Extending public infrastructure to this area and allowing suburban land uses and densities to support this investment represents sound planning practices.

**Consistency with the Bayshore Community Plan:**

The vision outlined in the Northeast Lee County Community Plan is the following:

*The vision for this Planning Community is a safe and friendly community where people want to live, work and recreate. The citizens desire a healthy local economy, balanced with environmental stewardship, and maintenance and enhancement of the area's heritage and rural character.*

The intent of the proposed mixed-use project is to address commercial and residential needs of the area while protecting environmentally sensitive lands and respecting the area's rural heritage. The project will be designed as a planned development, will have a common architectural theme, and will include modern infrastructure that will meet or exceed drainage, water, and sewer design requirements.

The proposed project will be in the form of clustered development, will protect environmentally sensitive lands and allow for buffers and open space to further strengthen its compatibility with the surrounding uses.

The commercial component will reduce vehicular miles travelled and will provide convenience and service to local communities. The residential component includes internal amenities and will promote housing diversity and affordability in this area.





## **GREENWELL SR31**

### **Comprehensive Plan Map Amendment**

#### **EXHIBIT M20**

#### **Planning Communities/Community Plan Area Requirements**

##### **PLANNING COMMUNITY:**

The applicant has conducted the required public information meetings as stated in Policy 17.3.4 and consistent with Goal 17, Objective 17.3 and its corresponding Policies.


A meeting summary document is attached providing the date, time, and location of the public information meeting along with a list of those in attendance, and outline summary of concerns and questions raised and the applicant's response for the petition to be found sufficient.



## MEMORANDUM

**DATE:** March 11, 2022

**TO:** **Brandon Dunn, Principal Planner**  
Lee County Department of Community Development – Planning Section; and  
**Patrick Doty, Principal Planner**  
Lee County Department of Community Development – Zoning Section

**FROM:** Kenrick S. Gallander, AICP  
Director of Planning  
RWA Engineering 

**PROJECT NAME(S):** Greenwell SR31 Comprehensive Plan Map Amendment (**CPA2021-00015**); and  
Greenwell SR31 Mixed Use Planned Development (MPD)  
(**DCI2021-00050**)

**SUBJECT:** Alva Planning Community – Public Information Meeting Summary

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An Alva Planning Community Public Information Meeting was held on March 1, 2022, at 5:30pm located at The Alva Community Center located at 21471 North River Road, Alva, FL 33920. The public information meeting was held in compliance with Lee Plan Goal 17, Policies 17.3.2, 17.3.3, 17.3.4, and 27.1.8.

**Applicant and Agent Attendees are as follows:**

- Brian Farrar, President - BCF Management Group, LLC
- Kenrick Gallander, AICP, Director of Planning - RWA Engineering
- Patrick Vanasse, AICP, Director of Community Development - RWA Engineering
- Blake Finnegan, Associate Planner - RWA Engineering
- Shane Johnson, Vice President, Senior Ecologist III - Passarella & Associates
- Yury Bykau, E.I - TR Transportation Consultants, Inc.
- Michael J. Jessich - Water Science Associates

**Attached are related meeting documents for reference:**

- Meeting sign-in sheet
- Affidavit of public notice

**The following provides a summary of the meeting presentation along with questions, concerns or issues that were raised at the meeting; and the applicant's responses**

**Presentation Summary (Started at 5:35 pm):**

Mr. Farrar began the meeting introducing himself and the project Team and proceeded to outline the Public Information Meeting format and presentation outline. He then began providing a brief overview of the Comprehensive Plan Map Amendment and Planned Development rezone under review by the Lee County Community Development Department staff. Mr. Gallander then took over and explained the background of the existing property and details with regard to its location to existing adjacent uses.

From there, Mr. Gallander further detailed the request of the applicant that was submitted to Lee County. This involved detailing the Comprehensive Plan Map Amendment and reviewing the existing Future Land Use Map (FLUM). He then explained the proposed amendment to the FLUM from Rural and Wetlands to Outlying Suburban and Wetlands. He also detailed the proposed amendment to the Future Water Service Area associated with Lee Plan Map 4-A.

