



Professional Engineers, Planners, Surveyors & Landscape Architects
Certificate of Authorization Numbers: EB 3664 • LB 3664 • LC26000620

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COMMUNITY DEVELOPMENT

Small Brothers, LLC Corkscrew Commercial

Comprehensive Plan Map Amendment

September 2022

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Amendment Overview:

The applicant is requesting to Amend Map 4-B to add 12.1 acres to the Lee County Utilities Future Wastewater service area. The proposed map amendment is being submitted concurrent with a text amendment to allow for commercial development on the subject property within specific parameters. The proposed amendment to revise Map 4-B to include the subject property in the future sewer service areas is consistent with Lee Plan **Standards in Policy 4.1.2**. The existing Future Water and Sewer Service Area Maps have been developed on a piecemeal basis through privately initiated Lee Plan amendments that have extended the future water and sewer service areas past this property to the east. The subject property represents a gap in the service area with sewer service immediately contiguous to the property to the west, and service provided to properties in close proximity to the east. Potable water and sewer lines run along Corkscrew Road in front of the property.

Exhibit M1

Application

Small Brothers, LLC
Corkscrew Commercial



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Small Brothers Commercial Utility CPA

Project Description: Amend Map 4-B to add 12.1 acres to the Lee County Utilities Future Wastewater Service Area.

Map(s) to Be Amended: Map 4-B Lee County Utilities Future Wastewater Service Area

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

1. **Name of Applicant:** Small Brothers, LLC

Address: 12810 Tamiami Trail N, Suite 200

City, State, Zip: Naples, FL 34110

Phone Number: 239-352-5151

E-mail: Bruce Lampitt / blampitt@smallbrothers.com

2. **Name of Contact:** Agnoli, Barber & Brundage, Inc. / Margaret Emblidge, AICP

Address: 7400 Trail Blvd, # 200

City, State, Zip: Naples, FL 34108

Phone Number: 239-597-3111

E-mail: emblidge@abbinc.com

3. **Owner(s) of Record:** Small Brothers, LLC

Address: 12810 Tamiami Trail N, Suite 200

City, State, Zip: Naples, FL 34110

Phone Number: 239-352-5151

E-mail: Bruce Lampitt / blampitt@smallbrothers.com

4. **Property Location:**

1. Site Address: 15230 Corkscrew Road, Estero FL (Property 1)

2. STRAP(s): 22-46-26-00-00001.0010

5. **Property Information:**

Property 1:

Total Acreage of Property: 12.14

Total Acreage Included in Request: 12.14

Total Uplands: 6.69 acres Total Wetlands: 5.45 acres Current Zoning: CC Commercial

Current Future Land Use Category(ies): DR/Wetlands

Area in Each Future Land Use Category: DR/GR 6.69 acres, Wetlands 5.45 acres

Existing Land Use: Vacant

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

Residential Units/Density: 0

Commercial Intensity: N/A

Industrial Intensity: N/A

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

Property 1:

Residential Units/Density: 0

Commercial Intensity: 66,400 sq ft.

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, JON SMALL, 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.

J. Small 9-13-22
Signature of Applicant Date

JON SMALL
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 ☐ onlinenotarization on September 15, 2022 (date) by family member (name of person providing oath or affirmation), who is personally known to me or who has produced family member (type of identification) as identification.

[Signature]
Signature of Notary Public



(Name typed, printed or stamped)

Exhibit M3

Disclosure of Interest

Small Brothers, LLC
Corkscrew Commercial

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared , 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 15230 CONKSKREW RD. and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

| Name and Address | Percentage of Ownership |
|------------------|-------------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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.

J SM
Property Owner

JOHN SMALL
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 01.15.2022 (date) by John Small (name of person providing oath or affirmation), who is personally known to me or who has produced personally known (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

Exhibit M4

Future Land Use Map Existing Sewer Service Area Map 4-B Proposed Sewer Service Area Map 4-B


Small Brothers, LLC
Corkscrew Commercial




Exhibit M4

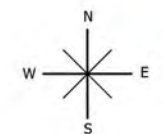
Small Bros. Commercial
Future Land Use

LEE COUNTY UTILITIES FUTURE SEWER SERVICE AREAS

 Future Sewer Service Areas

 City Limits

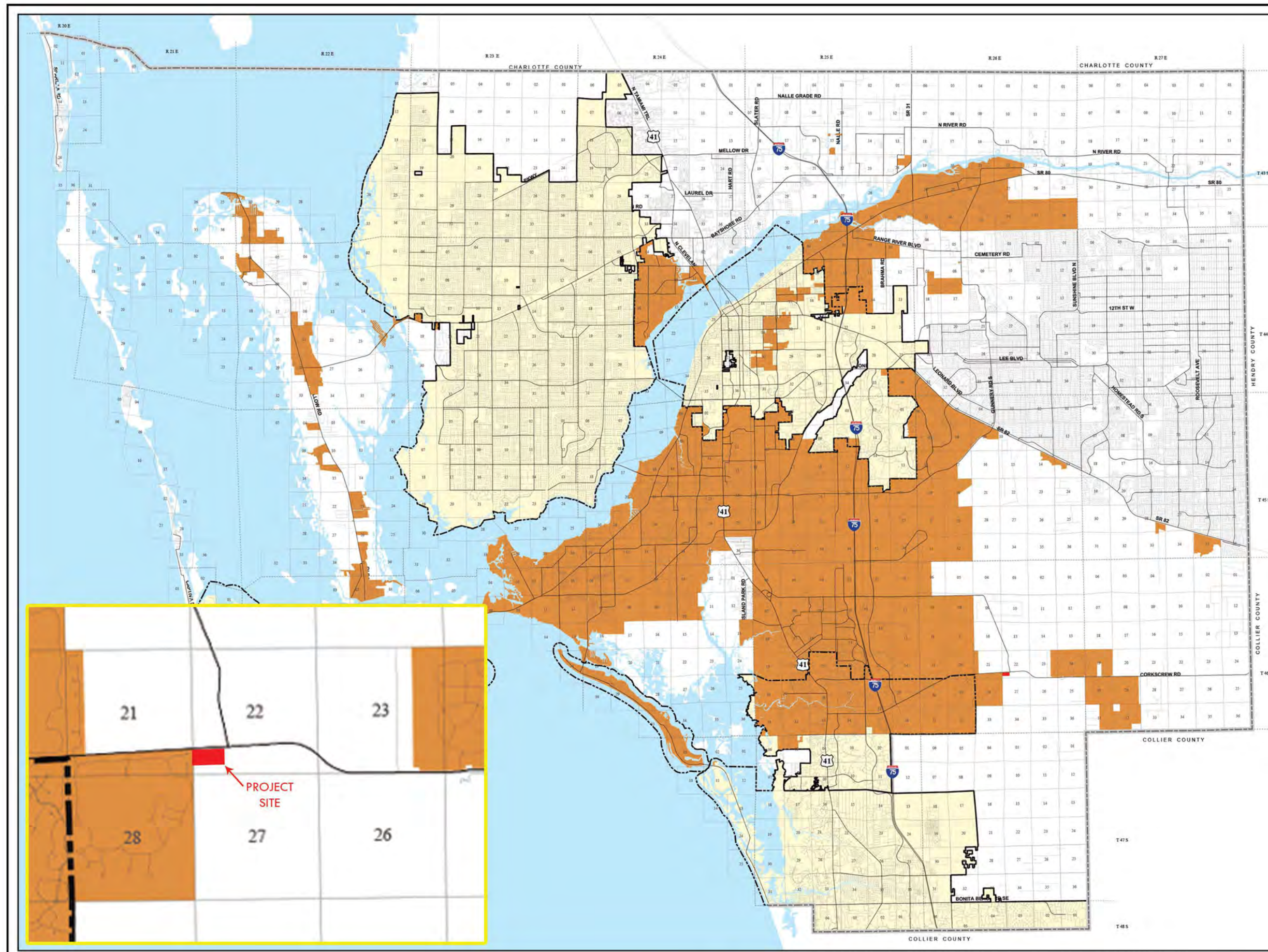
Ord. No. 89-02, 00-22, 03-19, 10-07, 10-40, 10-43, 13-16, 12-24, 14-21, 15-13, 15-14, 17-06, 17-23, 19-25



0 1 2 3 4 5
Miles

Map Generated: November 2021
City limits current to date of map generation

Lee Plan Map 4-B



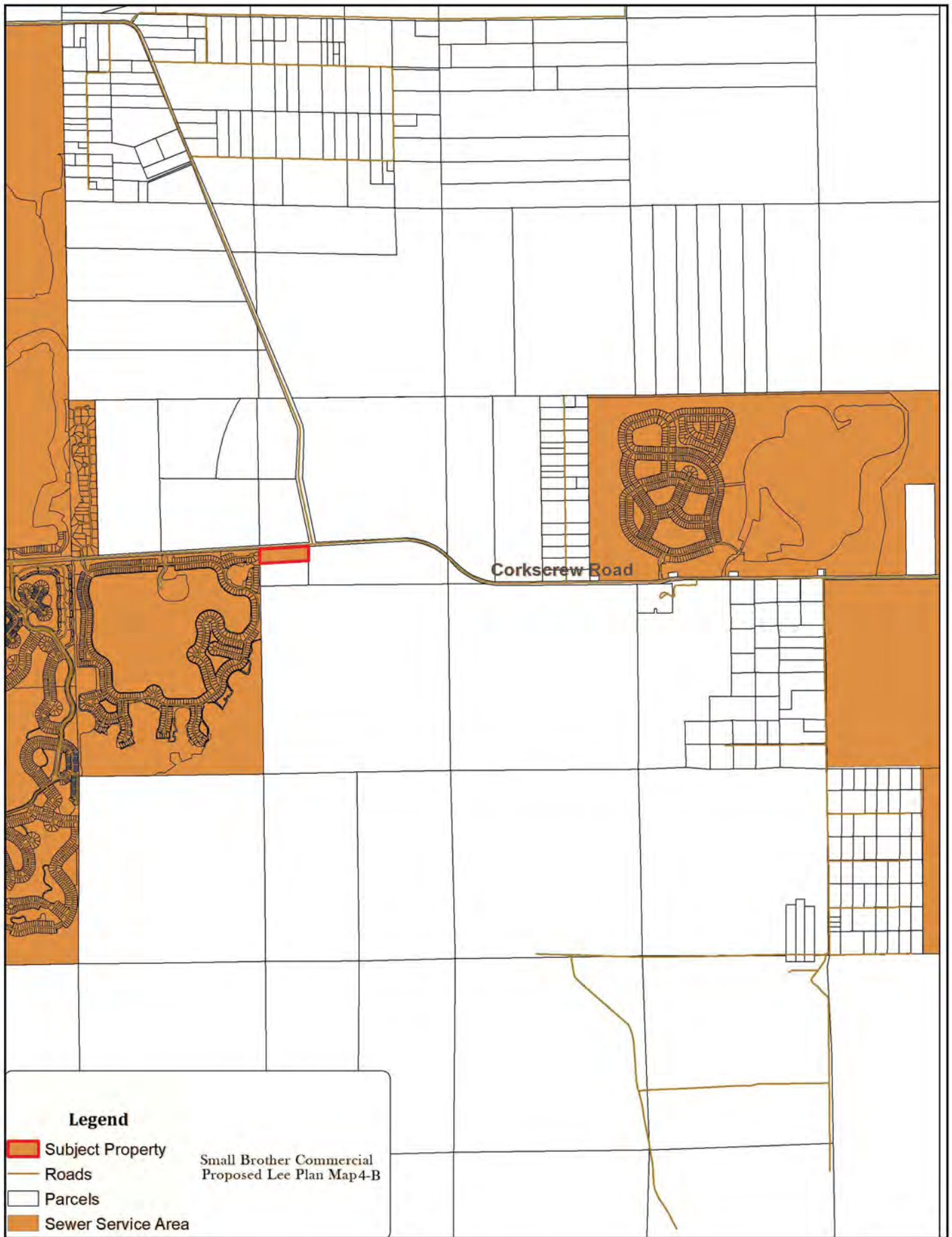


Exhibit M5

Map and Description of Existing Land Uses of the Subject Property and Surrounding Properties

Small Brothers, LLC
Corkscrew Commercial

The attached aerial shows the location of the subject property and the surrounding uses. The property directly to the west is the Corkscrew Shores community, which consists of 800 residential units. Adjacent to the property to the north is the Southwest Florida Rock IPD, an active mining operation. To the south and east of the subject property vacant land owned and managed by the Lee County and are zoned A-2 and MH-1.



Exhibit M6

Map and Description of Existing Zoning of the Subject Property and Surrounding Properties

Small Brothers, LLC
Corkscrew Commercial

The attached aerial shows the location of the subject property and the surrounding uses. The property directly to the west is the Corkscrew Shores community, which consists of 800 residential units. Adjacent to the property to the north is the Southwest Florida Rock IPD, an active mining operation. To the south and east of the subject property vacant land owned and managed by the Lee County and are zoned A-2 and MH-1.



Exhibit M7

Signed/Sealed Legal Description and Sketch of the Description
for Each FLUC Proposed

To be Provided under separate cover

Small Brothers, LLC
Corkscrew Commercial

Exhibit M8

Copy of the Deed

Small Brothers, LLC
Corkscrew Commercial

Return to: 11608-07-00796
North American Title Company
7051 Cypress Terrace, Suite 201
Ft. Myers, Florida 33907

This Instrument Prepared By:

North American Title Company
7051 Cypress Terrace, Suite 201
Ft. Myers, Florida 33907

Property Appraisers Parcel Identification (Folio) Number: 22-46-26-00-00001.0010

WARRANTY DEED

This Warranty Deed made this 27th day of June, 2007 by ESTERO BAY BAPTIST CHURCH INC hereinafter called the grantor(s), to Small Brothers, LLC, whose post office address is c/o Cleveland Construction Inc, 8620 Tyler Blvd., Mentor, Ohio, 44060, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Lee County, State of Florida, viz:

The Northerly 400 feet of that part of the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 46 South, Range 26 East, lying South of Corkscrew Road, Lee County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2006 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Adam Palmer
First Witness Signature
Adam Palmer
Witness Printed Signature
Marie Schauble
Second Witness Signature
Marie Schauble
Witness Printed Signature
Chris Mann
Third Witness Signature
Chris Mann
Witness Printed Signature
Kathleen A. O'Hearn
Fourth Witness Signature
Kathleen A. O'Hearn
Witness Printed Signature

STATE OF: Florida
COUNTY OF: Lee

The foregoing instrument was acknowledged before me this 27th day of June, 2007 by ESTERO BAY BAPTIST CHURCH INC hereinafter called the grantor(s), who produced a Dr. Lee as identification.