Mr. Gallander then briefly reviewed the proposed Planned Development rezone from AG-2 to RPD. He discussed the Master Concept Plan (MCP) and the specific details proposed related to the plan, such as the clustered style development, open space, buffers, water retention, and environmentally sensitive components of the property. These components included the wetlands identified in the environmental assessment conducted by Passerella & Associates. Mr. Gallander then described the current allowed density and proposed density associated with the request as well as potential additional density associated with conserving the wetlands on the property. An open space analysis slide was then shown to provide an overview of the open space provided on the MCP. Mr. Gallander then spoke to some of the benefits of the project while also emphasizing the project remains compatible to surrounding properties and remains consistent with the Lee Plan and LDC. The brief presentation concluded with Mr. Gallander outlining the process and timeline for the application review process and future public hearings for the public to attend. The floor was then opened for questions.

**Questions/Comments/Concerns/Issues Summary:**

**Q:** What types of housing are being considered for the residential portion?

**A:** We are considering a multiple number of options which include, but not limited to, single-family and multi-family uses broken down into different styles.

**Q:** What is the typical price range for the homes going to be?

**A:** We are too early in the process to provide an estimated price point of the homes, especially given the current market trends and unpredictability of the market.



**Q:** Does this project extended past North River Road?

**A:** No.

**Q:** How are the roads going to handle the traffic associated with the project?

**A:** A Transportation Impact Study was done for the project, which has been submitted to the county. A lot of work is being done by Babcock Ranch and the special district working through a (PD&E) study with FDOT and I would encourage you to look at the FDOT website for more information on this.

**Q:** Have there been any particular stores with interest in the site?

**A:** We are too early in the process to have this kind of information.

**Q:** There is a proposed widening of SR31 which is believed to be underway and would take a large chunk off Mr. Greenwell's property. How are you considering this proposed improvement to SR31?

**A:** While we are aware of the PD&E study in progress and our team has not received any formal determination from DOT yet. We cannot plan for what may happen in the future. Mr. Greenwell has property rights, and we have to maintain moving forward based on the highest and best opportunity for Mr. Greenwell.

**C:** That must be a considerable risk being taken going to construction and then having to stop due to the FDOT proposed improvements for SR 31.

**A:** We have no idea when this will take place and the Greenwell's can choose to do whatever it is they desire with their property until that time.

**Q:** Has water management made an official assessment of the wetlands on site?

**A:** Passerella & Associates has conducted a study and determined what they would identify as the wetland locations currently existing on site. We are now awaiting formal determination from the state.

**Q:** Owl Creek found lots of archaeological artifacts on site and had to build around them. Have you had this kind of study done?

**A:** An archaeological sensitivity study was conducted and found there we no historically sensitive concerns on the property.

Since there were no further questions or comments, Mr. Farrar adjourned the meeting at approximately 6:05 p.m.

**Attachments:**

- Meeting Sign-in Sheet
- News-Press Legal Ad Publication Affidavit





# Sign-In Sheet

Alva Public Information Meeting: Greenwell SR31  
3/1/2022 at 5:30pm

Name	Company	Street Address	City	Phone #	Email
Ken DeWalt	On The River	7 Jete St.	Alva	610-223-8630	ken Dewalt1@gmail.com
Brian Farnan	B&F MGMT Group	2717 Harbor Dr	Boca Raton Springs	239-580-8840	Brian@B&F-Mgmt.com
KEN GALLANDER	RWA ENGINEERING	12800 UNIVERSITY DR SUITE 175	FORT MYERS	239-260-4330	kgallander@consult-rwa.com
BLAKE FINNEGAN	" " "	" " "	"	239-449-8877	bfinnegan@consult-rwa.com
Steven Brodtkin	Concerned Citizens of Bayshore Women for a Better Lee	17720 Durrance Rd.	N. Ft. Myers	239-470-3475	SteveB239@aol.com
Yury Bykhov	Tr Transportation	2726 Oak Ridge Ct	Fort Myers	239-276-3090	yury@tetrans.net
Tracy Greenwell		18500 SR31	Alva	239-707-1119	tracy639@gmail.com
Mike Greenwell		18500 SR31	Alva	239-707-1118	"
B. Greenwell		12201 Luckey Ln	Alva	239-340-0188	"
Garrett Greenwell		12251 Luckey Ln	Alva	239-229-5898	"
Patty Walker					pattywalkerremax@gmail.com
Michael Jessich	Water Science Associates	13620 Metropolis Ave Suite 110 Ft Myers		239-529-4394	michaelj@wsaconsult.com
Denise Eberle	ALVA INC	Tuckahoe Rd ALVA	ALVA	239-728-6321	SEMSOUC@aol.com
Shane Johnson	Passarella & Assoc.	13620 Metropolis Ave Suite 200	Ft. Myers	239-274-0067	shanej@passarella.net
PAT VANASSE					

# The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

**RWA ENGINEERING  
STE 150  
FORT MYERS, FL 33907**

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Linda Felt 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

## Legal Notices

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated or by publication on the newspaper's website, if authorized, on:

**02/12/2022**

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 22nd of February 2022, by legal clerk who is personally known to me.

Linda Felt  
Affiant

Vicky Felty  
Notary State of Wisconsin, County of Brown  
9/19/25  
My commission expires

VICKY FELTY  
Notary Public  
State of Wisconsin

# of Affidavits: 1

This is not an invoice

**NOTICE OF PUBLIC INFORMATION MEETING:** A Public Information Meeting will be held for DCI2021-00050 Greenwell SR 31 Mixed Use Planned Development and CPA2021-00015 Greenwell SR 31 Comprehensive Plan Map Amendment on Tuesday, March 1st at 5:30 pm, located at the Alva Community Center located at 21471 N River Road, Alva, FL 33920. The 76.82 acres subject property is within the Alva Planning Community and is located just south of the intersection of North River Road and SR 31. This information meeting will provide a general overview of an application for a Comprehensive Plan Map Amendment to amend the Future Land Use Map designation from Rural/Wetlands to Outlying Suburban/Wetlands and a concurrent Residential Planned Development Zoning application. For any questions or comments, they can be directed by mail, phone, or e-mail to Brian Ferrar at BCF Management Group, LLC 27171 Harbor Drive Bonita Springs, FL 34135 239-580-8840 239-495-24350 Brian@BCFMGMTGroup.com Feb 12, 2022 No. 5129280






## MEMORANDUM

**DATE:** March 11, 2022

**TO:** **Brandon Dunn, Principal Planner**  
Lee County Department of Community Development – Planning Section; and  
**Patrick Doty, Principal Planner**  
Lee County Department of Community Development – Zoning Section

**FROM:** Kenrick S. Gallander, AICP  
Director of Planning  
RWA Engineering 

**PROJECT NAME(S):** Greenwell SR31 Comprehensive Plan Map Amendment (**CPA2021-00015**); and  
Greenwell SR31 Mixed Use Planned Development (MPD)  
(**DCI2021-00050**)

**SUBJECT:** North Olga Planning Community – Public Information Meeting Summary

---

A Planning Community Public Information Meeting was held on March 2, 2022, at 5:30pm at the 31 Produce/Cracker Shack Cafe SR31, located at 18672 FL-31, Alva, FL 33920. The public information meeting was held in compliance with Lee Plan Goal 17, Policies 17.3.2, 17.3.3, 17.3.4, 27.1.8, and Land Development Code (LDC) Section 33-1663.

**Applicant and Agent Attendees are as follows:**

- Brian Farrar, President - BCF Management Group, LLC
- Kenrick Gallander, AICP, Director of Planning - RWA Engineering
- Patrick Vanasse, AICP, Director of Community Development - RWA Engineering
- Blake Finnegan, Associate Planner - RWA Engineering
- Shane Johnson, Vice President, Senior Ecologist III - Passarella & Associates

**Attached are related meeting documents for reference:**

- Meeting sign-in sheet
- Affidavit of public notice

**The following provides a summary of the meeting presentation, concerns or issues that were raised at the meeting; and the applicant's response to any issues that were raised:**

**Presentation Summary (Started at 5:30 pm):**

Mr. Farrar began the meeting introducing himself and the project Team and proceeded to outline the Public Information Meeting format and presentation outline. He then began providing a brief overview of the Comprehensive Plan Map Amendment and Planned Development rezone under review by the Lee County Community Development Department staff. Mr. Gallander then took over and explained the background of the existing property and details with regard to its location to existing adjacent uses.