My Commission Expires:



ESTERO BAY BAPTIST CHURCH INC
Signature
ESTERO BAY BAPTIST CHURCH INC
Printed Signature
PO Box 947
Street Address
Estero, FL 33928
City, State and Zip Code
Signature
Printed Signature
Street Address
City, State and Zip Code

Kathleen A. O'Hearn
Notary Signature Notary Public, State and County Aforesaid
Printed Notary Signature

Exhibit M9

Aerial Map Showing the Subject Property Surrounding Properties

Small Brothers, LLC
Corkscrew Commercial

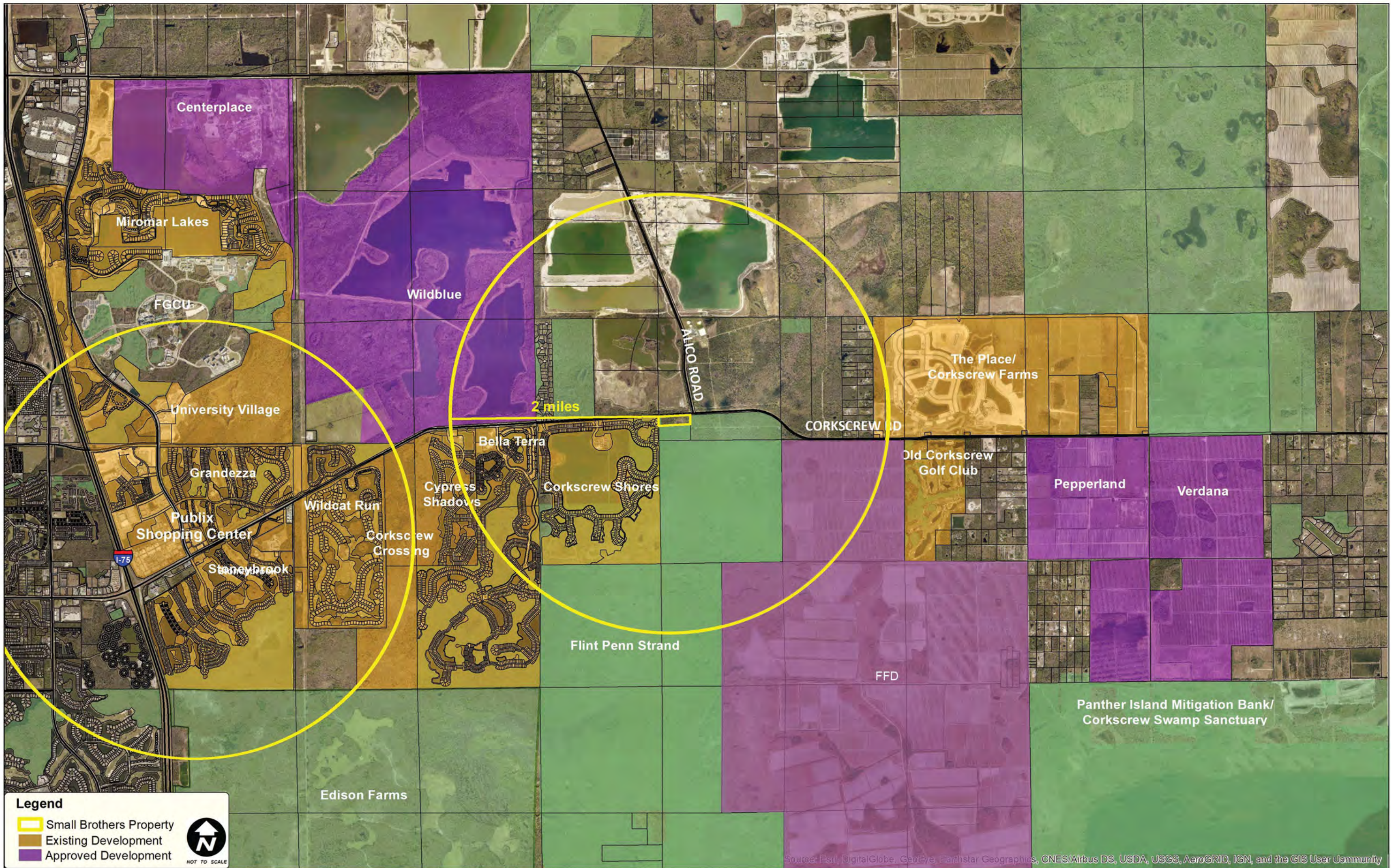


Exhibit M10

Affidavit of Authorization

Small Brothers, LLC
Corkscrew Commercial

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, JON SMALL (name), as OWNER
(owner/title) of SMALL BROTHERS (company/property), swear or affirm under oath, that
I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

J. Small
Signature

9-15-12
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 15 day of September, 2012, by Jon Small (name of person providing oath or affirmation), who is personally known to me or who has produced personally known (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

Exhibit M11

Lee Plan Analysis

Small Brothers, LLC

Corkscrew Commercial

LEE PLAN ANALYSIS EXHIBIT M11

Background

The subject property is located along Corkscrew Road directly east of Corkscrew Shores and west of Flint Penn Strand. The Future Utility service area extends to the property contiguous to the west and multiple properties to the east. Both water and sewer lines extend past the subject property with capacity to serve future development. The property is in the Density Reduction/Groundwater Resource land use category in the Southeast Lee County Planning Community.

Although the subject property is within the DR/GR land use category it is zoned Community Commercial by specific Board action and has carried that designation since 1982. ZAB-82-337 was approved by the Board of County Commissioners designating the subject property as CC (Community Commercial) and MH-1 (Mobile Home). The MH-1 property to the south is currently owned by Lee County. A site plan was incorporated into the zoning resolution by reference showing residential lots to the south of the commercial development along Corkscrew Road, even though it is a standard zoning district.

In 1989 Lee County amended the future land use category on the subject property from Rural to Density Reduction/Groundwater Resources. The land use category was changed as part of a settlement with the State Department of Community Affairs to reduce overall residential Density on the Future Land Use map through the year 2010, the horizon year of the Lee Plan at that time. The County did not undertake any analysis to determine the impact of the change on commercially zoned or previously platted property. After over two decades the County started moving forward with increased residential development in the DR/GR with the approval of Corkscrew Shores and utility lines have now been extended to, and past this property to serve development to both the west and east.

Compliance with the Lee Plan

The proposed plan amendment is being submitted concurrent with a text amendment to allow for commercial development on the subject property within specific parameters. The proposed amendment to extend Map 4-B to include the subject property in the future sewer service areas is consistent with Lee Plan **Standards in Policy 4.1.2**. The existing Future Water and Sewer Service Area Maps have been developed on a piecemeal basis through privately initiated Lee Plan amendments that have extended the future water and sewer service areas past this property to the east. The subject property represents a gap in the service area with sewer service immediately contiguous to the property to the west, and service provided to properties in close proximity to the east. Potable water and sewer lines run along Corkscrew Road in front of the property.

In addition to compliance with the policy above, below is the analysis of compliance with the comprehensive plan from the text amendment submittal and is applicable to this request.

LEE PLAN CONSISTENCY

The proposed Map Amendment will allow for sewer service for a neighborhood commercial development near the intersection of Corkscrew Road and Alico Road. An analysis of how the proposed map amendment is consistent with the applicable Lee Plan policies follows:

POLICY 1.4.5: The Density Reduction /Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.

1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels must be submitted as part of the rezoning application and updated, if necessary, as part of the mining development order application.
2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum standard density of one dwelling unit per ten acres (1 du/10 acres). See Objectives 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights.

The Lee Plan does not currently allow for commercial development in the DR/GR land use category except under very limited circumstances. The associated text amendment will allow for commercial development only on properties that had commercial zoning prior to the establishment of the DR/GR land use category. The evaluation of this amendment is for the subject property located at 15230 Corkscrew Road which will demonstrate that future development will be compatible with maintaining historic surface flows and groundwater quality.

OBJECTIVE 1.5: WETLANDS. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with F.S. 373.019(27) through the use of the unified state delineation methodology described in FAC Chapter 27-340, as ratified and amended in F.S. 373.4211.

The subject property has areas that have been designated as wetlands in accordance with F.S. 373.019(27) through the use of the unified state delineation methodology. Any proposed development will make efforts to avoid and minimize impacts in accordance with State and Federal guidelines. To the extent that impacts cannot be avoided, mitigation will be provided to preserve overall wetland function in the Basin. In addition, for every acre of development that occurs (upland or wetland) funding for additional offsite mitigation will be provided if needed.

POLICY 1.5.1: 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 of this plan. 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 of this plan.

The proposed development will go through the environmental resource permit application process. To the extent that wetland areas are impacted by development, those areas will be mitigated for in accordance with State guidelines. Upland areas created through wetland impacts will revert to the underlying land use category as they will no longer be "wetlands". All wetland areas will be preserved in accordance with the environmental resource permit process and will contain uses consistent with Policy 1.5.1.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The proposed amendment is in a location where large-scale mixed use and residential development is occurring or in place directly to the west and in close proximity to the north and east. The proposed plan amendment would allow for the development of an appropriate (neighborhood commercial) use for the subject property in an appropriate location (at the intersection of Corkscrew Road and Alico Road).

POLICY 2.1.1.: Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

The subject property is located in an area that is evolving as it is developed under an overlay designation that allows for increased residential densities. The residential development to the west, consisting of small lot residential units around a large lake, has been required to extend urban infrastructure and is designated on Maps 4A and 4B for water and sewer service. The Place and other similar developments to the north and east all are paying a proportionate share fee to extend urban services to the area, including the cost of utilities, EMS services and road infrastructure. That said, urban services are already available or will be available to the subject property through the associated map amendment.

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 and may be expanded to Community Commercial when approved as part of a planned development that is located at the intersection of two arterial roadways and has direct access to, or the ability to extend, existing water and sanitary sewer utilities.

- Neighborhood Commercial uses are permitted in the Southeast Lee County Planning District as provided for in Objectives 13.3 and 33.3.

With the proposed text amendments, the subject property would be consistent with the provision of Neighborhood Commercial uses as permitted in Southeast Lee County Planning District.

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

The proposed plan amendment will allow for commercial development adjacent to residential development on the west, County owned A-2 zoned property on the east and south and a mining site on the north. Buffer requirements on the west will ensure compatibility with adjacent residential development. There are no compatibility concerns with the location of commercial uses on the subject property. Urban services either exist or are planned for at this location.

POLICY 6.1.5: The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.

The proposed plan amendment is in an area where capacity exists on the adjacent roadway network as demonstrated by the attached TIS. The required TIS for a local development order will further assess and address the traffic-carrying capacity of Corkscrew Road.

GOAL 33: SOUTHEAST LEE COUNTY. Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flowways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.

The proposed amendment fits within Goal 33. The amendment would allow for commercial uses to support the newly developed and permitted residential uses along the corridor. Goal 33 states that "...commercial development will not be significantly increased except where development rights are being explicitly concentrated by this plan." The amendment is being proposed as a text amendment with applicability to only the subject property and one other property both approved for commercial prior to the adoption of the DR/GR FLUC. The proposed amendment will therefore concentrate the commercial uses at a specific strategic location not to lead to a potentially significant increase in commercial area.

OBJECTIVE 33.2: WATER, HABITAT, AND OTHER NATURAL RESOURCES. Designate on a Future Land Use Map overlay the land in Southeast Lee County that is most critical toward restoring historic surface and groundwater levels and for improving the protection of other natural resources such as wetlands and wildlife habitat.

The subject property is not designated in any Tier for Priority Restoration. In accordance with Lee Plan Map 1, Page 4, the subject property is not a priority.

OBJECTIVE 33.3: RESIDENTIAL AND MIXED-USE DEVELOPMENT. Designate on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development rights on large tracts (Mixed-Use Communities), specific properties which provide opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections (Environmental Enhancement and Preservation Communities), and vacant properties with existing residential approvals that are inconsistent with the Density Reduction/Groundwater Resource future land use category (Improved Residential Communities).

The subject property does not fit the description of residential or mixed-use development as currently written. However, the property is similar in nature to the "Improved Residential Community" designation in that it acknowledges development approvals in existence prior to the establishment of the DR/GR land use category. The proposed policy would be consistent with Objective 33.3 and would be unique to the subject property. The subject property is a small, strategically located property that can serve the commercial needs to the adjacent residential community that has been permitted under this objective.

GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.

POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater.

The subject property will be required to obtain an environmental resource permit from the South Florida Water Management District (SFWMD). This permit will incorporate a water quality analysis to ensure that the project is not contributing to off-site impairments of the ecosystem. The permit will also require a pre and post water discharge analysis to ensure that any development does not contribute to off-site flooding. As described in the submitted Surface Water Level of Service Analysis, this property will be designed to meet all SFWMD and Lee County Levels of Service for its water management system.

POLICY 60.1.2: Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats.

The wetland at the southern end of the property is the northernmost edge of a flow-way identified on the historic flowways map. This wetland will be preserved in accordance with this policy.

OBJECTIVE 60.4: INCORPORATION OF NATURAL SYSTEMS INTO THE SURFACE WATER MANAGEMENT SYSTEM. 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.

POLICY 60.4.1. Encourage new developments to design surface water management systems with Best Management Practices (BMPs) including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.

As described in the Surface Water Level of Service Analysis, green infrastructure that could be implemented into the property's surface water management system include restoration of an on-site wetland and use of grassed swales planted with native vegetation.

POLICY 60.4.2: The county encourages new developments to design their surface water management system to incorporate existing wetland systems.

Again, as described in the Surface Water Level of Service Analysis, green infrastructure that could be implemented into the property's surface water management system include restoration of an on-site wetland and use of grassed swales planted with native vegetation.

POLICY 60.4.3: The county encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways.

The wetland at the southern end of the property is the northernmost edge of a flow-way identified on the historic flowways map. This wetland will be preserved in accordance with this policy.

GOAL 61: PROTECTION OF WATER RESOURCES. To protect the county's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.

OBJECTIVE 61.2: MIMICKING THE FUNCTIONS OF NATURAL SYSTEM. Support a surface water management strategy that relies on natural features (flow ways, sloughs, strands, etc.) and natural systems to receive and otherwise manage storm and surface water.

POLICY 61.2.1: All development proposals outside the future urban areas must recognize areas where soils, vegetation, hydrogeology, topography, and other factors indicate that water flows or ponds; and require that these areas be utilized to the maximum extent possible, without significant structural alteration, for on-site stormwater management; and require that these areas be integrated into area-wide coordinated stormwater management schemes.

Policy 61.2.1 requires existing on-site water management features on the property to be utilized to the maximum extent possible for on-site water management and be integrated into the area-wide coordinated stormwater management schemes. As described in the Surface Water Level of Analysis, a natural wetland pond that is partially located on the property along the south property line will be utilized as the property's water management outfall to maintain hydrology within the wetland.

POLICY 61.2.2: Where no natural features of flow or ponding exist on a site outside the future urban areas, the county will require that water management structures be designed and constructed in such a manner as to mimic the functions of natural systems. Special engineering and design standards for such structures will be incorporated into revised development regulations.

As described under Policy 61.2.1, an existing wetland is partially located on the south property line and will be used as the project's outfall.

POLICY 61.2.3. Discourage the expansion or extension of existing traditional drainage structures, such as ditches, canals, dikes, etc. in non-agricultural areas, and only permit the continued existence and maintenance of such structures outside future urban areas.

Policy 61.2.3 — Not applicable. There are no existing ditches, canals, dikes, etc. on the property that are proposed to be preserved. The subject property is located outside the future urban area.

POLICY 61.2.4: Encourage surface water management plans that mimic the functions of natural systems.

As described in the Surface Water Level of Service Analysis, stormwater from the property is collected in vegetated dry detention ponds/swales where the stormwater is treated for water quality and attenuated to the prescribed allowable discharge for that basin, prior to being released to an existing wetland along its south property line and reestablishing the natural flow pattern for the basin.

POLICY 61.2.5: The policies above (61.2.1 through 61.2.4) are not intended to prohibit any permissible surface water management solution that is consistent with good engineering practices and adopted environmental criteria.

Policy 61.2.5 clarifies that Policies 61.2.1 and 61.2.4 are not intended to prohibit any permissible surface water management solution that is consistent with good engineering practices.

POLICY 61.2.6: The county will maintain regulations that require reclamation standards for future excavation that mimic natural systems through the techniques that improve water quality, wildlife utilization, and enhance groundwater recharge.

Policy 61.2.6 Directs Lee County to maintain regulations that require reclamation standards for future excavations that mimic natural systems. Any proposed development will have to meet all of Lee County's design standards at the time of local development order unless a deviation is approved through the planned development zoning or SFWMD permitting.

OBJECTIVE 61.3. GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems.

GOALS 115 (Water Quality and Wastewater) and 117 (Water Resources) are addressed in the Water Resources Report by Water Sciences Associates revised date September 2022 (See Attachment M21). This report concluded the following:

Analysis and review of the proposed site development, surface water and groundwater resources, water supply and demand needs, and potential impact assessments to water levels and natural resources suggest that the proposed development will have negligible impacts to natural resources and/or existing nearby users. Ground and surface water levels will be maintained or enhanced and water quality leaving the site will meet all applicable standards with a properly designed stormwater management system. It is relevant to note that the proposed commercial development is one of the better options for the project site with regards to minimizing impacts to water resources in the DRGR considering the other options of land use such as farming / agricultural or residential uses will have a higher water demand. Impact assessments provided in this study indicate that the drawdown in shallow groundwater at the project boundary due to the proposed project footprint will be negligible (less than 0.06 feet).

Exhibit M12

Environmental Impacts Analysis

Small Brothers, LLC
Corkscrew Commercial

15230 Corkscrew Road Parcel

Protected Species Assessment

Section 22, Township 46 South, Range 26 East
Lee County, Florida

August 2017

Prepared for:

**Small Brothers, LLC
12810 Tamiami Trail N., Suite 200
Naples, FL 34110**

Prepared by:

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

Introduction

The 12.14± acre project is located within a portion of Section 22, Township 46 South, Range 26 East, Lee County, Florida. The parcel is bordered to the north by Corkscrew Road, to the west by single family homes within the Corkscrew Shores community, and to the south and east by county owned land.