From there, Mr. Gallander further detailed the request of the applicant that was submitted to Lee County. This involved detailing the Comprehensive Plan Map Amendment and reviewing the existing Future Land Use Map (FLUM). He then explained the proposed amendment to the FLUM from Rural and Wetlands to Outlying Suburban and Wetlands. He also detailed the proposed amendment to the Future Water Service Area associated with Lee Plan Map 4-A.

Mr. Gallander then briefly reviewed the proposed Planned Development rezone from AG-2 to RPD. He discussed the Master Concept Plan (MCP) and the specific details proposed related to the plan, such as the clustered style development, open space, buffers, water retention, and environmentally sensitive components of the property. These components included the wetlands identified in the environmental assessment conducted by Passarella & Associates. Mr. Gallander then described the current allowed density and proposed density associated with the request as well as potential additional density associated with conserving the wetlands on the property. An open space analysis slide was then shown to provide an overview of the open space provided on the MCP. Mr. Gallander then spoke to some of the benefits of the project while also emphasizing the project remains compatible to surrounding properties and remains consistent with the Lee Plan and LDC. The brief presentation concluded with Mr. Gallander outlining the process and timeline for future public meetings associated with the project for the public to attend. The floor was then opened for questions.

**Questions/Comments/Concerns/Issues Summary:**

**Q:** Could you show me the location we are in right now in reference to the proposed project on the MCP?

**A:** Mr. Gallander responded using a laser pointer to show where we were currently located on the location map as part of the presentation slides.



**Q:** How long would this take to be fully developed?

**A:** A good estimate might be 2-3 years, but there are a lot of moving parts and we could not be completely sure. After the rezoning and the comprehensive plan map amendment, we must obtain the Development Order Permit and ERP approval after that, which could take some time.

**Q:** What is the price range for the homes?

**A:** It is too early in the process to say. We are unable at this time to provide an estimated price point of the homes especially given the current market trends and unpredictability of the market.

**Q:** Is this going to be a gated community?

**A:** We do not know yet, its too early in the process.

**Q:** How many stories will the residential units be and who would the houses be marketed towards.?

**A:** We are looking at 3 stories at the moment and we are still too early in the process to determine the market.

**Q:** Will there be a red light put in on SR31?

**A:** We cannot guarantee that but we're going to try to encourage it, however, that kind of request is trip driven.

**Q:** Can you give me a timeframe to the finished product? I'm concerned SR31 could not handle all the traffic and it certainly is bad enough now.

**A:** Our best estimate is about 2-3 years. Our team has provided a TIS to the county and are working with staff. The project would not have a level of service issue once approved.

**Q:** Are you aware of when the lane improvement would happen?

**A:** I would encourage you to visit FDOT's website for more information on that topic. While we are aware that there is a PD&E study in progress, we have no confirmation as to its timing and/or potential fruition.

**Q:** Are you planning to continue development to the east of the proposed project?

**A:** We have no plans to do so. Mr. and Mrs. Greenwell's property is the only one being proposed for development through this proposal.

**C:** I would hope that the road would be improved prior to the development going in because the traffic is not good, especially with what's happening in Babcock to the north.

**A:** The proposed mixed use project will provide an environment in which people live and work in the same location. This would actually take some trips off SR31. We are working to provide a product accomplish this. The project would not result in a level of service issue once approved.

**Q:** How many houses would there be?

**A:** We are asking for a maximum of 125 units.



**Q:** The space between the Greenwell property and Owl Creek, is that area going to be developed?

**A:** We are not involved in any other development within that location and have no idea what may or may not happen there.

**C:** I would assume that everyone is aware of the SR31 widening and that it seems to be moving along and is financed and the current plans would have to shrink.

**A:** It's hard for us to have an opinion on this because they are still in the PD&E study phase of the project, and we are not completely sure what the alignment of the road will be.

**C:** I understand they do not have an exact number of feet of which the road would be widening, but I am confident that it will happen because the PD&E was accepted with only one alignment shown and it was found financially feasible.