Site Conditions

The parcel consists of wetland and upland communities with varying densities of exotics. A herbaceous marsh is located along the southeast portion of the site.

Vegetation

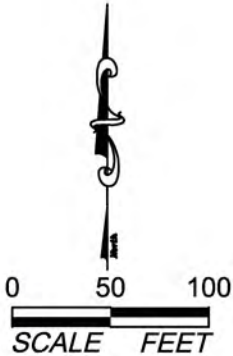
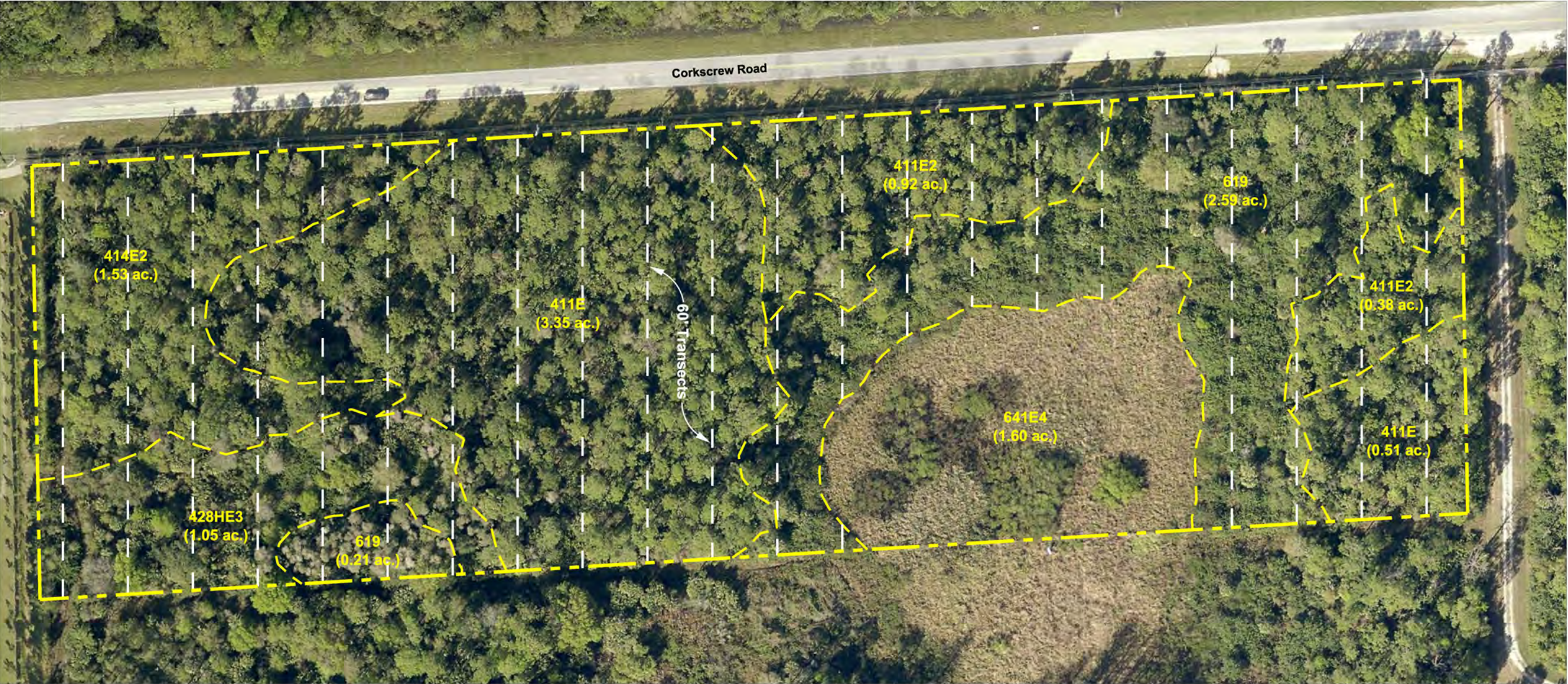
The predominant upland and wetland vegetation associations were mapped in the field on Lee County 2016 digital color 1" = 100' scale aerial photography. Six vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations. The acreage is summarized by FLUCCS code on Table 1. A brief description of each FLUCCS code is provided below.

Table 1. Acreage summary by FLUCCS

| FLUCCS CODE | DESCRIPTION | ACREAGE |
|--------------|---|--------------|
| 411E | Pine Flatwoods invaded by Exotics (5-9%) | 3.83 |
| 411E2 | Pine Flatwoods invaded by Exotics (10-25%) | 1.30 |
| 414E2 | Pine - Mesic Oak invaded by Exotics (10-25%) | 1.53 |
| 428HE3 | Hydric Cabbage Palm invaded by Exotics (51-75%) | 1.05 |
| 619 | Exotic Wetland Hardwoods | 2.80 |
| 641E4 | Freshwater Marshes invaded by Exotics (76-90%) | 1.60 |
| TOTAL | | 12.14 |

FLUCCS 411E, Pine Flatwoods invaded by Exotics (5-9%)

This upland community consists of a canopy of slash pine (*Pinus elliottii*) with widely scattered melaleuca (*Melaleuca quinquenervia*) and laurel oak (*Quercus laurifolia*). The understory is comprised of cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), saltbush (*Baccharis halimifolia*), and scattered dahoon holly (*Ilex cassine*). Brazilian pepper (*Schinus terebinthifolius*) is present to varying extents within this community. Ground cover is dominated by saw palmetto (*Serenoa repens*). Additional ground cover species include grape vine (*Vitis* sp.),



| FLUCCS | Description | Acreage |
|--------|---|-----------|
| 411E | Pine Flatwoods Invaded by Exotics (5-9%) | 3.86 ac. |
| 411E2 | Pine Flatwoods Invaded by Exotics (26-50%) | 1.30 ac. |
| 414E2 | Pine - Mesic Oak Invaded by Exotics (26-50%) | 1.53 ac. |
| 428HE3 | Hydric Cabbage Palm Invaded by Exotics (51-75%) | 1.05 ac. |
| 619 | Exotic Wetland Hardwoods | 2.80 ac. |
| 641E4 | Freshwater Marshes Invaded by Exotics (76-90%) | 1.60 ac. |
| Total | | 12.14 ac. |

- Notes:
1. Property boundary is approximate and was obtained from the Lee County Property Appraiser's Website.
 2. Mapping based on photointerpretation of 2016 aerial photography and ground truthing in August 2017.
 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

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Figure 1. Protected Species Assessment Map

15230 Corkscrew Road Parcel

gallberry (*Ilex glabra*), Virginia creeper (*Parthenocissus quinquefolia*), and beauty berry (*Callicarpa americana*).

FLUCCS Code 414E2 Pine - Mesic Oak invaded by exotics (26-50%)

This upland community, located in the northwestern portion of the property, consists of a canopy of slash pine and laurel oak, with a understory comprised of cabbage palm, Brazilian pepper, wax myrtle (*Myrica cerifera*), and myrsine (*Rapanea punctata*). Ground cover species include saw palmetto, greenbrier (*Smilax* sp.), and scattered grape vine.

FLUCCS Code 428HE3 - Hydric Cabbage Palm invaded by Exotics (51-75%)

The southwestern portion of the property was likely cleared in the past and is comprised of a canopy of cabbage palm, laurel oak, and Brazilian pepper. The midstory is open and ground cover is comprised primarily of leaf duff.

FLUCCS Code 619 - Exotic Wetland Hardwoods

This FLUCCS code describes the areas along the edge of the freshwater marsh and extends into the northeast portion of the parcel. The canopy and subcanopy of this community is dominated by Brazilian pepper with scattered slash pine, melaleuca (*Melaleuca quinquenervia*), red maple (*Acer rubrum*), and cabbage palm. Other vegetative species present include saltbush, myrsine, and wax myrtle.

FLUCCS Code 641E4 - Freshwater Marshes invaded by Exotics (76-90%)

A 1.60± acre wetland is located on the southeast portion of the property. The canopy and subcanopy in this area consists of scattered willow (*Salix caroliniana*). Ground cover is dominated by a thick growth of primrose willow (*Ludwigia peruviana*), along with para grass (*Urochloa mutica*), fireflag (*Thalia geniculata*), arrowhead (*Sagittaria* sp.), and climbing cassia (*Senna pendula*). Other ground cover species present include foxtail grass (*Setaria* sp.), old world climbing fern (*Lygodium microphyllum*), water lily (*Nymphaea odorata*), and coinwort (*Centella asiatica*).

Survey Method

Each habitat type was surveyed for the occurrence of listed species likely to occur in the specific habitat types. The survey was conducted using meandering pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. Observations of the freshwater marsh were taken from areas surrounding the marsh. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 100' scale aerial Protected Species Assessment Map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the mid-morning hours of August 23, 2017. During the survey, the weather was warm and sunny.

Species listed as endangered, threatened, or species of special concern by the Florida FWC or the FWS that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are listed in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions, and is provided for general informational purposes only.

Prior to conducting the protected species survey, a review of the FWC listed species occurrence database (Updated June 2017) was conducted to determine the known occurrence of listed species in the project area. The database does not indicate the presence of any known State or Federally listed species either on or immediately adjacent to the project area.

Table 2. Listed Species That Could Potentially Occur On-site

| FLUCCS CODE | Percent Survey Coverage | Species Name | Present | Absent |
|---------------|-------------------------|--|---------|---|
| 411E 411E2 | 80 | Gopher Frog (<i>Rana areolata</i>) Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Gopher Tortoise (<i>Gopherus polyphemus</i>) Red-cockaded Woodpecker (<i>Picoides borealis</i>) Southeastern American Kestrel (<i>Falco sparverius paulus</i>) Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>) Florida Panther (<i>Felis concolor coryi</i>) Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>) Fakahatchee Burmannia (<i>Burmannia flava</i>) Florida Coontie (<i>Zamia floridana</i>) Satinleaf (<i>Chrysophyllum olivaeforme</i>) | | √ √ √ √ √ √ √ √ √ √ √ √ √ |
| 414E2 | 80 | Gopher Frog (<i>Rana areolata</i>) Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>) Florida Panther (<i>Felis concolor coryi</i>) | | √ √ √ √ |
| 428HE3 | 80 | Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Audubon's Crested Caracara (<i>Polyborus plancus audubonii</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>) Florida Panther (<i>Felis concolor coryi</i>) Simpson's Stopper (<i>Myrcianthes frangrans</i> var. <i>simpsonii</i>) | | √ √ √ √ √ |
| 619 | 80 | None | | |

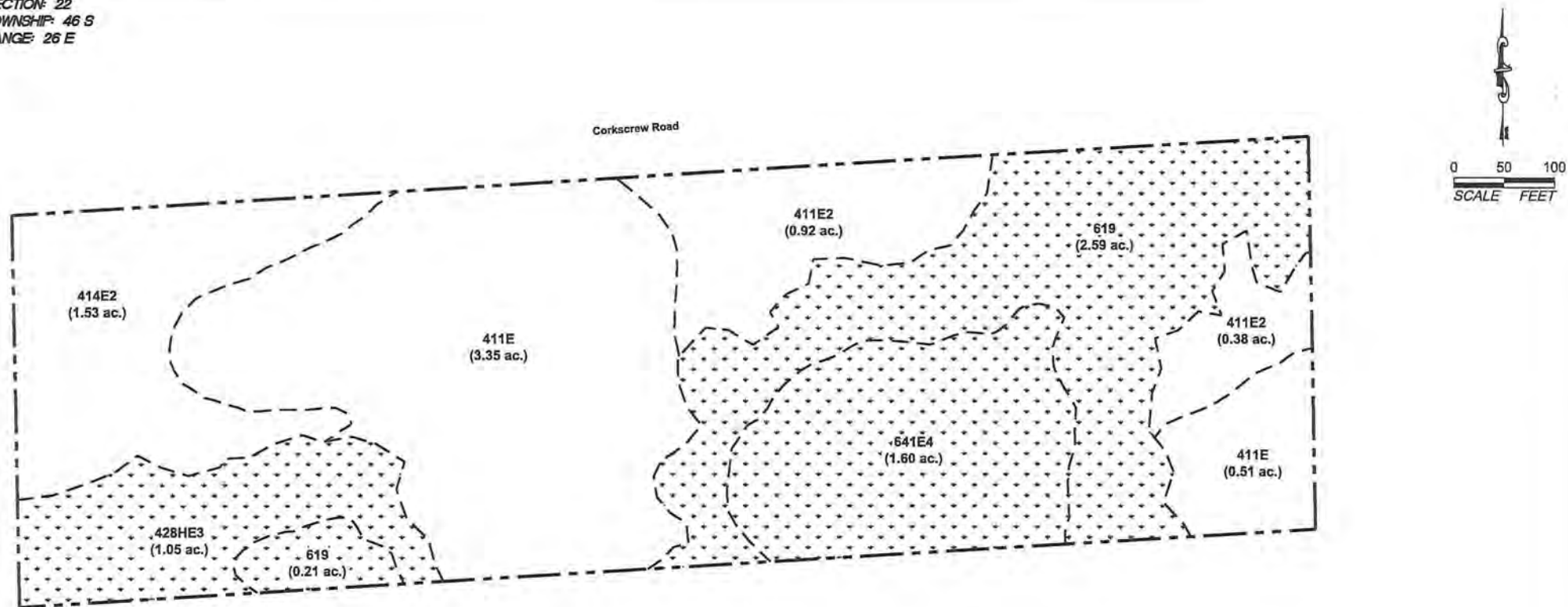
| | | | |
|-------|----|---|---|
| 641E4 | 80 | American Alligator (<i>Alligator mississippiensis</i>) | √ |
| | | Florida Sandhill Crane (<i>Grus canadensis pratensis</i>) | √ |
| | | Limpkin (<i>Aramus guarauna</i>) | √ |
| | | Little Blue Heron (<i>Egretta caerulea</i>) | √ |
| | | Reddish Egret (<i>Egretta rufescens</i>) | √ |
| | | Snail Kite (<i>Rostrhamus sociabilis</i>) | √ |
| | | Snowy Egret (<i>Egretta thula</i>) | √ |
| | | Tricolored Heron (<i>Egretta tricolor</i>) | √ |
| | | Wood Stork (<i>Mycteria americana</i>) | √ |
| | | Everglades Mink (<i>Mustela vison evergladensis</i>) | √ |


Results

No species listed by the FWC and/or FWS as threatened, endangered, or species of special concern were observed during the protected species survey. Widely scattered pine tree snags with potential bonneted bat cavities were observed. There is potential for periodic opportunistic foraging by both listed and non-listed species of wading birds within the freshwater marsh on the property, but is unlikely due to the thick growth of undesirable vegetative species. In addition to the site inspection, a search of the FWC species database (updated in July 2017) revealed no known protected species within or immediately adjacent to the project limits.

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SECTION: 22
TOWNSHIP: 46 S
RANGE: 26 E



 Jurisdictional Wetlands (5.45 ac.)

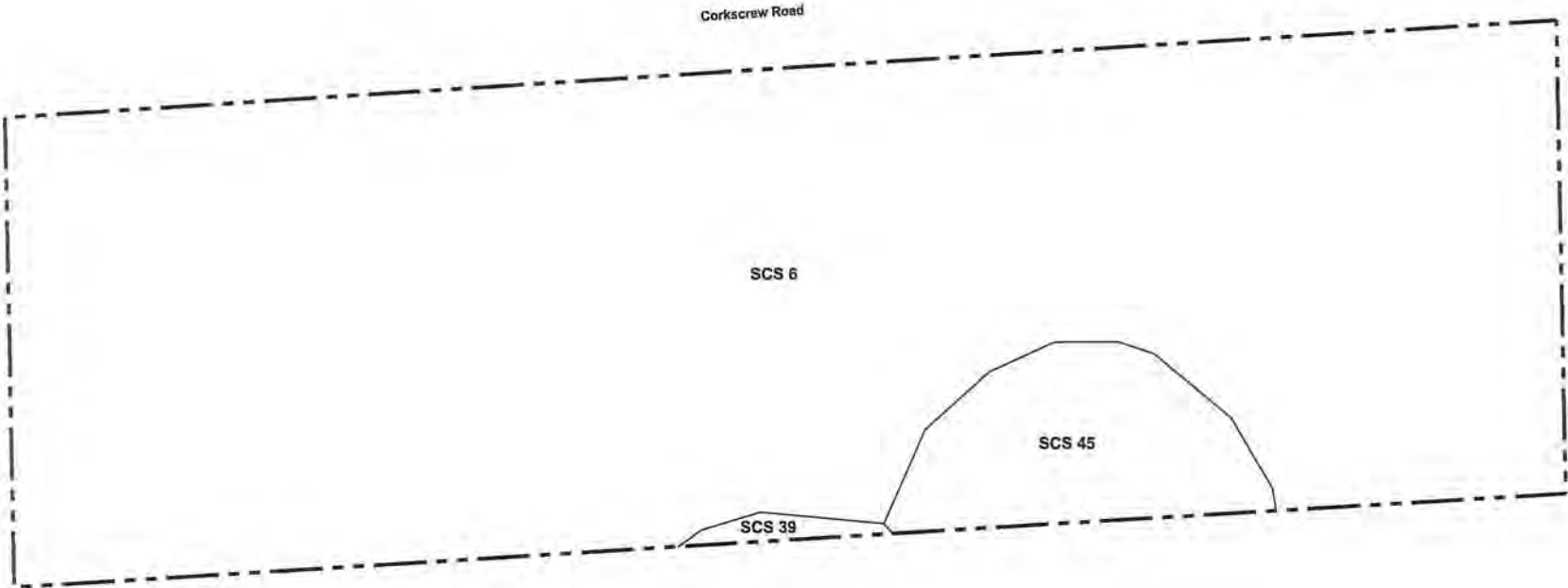
| FLUCCS | Description | Acreage |
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| 428HE3 | Hydric Cabbage Palm Invaded by Exotics (51-75%) | 1.05 ac. |
| 619 | Exotic Wetland Hardwoods | 2.80 ac. |
| 641E4 | Freshwater Marshes Invaded by Exotics (76-90%) | 1.60 ac. |
| Total | | 12.14 ac. |

Notes:
1. Property boundary and surveyed wetland line provided by Hale Montes, Inc.
2. Mapping based on photointerpretation of 2016 aerial photography and ground truthing in August 2017.
3. Delineation of jurisdictional wetlands reviewed and approved by SFWMD.

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SECTION: 22
TOWNSHIP: 46 S
RANGE: 26 E



Soil Legend
SCS 06 - Hallandale fine sand
SCS 39 - Isles fine sand, depressional
SCS 45 - Copeland sandy loam, depressional

Notes:
1. Property boundary provided by Hole Montes, Inc.
2. Soils information obtained from the Florida Geographic Data Library.

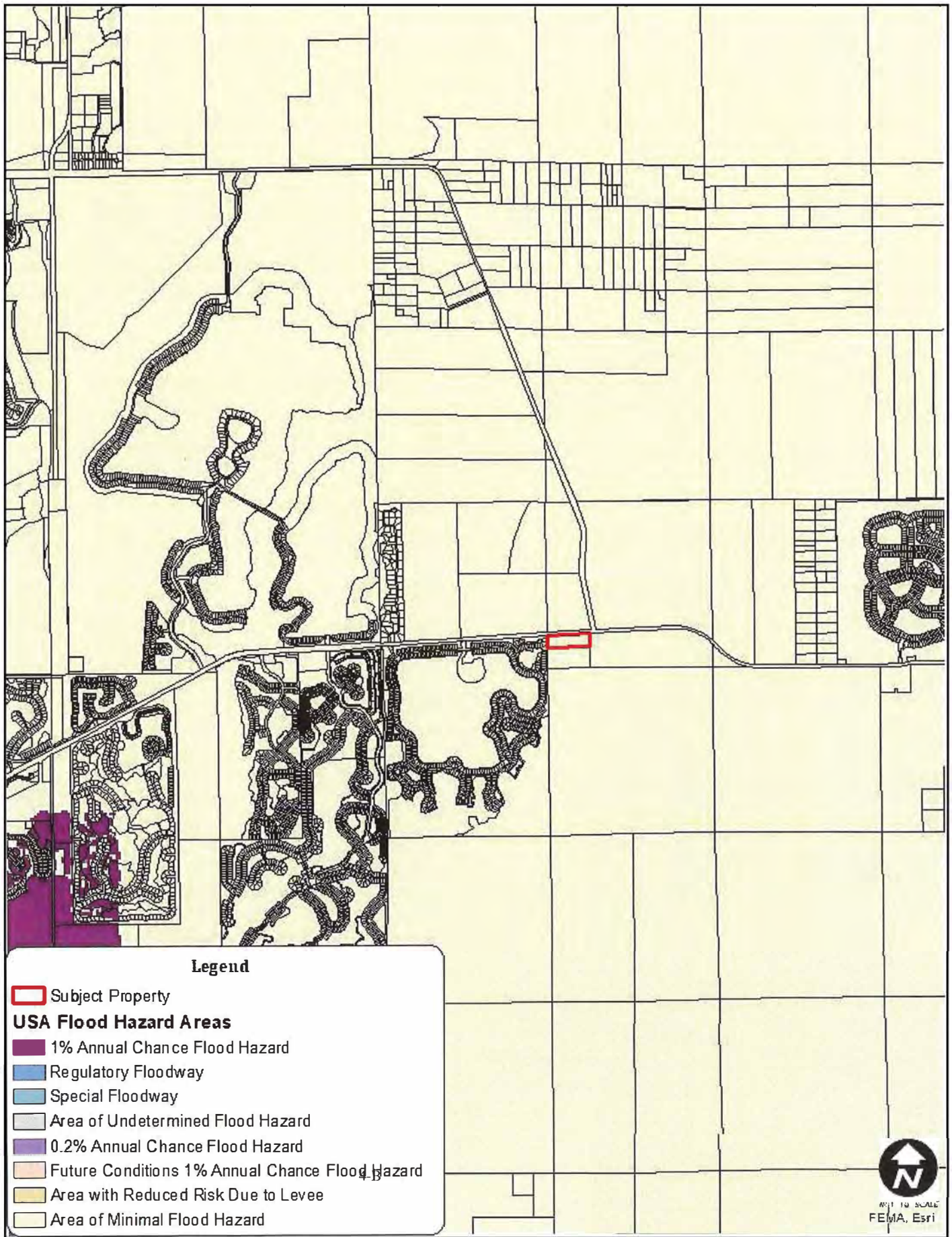
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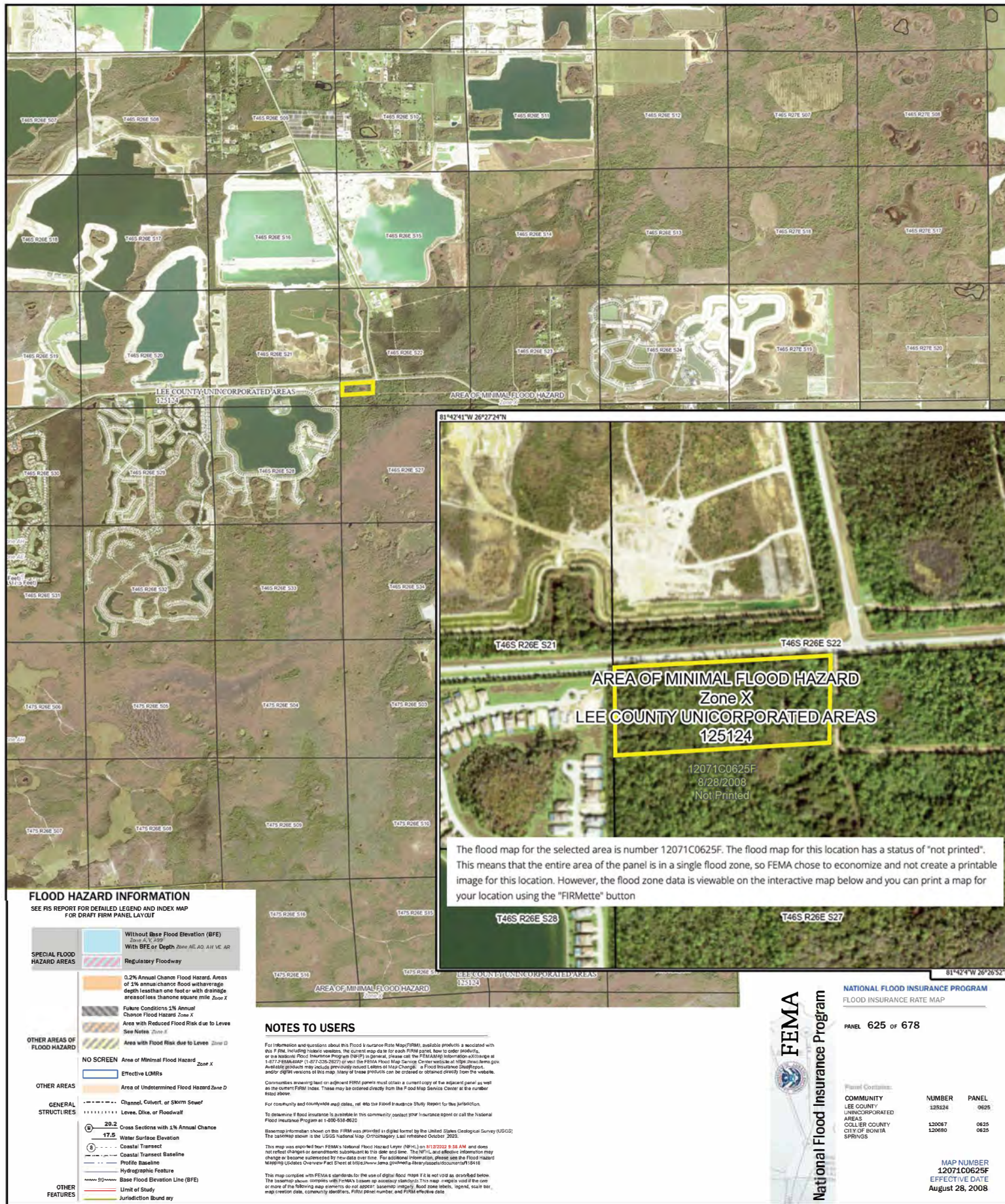
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Soils Map

15230 Corkscrew Road Parcel

BDEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680







10/27/2018

current owner:

SMALL BROTHERS LLC
8620 TYLER BLVD
MENTOR, OH
44060

This is in response to your request for Flood Insurance Rate Map information for the following property.
STRAP Number: 22-46-26-00-00001.0010
15230 CORKSCREW RD
ESTERO, FL 33928

Current FIRM information for this parcel:

Community-125124
Panel-0625
Suffix-F
Effective Date-8-28-2008
Revised Date-No Revision
Graphically determined as Flood Zone: X-100.00%
Floodway -- NO

Construction FIRM information for this parcel:

Vacant property

Additional current information regarding FIRM maps, flooding or others hazards for this parcel:

Coastal High Hazard Area -- NO
Coastal Building Zone -- NO
Evacuation Zone -- C
Coastal Barrier Resources / OPA:NO
Coastal Barrier Resources System (COBRA)-old -- NO
Watershed -- Estero River-98.67%, Imperial River-1.33%
WindSpeed Building Risk Category I -- 150 mph, FBC figure 1609C
WindSpeed Building Risk Category II -- 160 mph, FBC figure 1609A
WindSpeed Building Risk Category III and IV -- 170 mph, FBC figure 1609B

This determination is based on the Flood Insurance Rate Map (FIRM), which is published by FEMA and adopted by Lee County. Purchasing flood insurance is necessary to obtain a federal grant, FHWA, VA, and most conventional loans to buy, build, or rebuild a structure in a Special Flood Hazard Area.

This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area (SFHA) may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the County or any officer or employee thereof, for any damage that results from reliance on this determination.

To discuss this letter, please contact Lee County Community Development, (239) 533-8585.

Sincerely,

Shawn McNulty
Interim Building Official and
Floodplain Administrator

Exhibit M13

Historic Resources Impact Analysis

The subject property contains no known historic resources as evidenced in the attached letter from the Division of Historic Resources. The attached archeological sensitivity map shows that a portion of the property is in Sensitivity Zone 2

Small Brothers, LLC
Corkscrew Commercial

HISTORIC RESOURCES IMPACTS ANALYSIS

Exhibit M13

The subject property contains no known historic resources as evidenced in the attached letter from the Division of Historic Resources. The attached archaeological sensitivity map shows that a portion of the property is in Sensitivity Zone 2.



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

July 10, 2018

Daniel DeLisi, AICP
(239) 913-7159
dan@delisi-inc.com



In response to your inquiry of July 10, 2018, the Florida Master Site File lists no archeological sites and no other cultural resources located at the designated area of Lee County, Florida

T46S R26E Section 22 as submitted with search request.

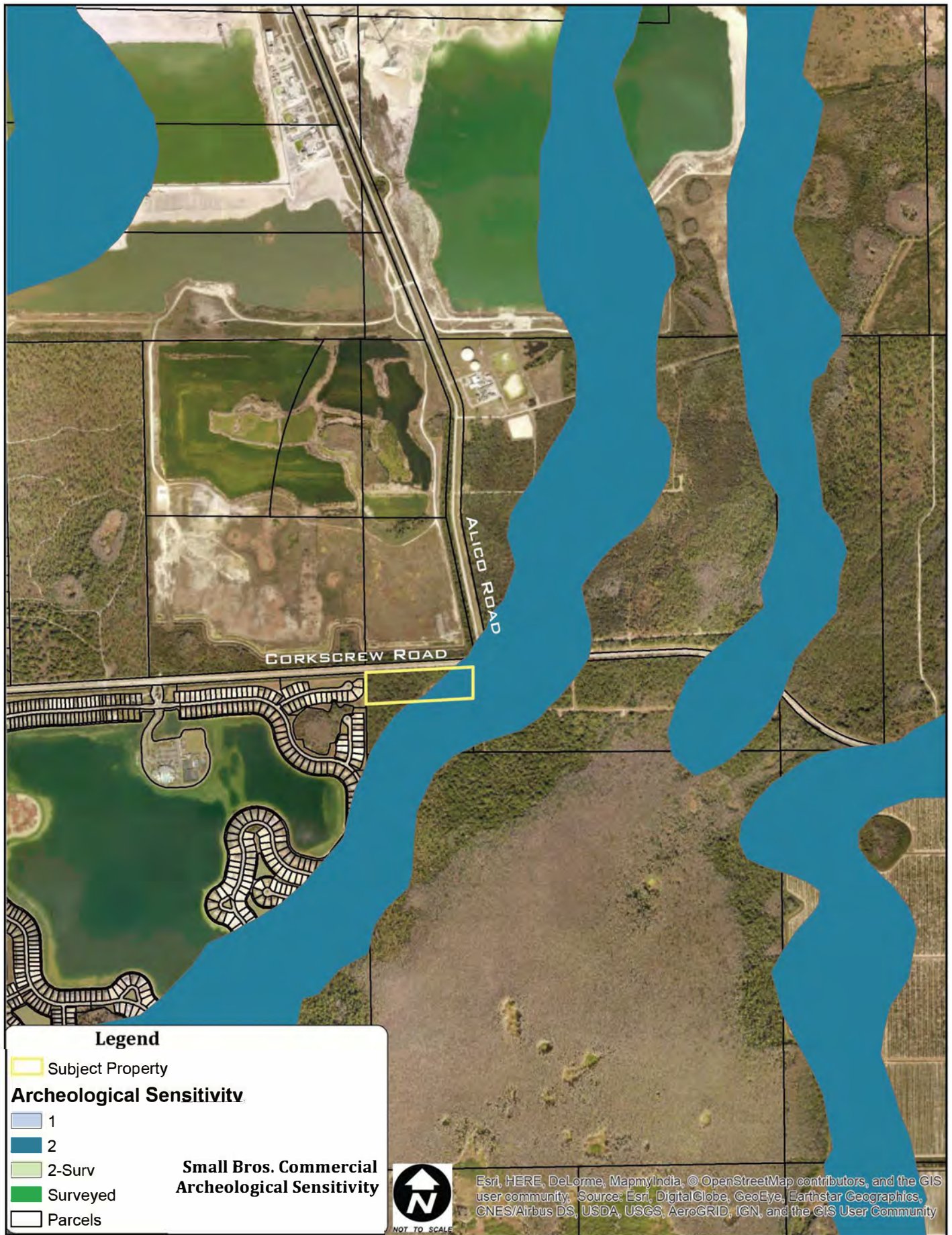
When interpreting the results of this search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com





Professional Engineers, Planners, Surveyors & Landscape Architects

Certificate of Authorization Numbers: EB 3664 • LB 3664 • LC26000620

7400 Trail Blvd., Suite 200
Naples, FL 34108
PH: (239) 597-3111
www.ABBINC.com

Exhibit M14

Public Facilities Impacts Analysis

Small Brothers, LLC
Corkscrew Commercial

Public Facilities Impact Analysis

The proposed amendment to Sewer Service Area Map 4-B would expand the service area to the subject property. There are adequate potable water, sanitary sewers, solid waste, police, and fire/EMS, and transportation facilities to serve the subject property. There are no impact to parks, recreation, open space or public schools. Commercial development does not generate demand for those services.