**A:** I appreciate your comments, but you have made a number of assumptions that we do not have enough evidence on at the moment for us to act on.

**Q:** How much square feet of commercial are those buildings to the back and what type of uses would go there?

**A:** The list of uses provided on the application are broad and we have not made any determination yet. The configuration you see today is a mixed configuration of a typical plaza that has been constructed in the past where you may have what's called an "anchor facility" and then other sub pieces of out parcels.

**Q:** I remember reading somewhere, but I can't recall where, that the plan for the area was to have parking placed behind the buildings. Are you aware of that?

**A:** We are aware and have constructed the MCP to reflect this best we could with commercial uses abutting the road and parking to back. When we get to the DO phase, all those base criteria of development standards such as buffering, drive isle widths etc., will come to fruition.

**Q:** Is there a required parking for 400,000 SF of commercial and is the plan based on that?

**A:** The required number of parking will be dependent on the use.

Since there were no further questions or comments, Mr. Farrar thanked everyone for attending and adjourned the meeting at approximately 6:00 p.m.

**Attachments:**

- Meeting Sign-in Sheet
- News-Press Legal Ad Publication Affidavit





# The News-Press media group

news-press.com A GANNETT COMPANY

Attn:  
**RWA ENGINEERING**  
**STE 160**  
**FORT MYERS, FL 33907**

## STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Linda Feltz, 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

### Legal Notices

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated or by publication on the newspaper's website, if authorized, on:

02/12/2022

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 22nd of February 2022, by legal clerk who is personally known to me.

Linda Feltz  
Affiant

Vicky Felty  
Notary State of Wisconsin, County of Brown  
9/19/18

My commission expires

VICKY FELTY  
Notary Public  
State of Wisconsin


# of Affidavits: 1


This is not an invoice

**NOTICE OF PUBLIC INFORMATION MEETING:** A Public Information Meeting will be held for DCI2021-00050 Greenwell SR 31 Mixed Use Planned Development and CPA2021-00015 Greenwell SR 31 Comprehensive Plan Map Amendment on Wednesday, March 2nd at 5:30 pm, located at the 31 Produce/Cracker Shack Cafe located at 18672 SR 31, Alva, FL 33920. The 76.82 acres subject property is within the North Olga Planning Community and is located just south of the intersection of North River Road and SR 31. This information meeting will provide a general overview of an application for a Comprehensive Plan Map Amendment to amend the Future Land Use Map designation from Rural/Wetlands to Outlying Suburban/Wetlands and a concurrent Residential Planned Development Zoning application. For any questions or comments, they can be directed by mail, phone, or e-mail to Brian F. Farrar BCF Management Group, LLC 27171 Harbor Drive Bonita Springs, FL 34135 239-580-8840 239-495-2435 Brian@BCFMGMTGroup.com Feb 12, 2022 No. 5129288