Transportation Circulation Analysis:

The subject property is located at the southwest corner of Corkscrew Road and Alico Road. Alico Road is a major collector roadway and Corkscrew Road is an arterial facility, both are maintained by the County. Corkscrew Road from Ben Hill Griffin Parkway to Alico Road will be widened from 2-lane to 4-lane within 5 years.

Lee Plan amendments require a short range (5 years) and long range (20+ years) level of service (LOS) analysis. The 5 year and the long range 2040 LOS analysis indicates that in the three mile study area all the roadway segments are anticipated to operate at or better than the adopted LOS standard in year 2024 and year 2040. Based on the submitted data and analysis, there are no required modifications to the adopted Lee County 2040 Cost Feasible Plan network as result of this request.

Existing and Future Conditions

Utilities: Potable water is available from the Pinewood Water Treatment Plant and wastewater service would be provided by the Three Oaks Water Reclamation Facility.

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: Estero Fire Rescue indicated they are capable of providing fire protection.

EMS: The subject property has access to EMS services by Lee County Emergency Medical Services.

Police: The Lee County Sheriff will provide law enforcement services primarily from the Lehigh Acres and Bonita Springs substations. The future development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

Environmental Impacts

Attached is an environmental assessment conducted by Dex Bender and Associates. The subject property consists of both upland and wetland areas with varying degree of exotic infestation. No endangered or threatened species were found on site. Development of the subject property will need to comply with all applicable land development code requirements pertaining to indigenous vegetation preservation and open space. The

proposed text amendment requires a significantly greater level of on-site indigenous preservation through strict limitations on wetland impacts. Given the size and location of the subject property at the intersection of two arterial roads and adjacent to a residential community to the west the development will not have a significant adverse impact on environmental resources, but instead are designing the text amendment to have an overall positive impact.



Professional Engineers, Planners, Surveyors & Landscape Architects

Certificate of Authorization Numbers: EB 3664 • LB 3664 • LC26000620

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Exhibit M15

Traffic Circulation Analysis

Small Brothers, LLC
Corkscrew Commercial

MEMORANDUM

TO: Mr. Bruce Lampitt
Small Brothers, LLC

FROM: Yury Bykau, P.E.
Senior Project Manager

DATE: August 26, 2022

RE: 15230 Corkscrew Road
Lee County Comprehensive Plan Text Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Text Amendment for a property located on the south side of Corkscrew Road just west of its intersection with Alico Road in Lee County, Florida. Attached **Figure 1** illustrates the approximate location of the subject site. This analysis will determine the impacts of the change in land use from the proposed text amendment to the Lee County Comprehensive Plan to allow a portion of the approximate 12.19 acre subject site to be developed with commercial retail uses.

The transportation related impacts of the proposed Text 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.

The proposed Text Amendment would allow for commercial development on the upland portions of the property. The remaining portion of the subject site will remain as preservation. Based on the Lee Plan, the existing future land use category allows for a maximum development of 1 dwelling unit per 10 acres of property. This would allow the subject site to be developed with just 1 dwelling unit which is negligible in terms of trip generation. Therefore, no comparison in terms of trip generation was completed between the approved future land use category and the proposed land use change.

Table 1 summarizes the use that is requested as part of the proposed land use change. For the proposed text amendment, 66,400 square feet of commercial floor area was used and that is the upper limit in the text amendment. As previously mentioned, under the existing future land use category only 1 dwelling unit is allowed to be developed on the subject site, which is negligible in terms of trip generation.

Table 1
Land Use
15230 Corkscrew Road

| Land Use Category | Intensity |
|-------------------|--------------------------|
| Proposed Land Use | 66,400 sq. ft. of Retail |

The trip generation for the proposed land use was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 821 (Shopping Plaza 40-150k W/Supermarket) was utilized for the trip generation purposes of the proposed retail uses. **Table 2** indicates the trip generation of the subject site based on the proposed land use category. The trip generation equations utilized are attached to this Memorandum for reference.

Table 2
Trip Generation of Proposed Land Use
15230 Corkscrew Road

| Land Use | A.M. Peak Hour | | | P.M. Peak Hour | | | Daily (2-way) |
|------------------------------------|----------------|-----|-------|----------------|-----|-------|------------------|
| | In | Out | Total | In | Out | Total | |
| Shopping Plaza (66,400 sq. ft.) | 145 | 89 | 234 | 301 | 327 | 628 | 6,523 |

The trips shown for the proposed uses on the subject site in Table 2 will not all be new trips added to the adjacent roadway system. ITE estimates that a shopping center of comparable size may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. The current version of the ITE *Trip Generation Handbook*, 3rd Edition, indicates that the weekday P.M. peak hour pass-by rate for Land Use Code 821 is forty percent (40%). It is likely that the pass-by percentage of this site will be much greater than 40% simply due to the location of this site. However, Lee County only permits a maximum reduction in trips due to "pass-by" traffic for shopping centers of thirty percent (30%). Therefore, thirty percent (30%) pass-by reduction was utilized for the proposed shopping center uses.

It is important to note that the proposed retail development will capture trips from the approved and existing surrounding residential developments. In other words, this interaction will ultimately decrease the overall impact or the number of new trips the project will add to the external roadways. The proposed development will provide a commercial center closer to the residential projects, thus shortening the trip lengths that would otherwise be made to these uses farther to the west. However, in order to analyze the worst case scenario in terms of impact to the surrounding roadways, a trip reduction was not taken into consideration beyond the pass-by trip reduction rate as part of the analyses contained within this Memorandum. Attached is the "Regional Aerial" map that illustrates the surrounding approved and existing developments. **Table 3** indicates the total external trips that will be generated by the site should the land use category be changed.

Table 3
Net New Trip Generation of Proposed Land Use
15230 Corkscrew Road

| Land Use | Weekday A.M. Peak Hour | | | Weekday P.M. Peak Hour | | | Daily (2-way) |
|---------------------------|------------------------|-----------|------------|------------------------|------------|------------|------------------|
| | In | Out | Total | In | Out | Total | |
| Total Trips | 145 | 89 | 234 | 301 | 327 | 628 | 6,523 |
| Less 30% Pass-By Trips | -35 | -35 | -70 | -94 | -94 | -188 | -1,957 |
| Net New Trips | 110 | 54 | 164 | 207 | 233 | 440 | 4,566 |

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, the only roadway improvement within the vicinity of the subject site shown on the 2045 Financially Feasible Plan is the widening of Corkscrew Road to a four lane facility from Ben Hill Griffin Parkway to Alico Road. The Lee County 2045 Highway Cost Feasible Plan is 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.

The results of the analysis indicate that the addition of the project trips to the projected 2045 volumes will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. 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 Range Impacts (5-year horizon)

The 2021/2022-2025/2026 Lee County Transportation Capital Improvement Plan (CIP) and the 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, widening of Corkscrew Road to a four-lane facility from Ben Hill Griffin Parkway to Alico Road was shown to be programmed in the five-year Lee County CIP. There are no other programmed improvements to the roadway network identified in either work program within the vicinity of the subject site.

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 3. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links 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 were then factored by the appropriate annual growth rates in order to obtain the 2027 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 2027 without the proposed amendment and year 2027 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 2027 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. All analyzed roadway segments were shown to operate at acceptable Level of Service in 2027 both with and without the proposed Map and Text Amendment request. 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 Text Amendment to the Lee County Comprehensive Plan would allow for commercial development on the upland portions of the property. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum, the proposed amendment will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed amendment.

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

FIGURE 1

F1806.02



Allico Rd

Corkscrew Rd



PROJECT SITE

TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - 15230 CORKSCREW ROAD

| <u>ROADWAY</u> | <u>ROADWAY SEGMENT</u> | <u>2045 E + C NETWORK LANES</u> | | <u>GENERALIZED SERVICE VOLUMES</u> | | | | |
|----------------|---------------------------------------|---------------------------------|----------------------------|------------------------------------|---------------|---------------|---------------|---------------|
| | | # Lanes | Roadway Designation | LOS A | LOS B | LOS C | LOS D | LOS E |
| | | | | <u>VOLUME</u> | <u>VOLUME</u> | <u>VOLUME</u> | <u>VOLUME</u> | <u>VOLUME</u> |
| Corkscrew Rd | W. of Wildcat Run Dr | 4LD | Arterial - Class I | 0 | 250 | 1,840 | 1,960 | 1,960 |
| | W. of WildBlue West Entrance | 4LD | Arterial - Class I | 0 | 250 | 1,840 | 1,960 | 1,960 |
| | W. of Cypress Shadows Blvd | 4LD | Arterial - Class I | 0 | 250 | 1,840 | 1,960 | 1,960 |
| | W. of Bella Terra Blvd | 4LD | Arterial - Class I | 0 | 250 | 1,840 | 1,960 | 1,960 |
| | W. of Site | 4LD | Arterial - Class I | 0 | 250 | 1,840 | 1,960 | 1,960 |
| | E. of Alico Rd | 2LU | Uninterrupted Flow Highway | 130 | 420 | 850 | 1,210 | 1,640 |
| | E. of The Place at Corkscrew Entrance | 2LU | Uninterrupted Flow Highway | 130 | 420 | 850 | 1,210 | 1,640 |
| | E. of Six L's Farm Rd | 2LU | Uninterrupted Flow Highway | 130 | 420 | 850 | 1,210 | 1,640 |
| Alico Rd | N. of Corkscrew Rd | 2LU | Major 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)

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
15230 CORKSCREW ROAD

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 440 VPH IN= 207 OUT= 233

| ROADWAY | ROADWAY SEGMENT | 2045 | COUNTY PCS / FDOT SITE # | AADT | K-100 FACTOR | 100TH HIGHEST | D | PM PK HR | 2045 | | PROJECT TRAFFIC | PK DIR | 2045 BACKGROUND PLUS PROJ | |
|--------------|---------------------------------------|----------------|-----------------------------|-----------------------|-----------------|-----------------------------|------|-------------------|----------------|-----------------------|--------------------|--------------------|---------------------------|-----------------------|
| | | FSUTMS AADT | | BACKGROUND TRAFFIC | | HOUR PK DIR 2-WAY VOLUME | | PEAK DIRECTION | PEAK DIRECTION | TRAFFIC VOLUMES & LOS | | PM PROJ TRAFFIC | PEAK DIRECTION | TRAFFIC VOLUMES & LOS |
| Corkscrew Rd | W. of Wildcat Run Dr | 38,930 | 120067 | 38,930 | 0.098 | 3,815 | 0.62 | EAST | 2,365 | F | 20% | 47 | 2,412 | F |
| | W. of WildBlue West Entrance | 38,930 | 120034 | 38,930 | 0.098 | 3,815 | 0.62 | EAST | 2,365 | F | 25% | 58 | 2,423 | F |
| | W. of Cypress Shadows Blvd | 38,930 | 126025 | 38,930 | 0.098 | 3,815 | 0.62 | EAST | 2,365 | F | 35% | 82 | 2,447 | F |
| | W. of Bella Terra Blvd | 38,930 | 120089 | 38,930 | 0.098 | 3,815 | 0.62 | EAST | 2,365 | F | 40% | 93 | 2,458 | F |
| | W. of Site | 25,868 | 120065 | 25,868 | 0.098 | 2,535 | 0.62 | EAST | 1,572 | C | 55% | 128 | 1,700 | C |
| | E. of Alico Rd | 23,755 | 120066 | 23,755 | 0.098 | 2,328 | 0.62 | EAST | 1,443 | E | 40% | 93 | 1,536 | E |
| | E. of The Place at Corkscrew Entrance | 16,587 | 126010 | 16,587 | 0.098 | 1,626 | 0.62 | EAST | 1,008 | D | 30% | 70 | 1,078 | D |
| | E. of Six L's Farm Rd | 6,086 | 126011 | 6,086 | 0.098 | 596 | 0.62 | EAST | 370 | B | 30% | 70 | 440 | C |
| Alico Rd | N. of Corkscrew Rd | 7,120 | 124618 | 7,120 | 0.091 | 648 | 0.51 | SOUTH | 318 | D | 5% | 12 | 330 | D |

* The K-100 and D factors were obtained from the Lee County's Traffic Count Report

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
15230 CORKSCREW ROAD**

| ROADWAY | ROADWAY SEGMENT | # LANES | ROADWAY DESIGNATION | GENERALIZED SERVICE VOLUMES | | | | |
|--------------|---------------------------------------|---------|----------------------------|-----------------------------|--------|--------|--------|--------|
| | | | | LOS A | LOS B | LOS C | LOS D | LOS E |
| | | | | VOLUME | VOLUME | VOLUME | VOLUME | VOLUME |
| Corkscrew Rd | W. of Wildcat Run Dr | 4LD | Arterial - Class I | 0 | 250 | 1,840 | 1,960 | 1,960 |
| | W. of WildBlue West Entrance | 4LD | Arterial - Class I | 0 | 250 | 1,840 | 1,960 | 1,960 |
| | W. of Cypress Shadows Blvd | 4LD | Arterial - Class I | 0 | 250 | 1,840 | 1,960 | 1,960 |
| | W. of Bella Terra Blvd | 4LD | Arterial - Class I | 0 | 250 | 1,840 | 1,960 | 1,960 |
| | W. of Site | 4LD | Arterial - Class I | 0 | 250 | 1,840 | 1,960 | 1,960 |
| | E. of Alico Rd | 2LU | Uninterrupted Flow Highway | 130 | 420 | 850 | 1,210 | 1,640 |
| | E. of The Place at Corkscrew Entrance | 2LU | Uninterrupted Flow Highway | 130 | 420 | 850 | 1,210 | 1,640 |
| | E. of Six L's Farm Rd | 2LU | Uninterrupted Flow Highway | 130 | 420 | 850 | 1,210 | 1,640 |
| Alico Rd | N. of Corkscrew Rd | 2LU | Major 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)

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
15230 CORKSCREW ROAD**

| | | | | | | |
|----------------------------|-----|-----|------|-----|------|-----|
| TOTAL PROJECT TRAFFIC AM = | 164 | VPH | IN = | 110 | OUT= | 54 |
| TOTAL PROJECT TRAFFIC PM = | 440 | VPH | IN= | 207 | OUT= | 233 |

| ROADWAY | ROADWAY SEGMENT | LCDOT PCS OR BASE YR | CURRENT | YRS OF | ANNUAL | 2020 | 2027 | | PERCENT | | | | | 2027 | | 2027 | | | |
|--------------|---------------------------------------|----------------------|---------|--------|--------|----------------------|-------|------------------------|---------|---------|---------|---------|---------|-------|---------|--------|-------|-------|--------|
| | | | | | | PK HR | PK HR | PK SEASON | V/C | PROJECT | AM PROJ | PM PROJ | BCKGRND | | BCKGRND | | | | |
| | | | | | | ADT | ADT | PK DIR. ¹ | | | | | VOLUME | LOS | Ratio | VOLUME | LOS | Ratio | |
| | | | | | | GROWTH. ¹ | RATE | PEAK DIR. ² | | | | | | | | | | | VOLUME |
| Corkscrew Rd | W. of Wildcat Run Dr | 70 | 21,900 | 17,600 | 8 | 2.00% | 1,181 | 1,357 | C | 0.69 | 20% | 22 | 47 | 1,379 | C | 0.70 | 1,403 | C | 0.72 |
| | W. of WildBlue West Entrance | 70 | 21,900 | 17,600 | 8 | 2.00% | 1,181 | 1,357 | C | 0.69 | 25% | 28 | 58 | 1,384 | C | 0.71 | 1,415 | C | 0.72 |
| | W. of Cypress Shadows Blvd | 70 | 21,900 | 17,600 | 8 | 2.00% | 1,181 | 1,357 | C | 0.69 | 35% | 39 | 82 | 1,395 | C | 0.71 | 1,438 | C | 0.73 |
| | W. of Bella Terra Blvd | 70 | 21,900 | 17,600 | 8 | 2.00% | 1,181 | 1,357 | C | 0.69 | 40% | 44 | 93 | 1,401 | C | 0.71 | 1,450 | C | 0.74 |
| | W. of Site | 70 | 21,900 | 17,600 | 8 | 2.00% | 1,181 | 1,357 | C | 0.69 | 55% | 61 | 128 | 1,417 | C | 0.72 | 1,485 | C | 0.76 |
| | E. of Allico Rd | 124250 | 3,400 | 9,200 | 13 | 7.96% | 499 | 853 | D | 0.70 | 40% | 44 | 93 | 887 | D | 0.74 | 946 | D | 0.78 |
| | E. of The Place at Corkscrew Entrance | 124250 | 3,400 | 9,200 | 13 | 7.96% | 499 | 853 | D | 0.70 | 30% | 33 | 70 | 886 | D | 0.73 | 923 | D | 0.76 |
| | E. of Six L's Farm Rd | 124250 | 3,400 | 9,200 | 13 | 7.96% | 499 | 853 | D | 0.70 | 30% | 33 | 70 | 886 | D | 0.73 | 923 | D | 0.76 |
| Allico Rd | N. of Corkscrew Rd | 205 | 7,500 | 8,900 | 4 | 4.37% | 131 | 177 | C | 0.27 | 5% | 6 | 12 | 182 | C | 0.28 | 188 | C | 0.29 |

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 roadways were obtained from the 2021 Lee County Public Facilities Level of Service and Concurrency Report.

**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES TABLE**

April 2016

c:\input5

Uninterrupted Flow Highway

Level of Service

| Lane | Divided | A | B | C | D | E |
|------|-----------|-------|-------|-------|-------|-------|
| 1 | Undivided | 130 | 420 | 850 | 1,210 | 1,640 |
| 2 | Divided | 1,060 | 1,810 | 2,560 | 3,240 | 3,590 |
| 3 | Divided | 1,600 | 2,720 | 3,840 | 4,860 | 5,380 |

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

| Lane | Divided | A | B | C | D | E |
|------|-----------|---|-----|-------|-------|-------|
| 1 | Undivided | * | 140 | 800 | 860 | 860 |
| 2 | Divided | * | 250 | 1,840 | 1,960 | 1,960 |
| 3 | Divided | * | 400 | 2,840 | 2,940 | 2,940 |
| 4 | Divided | * | 540 | 3,830 | 3,940 | 3,940 |

Class II (35 mph or slower posted speed limit)

Level of Service

| Lane | Divided | A | B | C | D | E |
|------|-----------|---|---|-------|-------|-------|
| 1 | Undivided | * | * | 330 | 710 | 780 |
| 2 | Divided | * | * | 710 | 1,590 | 1,660 |
| 3 | Divided | * | * | 1,150 | 2,450 | 2,500 |
| 4 | Divided | * | * | 1,580 | 3,310 | 3,340 |

Controlled Access Facilities

Level of Service

| Lane | Divided | A | B | C | D | E |
|------|-----------|---|-----|-------|-------|-------|
| 1 | Undivided | * | 160 | 880 | 940 | 940 |
| 2 | Divided | * | 270 | 1,970 | 2,100 | 2,100 |
| 3 | Divided | * | 430 | 3,050 | 3,180 | 3,180 |

Collectors

Level of Service

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

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

**TRAFFIC DATA FROM
LEE COUNTY TRAFFIC COUNT
REPORT**

PCS 53 - Alico Rd east of I-75

2021 AADT = 26,100 VPD

| Hour | EB | WB | Total |
|------|-------|-------|-------|
| 0 | 0.38% | 0.45% | 0.83% |
| 1 | 0.30% | 0.34% | 0.64% |
| 2 | 0.19% | 0.22% | 0.41% |
| 3 | 0.20% | 0.15% | 0.35% |
| 4 | 0.45% | 0.26% | 0.71% |
| 5 | 0.98% | 0.77% | 1.75% |
| 6 | 1.76% | 2.07% | 3.82% |
| 7 | 2.82% | 2.58% | 5.39% |
| 8 | 2.89% | 2.34% | 5.23% |
| 9 | 2.73% | 2.43% | 5.16% |
| 10 | 2.98% | 2.63% | 5.61% |
| 11 | 3.42% | 3.06% | 6.48% |
| 12 | 3.74% | 3.47% | 7.21% |
| 13 | 3.70% | 3.59% | 7.29% |
| 14 | 3.50% | 3.52% | 7.02% |
| 15 | 3.40% | 3.57% | 6.97% |
| 16 | 3.38% | 3.55% | 6.93% |
| 17 | 3.32% | 3.60% | 6.93% |
| 18 | 2.77% | 2.96% | 5.73% |
| 19 | 2.30% | 2.60% | 4.90% |
| 20 | 1.90% | 2.16% | 4.06% |
| 21 | 1.47% | 1.66% | 3.14% |
| 22 | 1.00% | 1.12% | 2.12% |
| 23 | 0.63% | 0.70% | 1.33% |

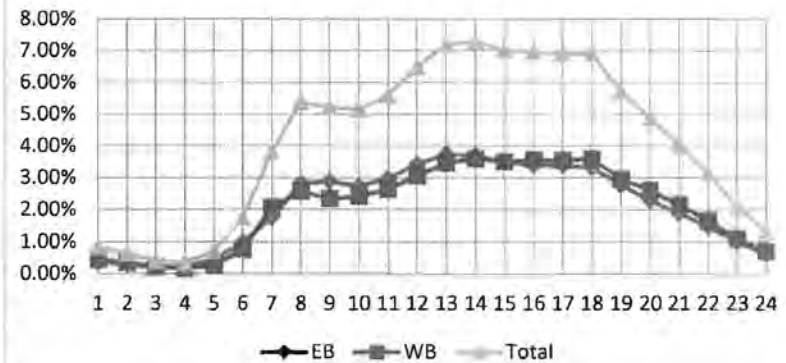
| Month of Year | Fraction |
|---------------|----------|
| January | 1 |
| February | 1.07 |
| March | 1.14 |
| April | 0.9 |
| May | 0.76 |
| June | 0.96 |
| July | 0.93 |
| August | 0.93 |
| September | 1.04 |
| October | 1.13 |
| November | 1.06 |
| December | 1.1 |

| Directional Factor | | |
|--------------------|------|----|
| AM | 0.54 | WB |
| PM | 0.51 | EB |

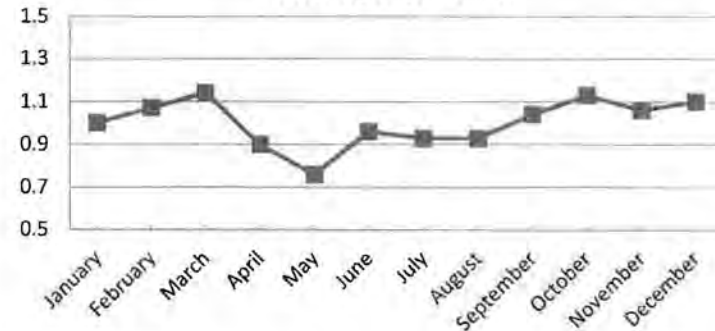
| Day of Week | Fraction |
|-------------|----------|
| Sunday | 0.71 |
| Monday | 1.03 |
| Tuesday | 1.08 |
| Wednesday | 1.09 |
| Thursday | 1.12 |
| Friday | 1.12 |
| Saturday | 0.85 |

| Design Hour Volume | | |
|--------------------|--------|--------|
| # | Volume | Factor |
| 5 | 2701 | 0.103 |
| 10 | 2576 | 0.099 |
| 20 | 2510 | 0.096 |
| 30 | 2473 | 0.095 |
| 50 | 2434 | 0.093 |
| 100 | 2367 | 0.091 |
| 150 | 2323 | 0.089 |
| 200 | 2283 | 0.087 |

Hour of Day



Month of Year



PCS 70 - Corkscrew Rd west of Ben Hill Griffin Pkwy

2021 AADT =

17,600 VPD

| Hour | EB | WB | Total |
|------|-------|-------|-------|
| 0 | 0.31% | 0.17% | 0.47% |
| 1 | 0.16% | 0.10% | 0.26% |
| 2 | 0.13% | 0.08% | 0.21% |
| 3 | 0.13% | 0.07% | 0.20% |
| 4 | 0.20% | 0.19% | 0.39% |
| 5 | 0.61% | 0.58% | 1.20% |
| 6 | 1.41% | 2.05% | 3.47% |
| 7 | 2.70% | 3.26% | 5.98% |
| 8 | 2.96% | 3.20% | 6.17% |
| 9 | 3.17% | 2.87% | 6.05% |
| 10 | 3.44% | 2.94% | 6.39% |
| 11 | 3.80% | 2.95% | 6.75% |
| 12 | 4.06% | 3.01% | 7.07% |
| 13 | 4.13% | 3.08% | 7.20% |
| 14 | 4.15% | 3.15% | 7.30% |
| 15 | 4.34% | 2.93% | 7.26% |
| 16 | 4.61% | 2.81% | 7.40% |
| 17 | 4.69% | 2.60% | 7.28% |
| 18 | 3.83% | 2.06% | 5.89% |
| 19 | 2.84% | 1.53% | 4.36% |
| 20 | 2.30% | 1.17% | 3.47% |
| 21 | 1.69% | 0.86% | 2.55% |
| 22 | 1.12% | 0.63% | 1.76% |
| 23 | 0.60% | 0.31% | 0.91% |

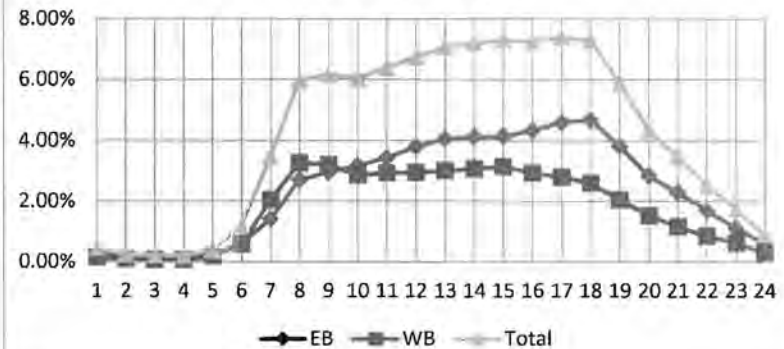
| Month of Year | Fraction |
|---------------|----------|
| January | 1.15 |
| February | 1.19 |
| March | 1.19 |
| April | 1.08 |
| May | 0.95 |
| June | 0.86 |
| July | 0.78 |
| August | 0.81 |
| September | 0.8 |
| October | |
| November | |
| December | |

| Directional Factor | | |
|--------------------|------|----|
| AM | 0.59 | WB |
| PM | 0.62 | EB |

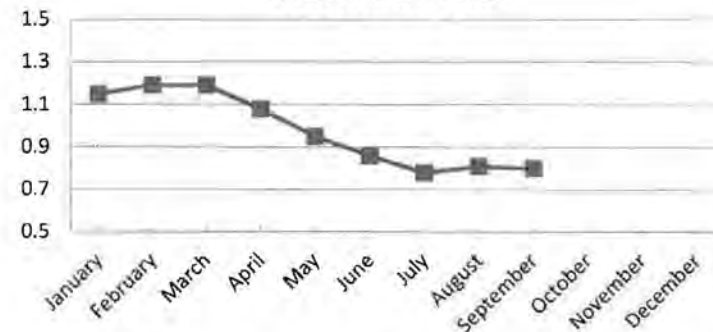
| Day of Week | Fraction |
|-------------|----------|
| Sunday | 0.71 |
| Monday | 1.01 |
| Tuesday | 1.05 |
| Wednesday | 1.08 |
| Thursday | 1.11 |
| Friday | 1.12 |
| Saturday | 0.91 |

| Design Hour Volume | | |
|--------------------|--------|--------|
| # | Volume | Factor |
| 5 | 1885 | 0.107 |
| 10 | 1867 | 0.106 |
| 20 | 1844 | 0.105 |
| 30 | 1820 | 0.103 |
| 50 | 1780 | 0.101 |
| 100 | 1731 | 0.098 |
| 150 | 1693 | 0.096 |
| 200 | 1664 | 0.095 |

Hour of Day



Month of Year



| Updated 3/31/22 | | | Daily Traffic Volume (AADT) | | | | | | | | | |
|---------------------|-----------------------------|-----------|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| STREET | LOCATION | Station # | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
| A & W BULB RD | N OF GLADIOLUS DR | 215 | | 6800 | | 6600 | | 7100 | | 7700 | | |
| ALABAMA RD | N OF IMMOKALEE RD | 201 | | | | 6800 | | 7100 | | 6000 | | |
| ALABAMA RD | S OF HOMESTEAD RD | 200 | 11100 | 9000 | 9300 | 10300 | 11000 | | 10200 | 10700 | 7900 | |
| ALICO RD | E OF US 41 | 204 | 21700 | 23400 | 19900 | 21900 | 24100 | 22100 | 22800 | 24200 | 25600 | |
| ALICO RD | W OF I - 75 | 10 | 27200 | 29100 | 38400 | 41100 | 43600 | 44800 | 47900 | 49800 | 41900 | 49600 |
| ALICO RD | E OF I - 75 | 53 | 26000 | 26900 | 28400 | 25600 | 24300 | 24600 | 26200 | 24200 | 20200 | 26100 |
| ALICO RD | E OF BEN HILL GRIFFIN PKWAY | 205 | | | 7500 | | 8500 | | 8900 | | | |
| BASS RD | N OF SUMMERLIN RD | 216 | | 8400 | | 8200 | | 11500 | | 11400 | | 10600 |
| BAYSHORE RD (SR 78) | W OF HART RD | 104 | | | | 28600 | 29900 | | 30800 | 30900 | 24200 | 26800 |
| BAYSHORE RD (SR 78) | W OF WILLIAMSBURG DR | 64 | 18400 | 20100 | 21000 | 22900 | 23900 | 21900 | 26300 | 28100 | 25800 | 29200 |
| BELL BLVD | S OF LEELAND HEIGHTS BV | 203 | 9500 | 8100 | 8800 | 9600 | 9900 | 10000 | 10800 | 12300 | 12700 | |
| BEN HILL GRIFFIN | S OF ALICO RD | 514 | | | 29900 | | 22800 | | 24400 | 28400 | 21500 | 25600 |
| BEN HILL GRIFFIN | N OF ESTERO PKWY | 71 | | 18800 | 19100 | 19400 | 20800 | 21000 | 22000 | 25200 | 21000 | 25200 |
| BEN HILL GRIFFIN | N OF CORKSCREW RD | 517 | 16200 | 15100 | 19500 | 19600 | | 21200 | | 18900 | | |
| BETH STACEY RD | S OF HOMESTEAD RD | 220 | | 7700 | | 7500 | | 7500 | | 7700 | | |
| BONITA BEACH RD | E OF HICKORY BLVD | 132 | | | | | | | | | 10500 | 14300 |
| BONITA BEACH RD | E OF VANDERBILT RD | 7 | 23500 | 23400 | 24600 | 25700 | 25900 | 25600 | 25000 | 25100 | 22500 | 26000 |
| BONITA BEACH RD | W OF SPANISH WELLS | 131 | | | | | | | | | 24700 | 31800 |
| BONITA BEACH RD | E OF RACE TRACK RD | 130 | | | | | | | | | 29300 | 39700 |
| BONITA BEACH RD | W OF I-75 | 42 | 26100 | 28800 | 35100 | 35300 | | 36400 | 38900 | 40500 | 37900 | 43500 |
| BROADWAY (ESTERO) | W OF US 41 | 463 | | 5200 | | 5700 | | 6200 | | 6300 | | 5700 |