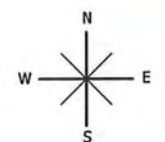


# LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

 Future Water Service  
Areas

 City Limits

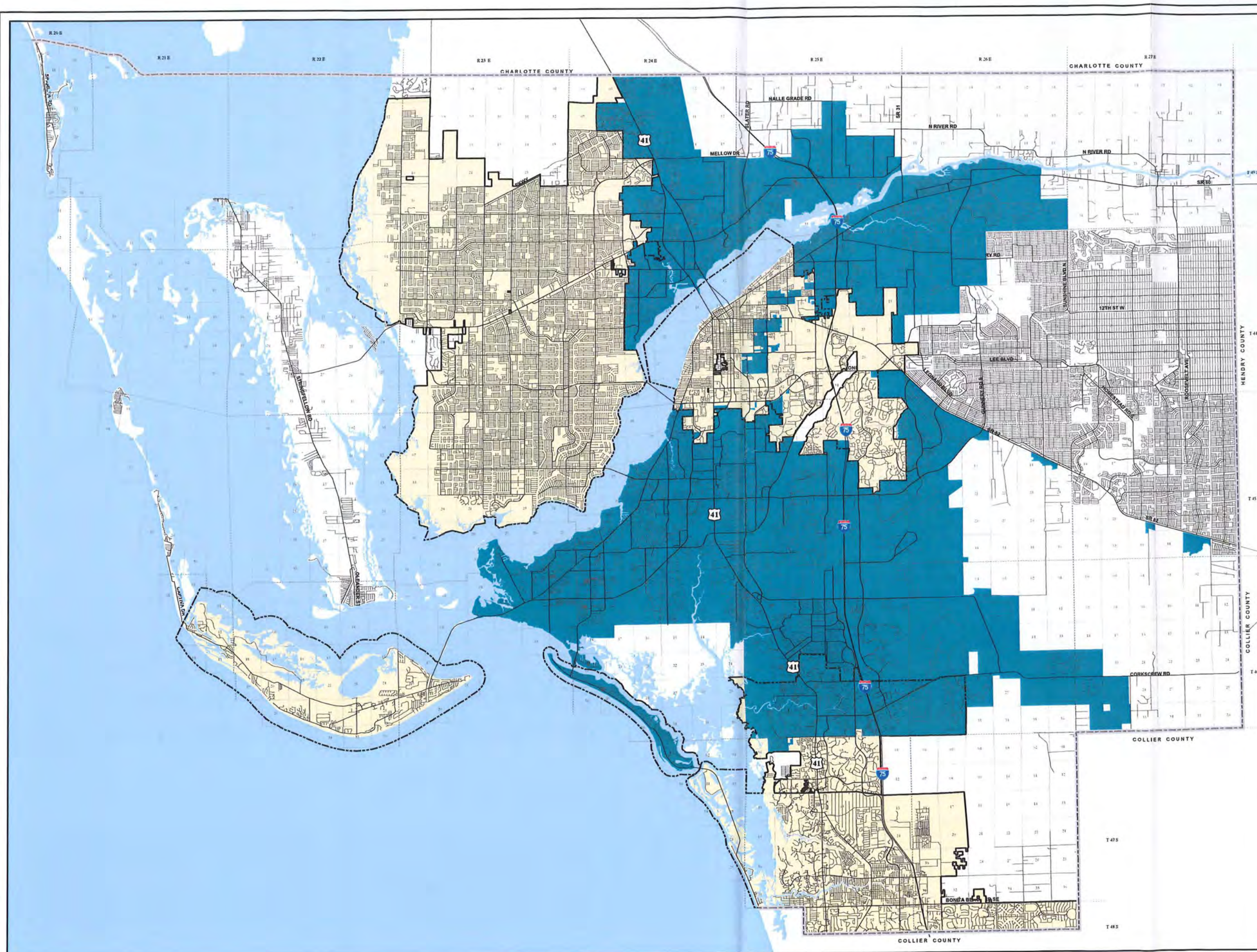
Ord. No. 89-02, 00-22, 03-19, 10-06, 10-40, 10-43, 12-24, 13-16,  
14-21, 15-13, 15-14, 17-06, 17-23, 19-10, 19-25, 21-09



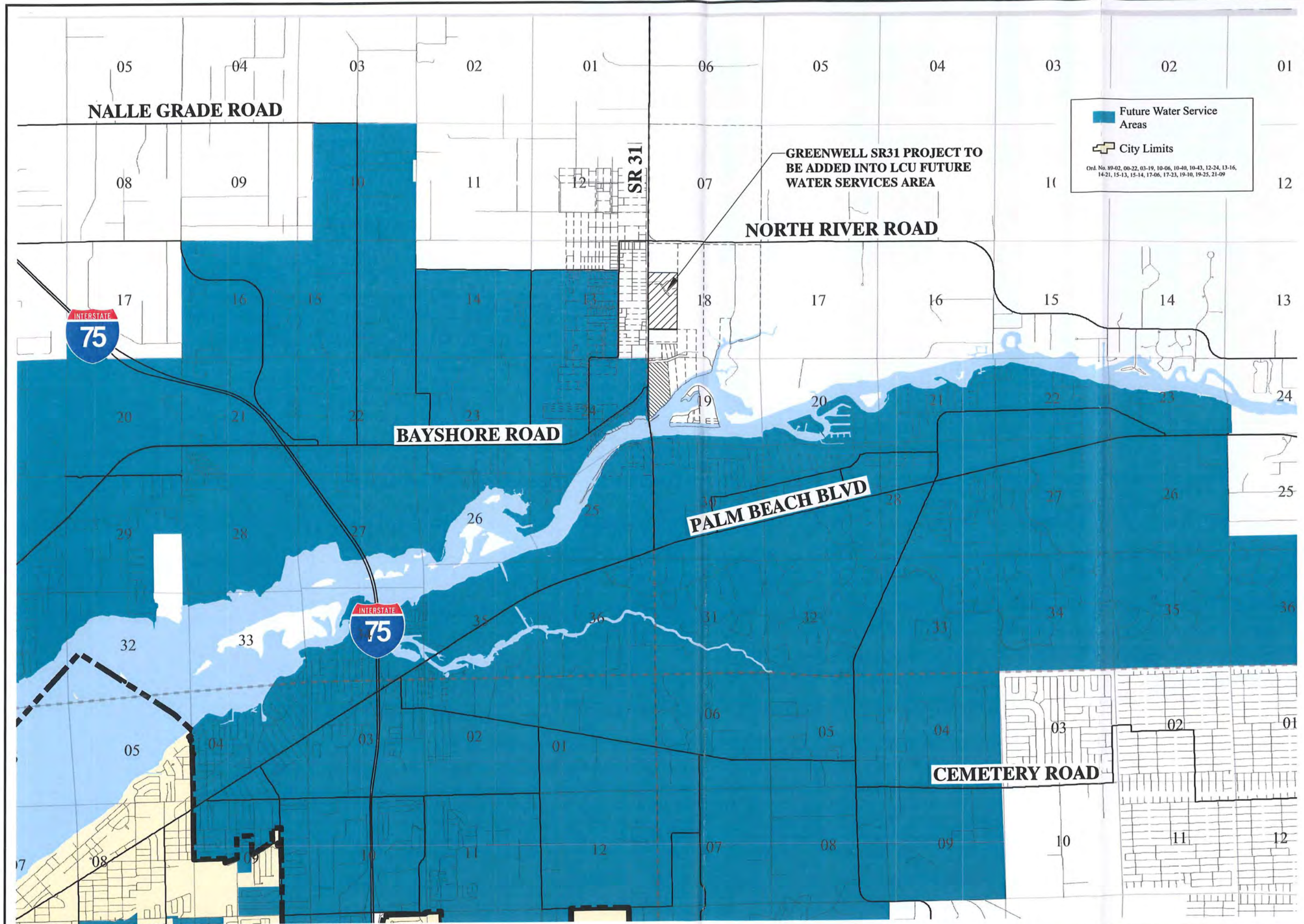
0 1 2 3 4 5  
Miles

Map Generated: November 2021  
City limits current to date of map generation

**Lee Plan Map 4-A**







**Future Water Service Areas**

**City Limits**

Ord. No. 89-02, 00-22, 03-19, 10-06, 10-40, 10-43, 12-24, 13-16, 14-21, 15-13, 15-14, 17-06, 17-23, 19-10, 19-25, 21-09

**GREENWELL SR31 PROJECT TO BE ADDED INTO LCU FUTURE WATER SERVICES AREA**

**RWA ENGINEERING**

Florida Certificates of Authorization EB 7663 LB 6952  
6610 Willow Park Drive, Suite 200 | Naples, FL 34109  
Office: 239.597.0575 Fax: (239) 597-0578  
www.consult-rwa.com