| Updated 3/31/22 | | | Daily Traffic Volume (AADT) | | | | | | | | | |
|-----------------|-----------------------------|-----------|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| STREET | LOCATION | Station # | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
| COLLEGE PKWY | W OF SOUTH POINTE BLVD | 83 | | | | 38000 | 40900 | | | | | |
| COLLEGE PKWY | E OF WINKLER RD | 43 | 30400 | 31700 | 32300 | 36100 | 37600 | 37100 | 37200 | 37500 | | |
| COLLEGE PKWY | W OF NEW BRITTANY | 87 | | | | 33500 | 33300 | | | 32200 | 28900 | |
| COLLEGE PKWY | E OF KENWOOD LN | 237 | | | 26900 | | | | | | | |
| COLONIAL BLVD | E OF SUMMERLIN RD | 14 | 51500 | 52500 | 53100 | 54600 | 55600 | 55900 | 56900 | 56500 | 51100 | 57700 |
| COLONIAL BLVD | W OF WINKLER AVE | 78 | | | | 56000 | | | | | | |
| COLONIAL BLVD | W OF TREELINE AVE | 91 | | | | 45100 | 45500 | | | 48300 | 53400 | |
| COLONIAL BLVD | W OF IMMOKALEE RD | 246 | | 35400 | 39500 | 41500 | | 43000 | | | | 44500 |
| CORKSCREW RD | E OF US 41 | 247 | | 14300 | | 16600 | | 17000 | | 20000 | | 20800 |
| CORKSCREW RD | W OF I - 75 | 15 | 29500 | 28800 | 30600 | 31600 | 33400 | 34200 | 36500 | 39500 | | |
| CORKSCREW RD | E OF I - 75 | | | 13000 | | | | | | | | |
| CORKSCREW RD | E OF I-75 | 70 | | 21900 | 21900 | 22000 | 22200 | 22000 | 22900 | 20300 | 16900 | 17600 |
| CORKSCREW RD | E OF BEN HILL GRIFFIN PKWAY | 249 | | | | 15600 | | 18900 | | 20900 | | |
| CORKSCREW RD | W OF ALICO RD | 248 | | 3800 | | | | | | | | |
| CORKSCREW RD | E OF ALICO RD | 250 | | | 3100 | | 4400 | | 6700 | | | |
| CRYSTAL DR | E OF US 41 | 254 | | 8600 | 11200 | | 12300 | | 12100 | | 8200 | |
| CRYSTAL DR | E OF METRO PKWY | 255 | | | 6100 | | 6400 | | 7900 | | 5500 | |
| CYPRESS LAKE DR | E OF SOUTH POINTE BLVD | 81 | | | | 20300 | 22300 | 22300 | | 20900 | 18200 | 20000 |
| CYPRESS LAKE DR | E OF OVERLOOK DR | 73 | | 29400 | 24700 | 25800 | 24200 | 27100 | 27200 | 27100 | 22600 | 25400 |
| CYPRESS LAKE DR | W OF SUMMERLIN RD | 259 | 27900 | 27800 | | | | 27700 | | 29000 | | 28900 |
| CYPRESS LAKE DR | E OF REFLECTION PKWY | 82 | | | | 42300 | 38900 | 39900 | 40700 | | 35100 | 39800 |
| CYPRESS LAKE DR | W OF US 41 | 258 | 31700 | 34000 | 35900 | 35200 | | | | 36000 | | 35400 |
| DANIELS PKWY | W OF METRO PKWY | 30 | 40500 | 40100 | 46400 | 47400 | 48300 | 48300 | 49400 | 49900 | 41900 | 49300 |
| DANIELS PKWY | W OF PLANTATION RD | 263 | | | 48000 | | 47600 | | | | | |
| DANIELS PKWY | E OF SIX MILE PKWY | 31 | 52200 | 53200 | 51800 | 53200 | 59700 | | 60700 | 62500 | 54100 | 63100 |

**TRAFFIC DATA FROM
FDOT FLORIDA TRAFFIC ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4250 - CORKSCREW RD, E OF ALICO RD LC 250

| YEAR | AADT | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|--------|-------------|-------------|-----------|----------|----------|
| ---- | ----- | ----- | ----- | ----- | ----- | ----- |
| 2021 | 9200 X | 0 | 0 | 9.50 | 53.10 | 16.80 |
| 2020 | 9200 E | E | W | 9.50 | 57.10 | 16.80 |
| 2019 | 9200 C | E 4700 | W 4500 | 9.50 | 53.30 | 16.80 |
| 2018 | 7800 C | E 3900 | W 3900 | 9.50 | 53.30 | 15.30 |
| 2017 | 3600 T | | | 9.50 | 53.20 | 4.00 |
| 2016 | 3800 S | E 1900 | W 1900 | 9.50 | 54.50 | 20.00 |
| 2015 | 4000 F | E 2000 | W 2000 | 9.50 | 53.40 | 20.00 |
| 2014 | 3800 C | E 1900 | W 1900 | 9.50 | 52.00 | 20.00 |
| 2013 | 3100 S | E 1600 | W 1500 | 9.50 | 54.60 | 11.60 |
| 2012 | 2900 F | E 1500 | W 1400 | 9.50 | 52.80 | 11.60 |
| 2011 | 2900 C | E 1500 | W 1400 | 9.50 | 53.20 | 11.60 |
| 2010 | 3200 S | E 1600 | W 1600 | 10.28 | 55.69 | 14.40 |
| 2009 | 3200 F | E 1600 | W 1600 | 10.29 | 55.14 | 14.40 |
| 2008 | 3400 C | E 1700 | W 1700 | 10.77 | 53.61 | 14.40 |

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

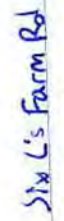
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**TRAFFIC DATA FROM THE LEE
COUNTY CONCURRENCY REPORT**

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

| LINK NO. | NAME | ROADWAY LINK | | ROAD TYPE | PERFORMANCE STANDARD | | 2020 100TH HIGHEST HOUR | | FORECAST FUTURE | | NOTES |
|----------|--------------------------|-------------------------|-----------------------|-----------|----------------------|-------------|-------------------------|--------|-----------------|--------|---|
| | | FROM | TO | | LOS | CAPACITY | LOS | VOLUME | LOS | VOLUME | |
| 00100 | A & W BULB RD | GLADIOLUS DR | MCGREGOR BLVD | 2LN | E | 860 | C | 410 | C | 431 | |
| 00200 | ALABAMA RD | SR 82 | MILWAUKEE BLVD | 2LN | E | 990 | C | 270 | C | 284 | |
| 00300 | ALABAMA RD | MILWAUKEE BLVD | HOMESTEAD RD | 2LN | E | 990 | C | 355 | C | 373 | |
| 00400 | ALEXANDER BELL | SR 82 | MILWAUKEE BLVD | 2LN | E | 990 | D | 571 | D | 600 | |
| 00500 | ALEXANDER BELL | MILWAUKEE BLVD | LEELAND HEIGHTS | 2LN | E | 990 | D | 571 | E | 664 | Shadow Lakes |
| 00590 | ALICO RD | US 41 | DUSTY RD | 4LD | E | 1,980 | B | 1,171 | B | 1,230 | |
| 00600 | ALICO RD | DUSTY RD | LEE RD | 6LD | E | 2,960 | B | 1,171 | B | 1,532 | Alico Business Park |
| 00700 | ALICO RD | LEE RD | THREE OAKS PKWY | 6LD | E | 2,960 | B | 1,171 | B | 1,419 | Three Oaks Regional Center |
| 00800 | ALICO RD | THREE OAKS PKWY | I-75 | 6LD | E | 2,960 | B | 2,051 | B | 2,156 | EEPCO Study |
| 00900 | ALICO RD | I-75 | BEN HILL GRIFFIN BLVD | 6LD | E | 2,960 | B | 1,061 | B | 1,208 | EEPCO Study |
| 01000 | ALICO RD | BEN HILL GRIFFIN BLVD | GREEN MEADOW DR | 2LN | E | 1,100/1,840 | C | 378 | E | 782 | 4 Ln constr 2018, EEPCO Study* |
| 01050 | ALICO RD | GREEN MEADOW DR | CORKSCREW RD | 2LN | E | 1,100 | B | 131 | B | 224 | EEPCO Study |
| 01200 | BABCOCK RD | US 41 | ROCKEFELLER CIR | 2LN | E | 860 | C | 55 | C | 162 | old count |
| 01400 | BARRETT RD | PONDELLA RD | PINE ISLAND RD | 2LN | E | 860 | C | 103 | C | 116 | old count projection(2009) |
| 01500 | BASS RD | SUMMERLIN RD | GLADIOLUS DR | 4LN | E | 1,790 | C | 607 | C | 865 | |
| 01600 | BAYSHORE RD (SR 78) | BUS 41 | NEW POST RD/HART RD | 4LD | D | 2,100 | C | 1,750 | C | 1,925 | |
| 01700 | BAYSHORE RD (SR 78) | HART RD | SLATER RD | 4LD | D | 2,100 | C | 1,774 | | 2,236 | |
| 01800 | BAYSHORE RD (SR 78) | SLATER RD | I-75 | 4LD | D | 2,100 | C | 1,191 | C | 1,462 | |
| 01900 | BAYSHORE RD (SR 78) | I-75 | NALLE RD | 2LN | D | 924 | C | 691 | C | 877 | |
| 02000 | BAYSHORE RD (SR 78) | NALLE RD | SR 31 | 2LN | D | 924 | C | 532 | C | 673 | |
| 02100 | BEN HILL GRIFFIN PKWY | CORKSCREW RD | FGCU ENTRANCE | 4LD | E | 2,000 | B | 1,403 | B | 1,475 | |
| 02200 | BEN HILL GRIFFIN PKWY | FGCU BOULEVARD S | COLLEGE CLUB DR | 4LD | E | 2,000 | B | 1,403 | B | 1,475 | |
| 02250 | BEN HILL GRIFFIN PKWY | COLLEGE CLUB DR | ALICO RD | 6LD | E | 3,000 | A | 1,129 | A | 1,221 | |
| 26950 | BEN HILL GRIFFIN PKWY | ALICO RD | TERMINAL ACCESS RD | 4LD | E | 1,980 | A | 985 | A | 1,035 | |
| 02300 | BETH STACEY BLVD | 23RD ST | HOMESTEAD RD | 2LN | E | 860 | C | 346 | C | 548 | |
| 02400 | BONITA BEACH RD | HICKORY BLVD | VANDERBILT DR | 4LD | E | 1,900 | C | 651 | C | 685 | Constrained In City Plan * |
| 02500 | BONITA BEACH RD | VANDERBILT DR | US 41 | 4LD | E | 1,900 | C | 1,494 | C | 1,571 | Constrained In City Plan |
| 02600 | BONITA BEACH RD | US 41 | OLD 41 | 4LD | E | 1,860 | C | 1,532 | C | 1,610 | Constrained, old count projection(2010) |
| 02700 | BONITA BEACH RD | OLD 41 | IMPERIAL ST | 6LD | E | 2,800 | C | 1,818 | C | 1,910 | Constrained In City Plan(2010) |
| 02800 | BONITA BEACH RD | IMPERIAL ST | W OF I-75 | 6LD | E | 2,800 | C | 1,995 | C | 2,097 | Constrained In City Plan |
| 02900 | BONITA BEACH RD | E OF I-75 | BONITA GRAND DR | 4LD | E | 2,020 | B | 667 | B | 701 | Constrained In City Plan |
| 02950 | BONITA BEACH RD | BONITA GRANDE DR | END OF CO. MAINTAINED | 4LD | E | 2,020 | B | 667 | B | 701 | Constrained In City Plan |
| 03100 | BONITA GRANDE DR | BONITA BEACH RD | E TERRY ST | 2LN | E | 860 | D | 692 | E | 782 | old count projection(2009) |
| 03200 | BOYSCOUT RD | SUMMERLIN RD | US 41 | 6LN | E | 2,520 | E | 1,766 | E | 1,856 | |
| 03300 | BRANTLEY RD | SUMMERLIN RD | US 41 | 2LN | E | 860 | C | 275 | C | 289 | |
| 03400 | BRIARCLIFF RD | US 41 | TRIPLE CROWN CT | 2LN | E | 860 | C | 157 | C | 165 | |
| 03500 | BROADWAY RD (ALVA) | SR 80 | N. RIVER RD | 2LN | E | 860 | C | 299 | C | 314 | old count projection(2009) |
| 03700 | BUCKINGHAM RD | SR 82 | GUNNERY RD | 2LN | E | 990 | D | 477 | D | 501 | |
| 03730 | BUCKINGHAM RD | GUNNERY RD | ORANGE RIVER BLVD | 2LN | E | 990 | C | 383 | C | 403 | |
| 03800 | BUCKINGHAM RD | ORANGE RIVER BLVD | SR 80 | 2LN | E | 990 | D | 529 | E | 884 | Buckingham 345, Portico |
| 03900 | BURNT STORE RD | SR 78 | VAN BUREN PKWY | 4LD | E | 2,950 | B | 923 | B | 970 | |
| 04000 | BURNT STORE RD | VAN BUREN PKWY | COUNTY LINE | 2LN | E | 1,140 | C | 506 | C | 604 | |
| 04200 | BUS 41 (N TAMIAMI TR, SR | CITY LIMITS (N END EDIS | PONDELLA RD | 6LD | D | 3,171 | C | 1,249 | C | 1,554 | |
| 04300 | BUS 41 (N TAMIAMI TR, SR | PONDELLA RD | SR 78 | 6LD | D | 3,171 | C | 1,249 | C | 1,554 | |
| 04400 | BUS 41 (N TAMIAMI TR, SR | SR 78 | LITTLETON RD | 4LD | D | 2,100 | C | 1,000 | C | 1,275 | |
| 04500 | BUS 41 (N TAMIAMI TR, SR | LITTLETON RD | US 41 | 4LD | D | 2,100 | C | 614 | C | 827 | |
| 04600 | CAPE CORAL BRIDGE | DEL PRADO BLVD | MCGREGOR BLVD | 4LB | E | 4,000 | D | 3,053 | D | 3,209 | |
| 04700 | CAPTIVA DR | BLIND PASS | SOUTH SEAS | 2LN | E | 860 | C | 267 | C | 302 | Constrained, old count(2010) |
| 04800 | CEMETERY RD | BUCKINGHAM RD | HIGGINS AVE | 2LN | E | 860 | C | 328 | C | 345 | |
| 04900 | CHAMBERLIN PKWY | AIRPORT ENT | DANIELS PKWY | 4LN | E | 1,790 | C | 105 | C | 150 | Port Authority maintained |
| 05000 | COCONUT RD | WEST END | VIA VENETTO BLVD | 2LN | E | 860 | C | 268 | C | 420 | Estero maintains to east |
| 05100 | COLLEGE PKWY | MCGREGOR BLVD | WINKLER RD | 6LD | E | 2,980 | D | 2,292 | D | 2,409 | * |
| 05200 | COLLEGE PKWY | WINKLER RD | WHISKEY CREEK DR | 6LD | E | 2,980 | D | 2,059 | D | 2,164 | |
| 05300 | COLLEGE PKWY | WHISKEY CREEK DR | SUMMERLIN RD | 6LD | E | 2,980 | D | 2,059 | D | 2,164 | |
| 05400 | COLLEGE PKWY | SUMMERLIN RD | US 41 | 6LD | E | 2,980 | D | 1,815 | D | 1,907 | |
| 05500 | COLONIAL BLVD | MCGREGOR BLVD | SUMMERLIN RD | 6LD | E | 2,840 | D | 3,049 | | 3,204 | * |
| 05600 | COLONIAL BLVD | SUMMERLIN RD | US 41 | 6LD | E | 2,840 | D | 2,821 | | 2,965 | |
| 06200 | COLONIAL BLVD | DYNASTY DR | SR 82 | 6LD | D | 3,040 | B | 2,241 | C | 2,355 | * |
| 06300 | COLUMBUS BLVD | SR 82 | MILWAUKEE BLVD | 2LN | E | 860 | C | 100 | C | 105 | old count |
| 06400 | CONSTITUTION BLVD | US 41 | CONSTITUTION CIR | 2LN | E | 860 | C | 217 | C | 245 | old count projection(2010) |
| 06500 | CORBETT RD | SR 78 (PINE ISLAND RD) | LITTLETON RD | 2LN | E | 860 | C | 22 | C | 226 | old count, added VA clinic(2009) |
| 06600 | CORKSCREW RD | US 41 | THREE OAKS PKWY | 4LD | E | 1,900 | C | 1,007 | C | 1,272 | Galleria at Corkscrew |
| 06700 | CORKSCREW RD | THREE OAKS PKWY | W OF I-75 | 4LD | E | 1,900 | | 2,129 | | 2,238 | |
| 06800 | CORKSCREW RD | E OF I-75 | BEN HILL GRIFFIN BLVD | 4LD | E | 1,900 | C | 1,022 | C | 1,234 | |
| 06900 | CORKSCREW RD | BEN HILL GRIFFIN BLVD | ALICO RD | 4LD | E | 1,960 | C | 1,181 | C | 1,393 | |
| 07000 | CORKSCREW RD | ALICO RD | COUNTY LINE | 2LN | E | 1,140 | C | 499 | E | 978 | EEPCO Study, The Place, Verdana Village |
| 07100 | COUNTRY LAKES BLVD | LUCKETT RD | TICE ST | 2LN | E | 860 | C | 143 | C | 293 | old count projection(2010) |
| 07200 | CRYSTAL DR | US 41 | METRO PKWY | 2LN | E | 860 | C | 336 | C | 353 | |
| 07300 | CRYSTAL DR | METRO PKWY | PLANTATION RD | 2LN | E | 860 | C | 223 | C | 237 | |