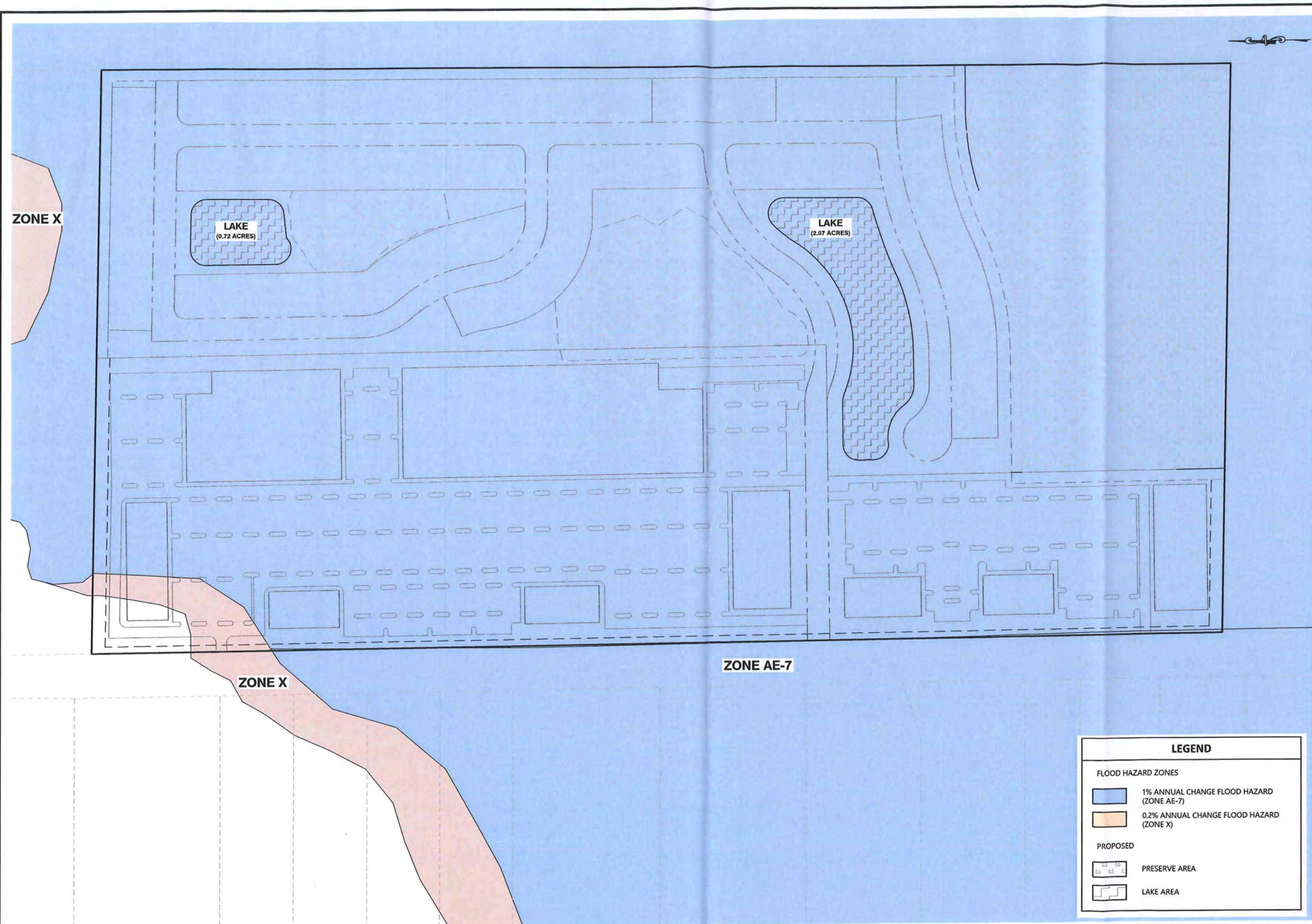
**CLIENT:** BCF MANAGEMENT GROUP, LLC

**PROJECT:** S.R. 31 - 76 ACRE PROPERTY GREENWELL

**TITLE:** PROPOSED LCU FUTURE WATER SERVICES AREAS MAP - MAP 4-A EXHIBIT

DATE:	DEC-2021	DESIGNED:	KG
SEC:	TWP:	RCE:	DRAWN:
			DLP
PROJECT NO.:	190136.00.00		
SHEET NUMBER:	1 OF 1		





CLIENT:		BCF MANAGEMENT GROUP, LLC	
PROJECT:		GREENWELL SR 31	
TITLE:		FEMA EXHIBIT	
DATE:	DESIGNED:	RWA	
SEC 266	TWP 435	AGE 1B	DRAWN:
PROJECT NO.		190136.02.00	
SHEET NUMBER			
1		OF 1	