2045 E+C NETWORK VOLUMES



**LEE COUNTY MPO 2045 COST
FEASIBLE HIGHWAY PLAN**



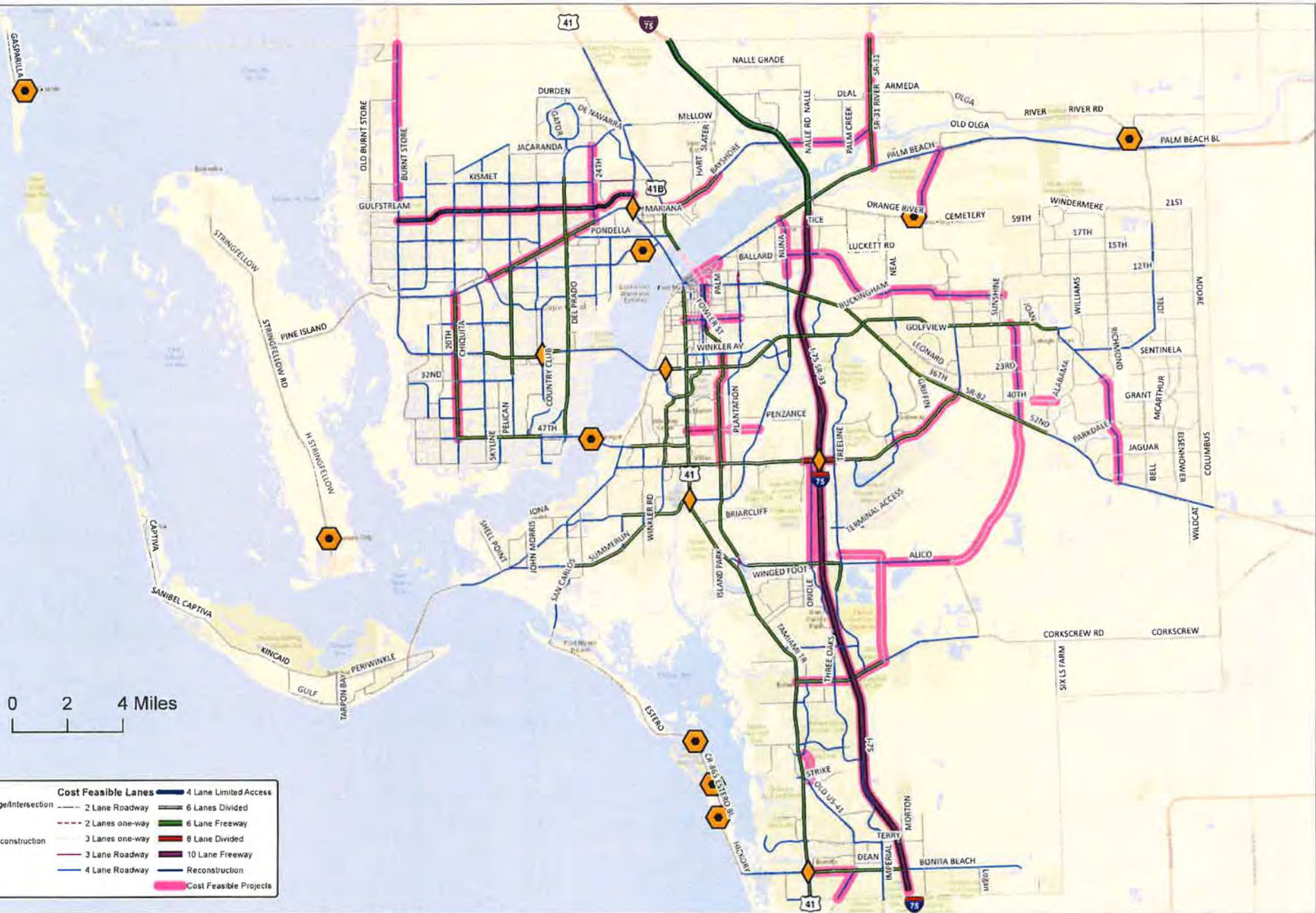
0 2 4 Miles



Cost Feasible Lanes



- 4 Lane Limited Access
- 2 Lane Roadway
- 2 Lanes one-way
- 3 Lane one-way
- 3 Lane Roadway
- 4 Lane Roadway
- 6 Lanes Divided
- 6 Lane Freeway
- 8 Lane Divided
- 10 Lane Freeway
- Reconstruction
- Cost Feasible Projects



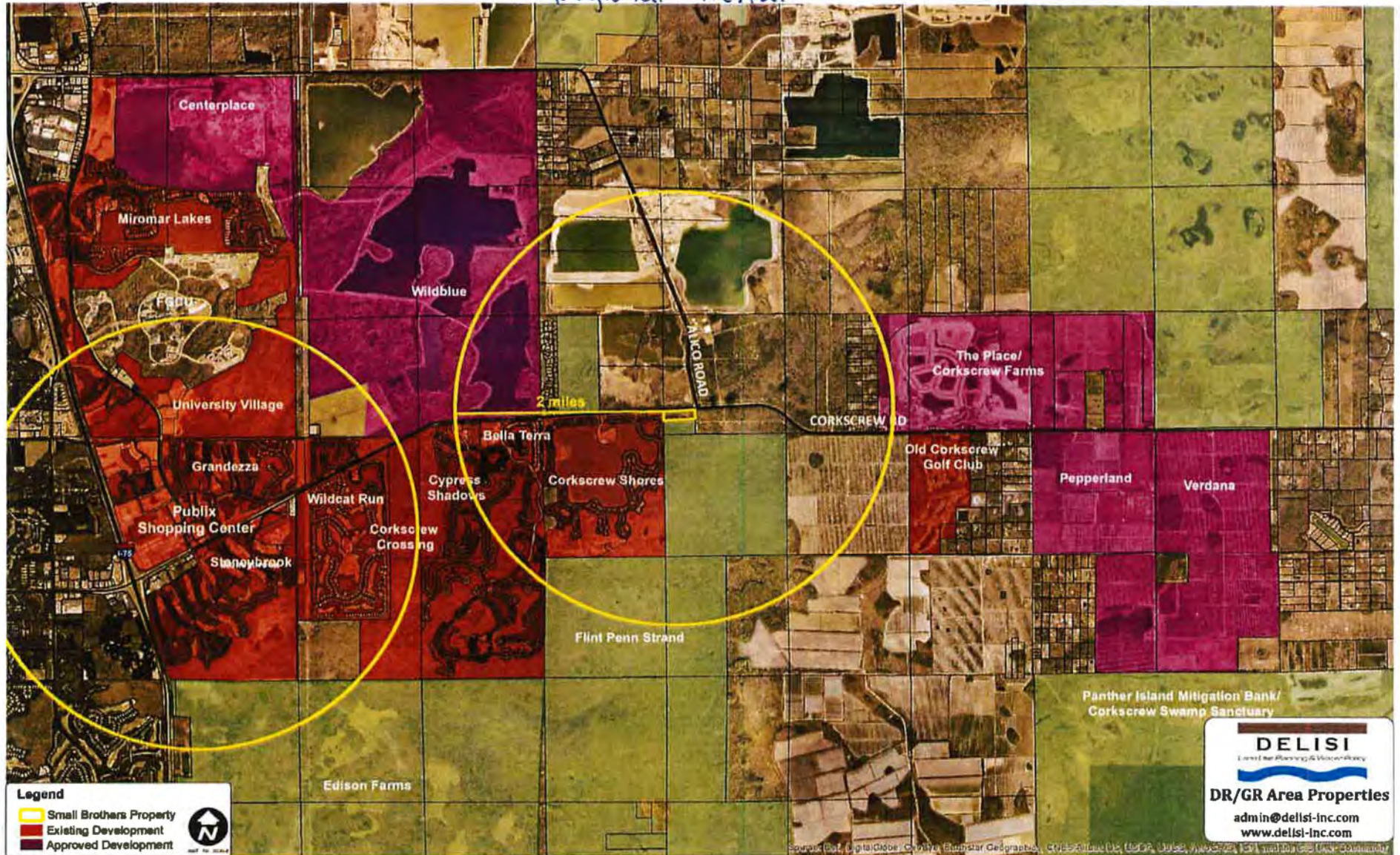
LEE COUNTY CIP

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY21/22-25/26

| PROJ # | PROJECT NAME | DRIVER | FY 98-20 PRIOR EXP. | 20/21 BUDGET | 21/22 | 22/23 | 24/24 | 24/25 | 25/26 | 5-YEAR TOTAL | 6-10 | PROJECT TOTAL | REVENUE SOURCE | PROJECT MANAGER |
|----------------|--|--|-------------------------------|------------------------|-----------------------|--------------------|--------------------|-------------------|-------------------|-----------------|---------------------|------------------|-------------------------|---|
| MAJOR PROJECTS | | | | | | | | | | | | | | |
| 209249 | Allico Rd. Connector/Allico Rd. to SR 82 opposite Sunshine Blvd. | People-to-jobs link, Daniels Pkwy. relief NM - Core Critical | 6,180,573 ROW | 12,397,200 ROWIDES | 0 | 0 | 10,759,314 DES/CST | 0 | 0 | 10,759,314 | 106,540,155 | 135,877,242 | IF 25 GT Debt | Vince Miller vmiller@leegov.com |
| 209002 | Bicyclist/Pedestrian Facilities Annual project for facilities on existing County-maintained roads Specific Projects: | Implementation of bike-ped plan, BPAC priorities, Complete Streets principals | | | | | | | | | | | IF/GT | Tom Marquardt marquardt@leegov.com |
| | Veterans Pkwy. SW 10th St. to Skyline Blvd. | 2016 Priority #22 | | 40,500 DES/SUR | 232,850 CST/CEI | 0 | 0 | 0 | 0 | 273,350 | | 313,850 | IF22 | |
| | Veterans Pkwy. SW 3rd Pl to SW 2nd Ave | 2016 Priority #23 | | 44,910 DES/SUR | 258,225 CST/CEI | 0 | 0 | 0 | 0 | 303,135 | | 348,045 | IF22 | |
| | Hancock Bridge Pkwy Orange Grove to 4055 Hancock | 2017 Priority #4 | | | 495,000 ROW DES/SUR | 0 | 546,250 CST/CEI | 0 | 0 | 1,041,250 | | 1,041,250 | IF22 | |
| | Hancock Bridge Pkwy Hunter Blvd - Orange Grove | 2020 Priority #13 | | | 137,293 DES/SUR | | 789,433 CST/CEI | | | 926,726 | | 926,726 | IF22 | |
| | Plantation Daniels - Idlewild | 2019 Priority #2 | | | 0 | 1,369,367 DES/SUR | 0 | 6,846,833 | 0 | 8,216,200 | | 8,216,200 | GT | |
| | Orange River Blvd. Palm Beach Blvd. to Lorraine Dr. | 2016 Priority #4 | | | 1,354,571 DES/SUR | | 2,268,782 CST/CEI | 0 | 0 | 3,623,353 | | 3,623,353 | GT | |
| | Tice St. Sidewalk/South Side, Ortiz to SR 80 | 2015 Priority #2 | | 268,513 DES/SUR | 1,543,947 CST/CEI | 0 | 0 | 0 | 0 | 1,543,947 | | 1,812,460 | IF23 | |
| | Bell Blvd. SR 82 to Sunnse | 2016 Priority #3 | | | 623,080 DES/SUR/ROW | 0 | 3,557,183 CST/CEI | 0 | 0 | 4,180,263 | | 4,180,263 | GT | |
| | Bell Blvd Sunrise to Joel | 2016 Priority #3 | | | 0 | 398,688 DES/SUR | 0 | 2,290,078 CST/CEI | 0 | 2,290,078 | | 2,290,078 | FDOT | |
| | Westgate Blvd. East Lee -4th St | 2020 Priority #3 | | | 0 | 0 | 128,138 DES/SUR | 0 | 736,799 CST/CEI | 864,937 | | 864,937 | IF23 | |
| | Allico Rd. Sidewalk/North Side, RR Crossing to Quaker Ln. | 2015 Priority #27 | | | 1,139,782 DES/SUR/ROW | 0 | 1,091,247 CST/CEI | 0 | 0 | 2,231,029 | | 2,231,029 | IF24 | |
| | Pine Rd. Allaire Ln to US 41 | 2016 Priority #28 | | | 0 | 0 | 135,801 DES/SUR | 780,858 CST/CEI | 0 | 916,659 | | 916,659 | IF24 | |
| | Jetport Loop Allaire Ln - US 41 | 2020 Priority #97 | | | 0 | 138,793 DES/SUR | 0 | 798,057 CST/CEI | 0 | 936,850 | | 936,850 | IF24 | |
| | Pine Ridge Rd San Carlos - Summerlin | 2020 Priority #5 | | | | | 337,511 DES/SUR | | 1,940,688 CST/CEI | 2,278,199 | | 2,278,199 | IF25 GT | |
| 205724 | Big Carlos Pass Bridge | Age Condition of bridge (Bridge Health Index) Mandated | 4,012,244 PD&E Study | 5,008,872 PD&E Study | 45,137,536 CST/CEI | 0 | 0 | 0 | 0 | 45,137,536 | | 54,158,752 | Sanibel SURP TOLLS DEBT | Tom Marquardt marquardt@leegov.com |
| 209248 | Cape Coral Bridge WB Span Replacement | Age/condition, escalating maintenance costs Mandated | 0 | 0 | 13,148,702 DES | 0 DES | 0 | 0 | 0 | 13,148,702 | 111,808,571 CST/CEI | 124,957,273 | CAPE/MP SURP TOLLS | Tom Marquardt marquardt@leegov.com |
| TBD | Colonial Summerlin Flyover - Midpoint Bridge | Concurrency, LOS | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 137,000,000 | 137,000,000 | CAPE/MP SURP TOLLS DEBT | TBD |
| 200669 | Corkscrew Road | Reduce congestion/wait time, improved safety | 1,825,431 DES | 24,525,823 ROW/DES/MIT | 1,000,000 ROW | 16,066,116 CST/CEI | 0 | 1,400,000 LS | 0 | 18,466,116 | 0 | 44,819,370 | IF25 Debt GT FDOT CON | Dave Murphy dmurphy@leegov.com |
| 205067 | Estero Blvd. Improvements | Town request, congestion infrastructure conditions, Complete Streets principals NM - Essential | 48,370,003 PRELIM/DES CST/CEI | 31,318,170 DES/CST/CEI | 0 | 0 | 0 | 0 | 0 | 0 | | 79,688,173 | SANIBEL SURP TOLLS GT | Rob Phelan rphelan@leegov.com |
| 200671 | Gateway at Griffin Roundabout | Improve safety without adding delay | 159,603 DES | 390,396 DES/ROW | 3,220,000 CST/CEI | 0 | 0 | 0 | 0 | 3,220,000 | | 3,769,999 | GT | Dave Murphy dmurphy@leegov.com |

**REGIONAL AERIAL MAP
EXISTING AND APPROVED
SURROUNDING DEVELOPMENTS**

Regional Aerial



ITE PASS-BY RATES

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

[illegible]

TRIP GENERATION EQUATIONS

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

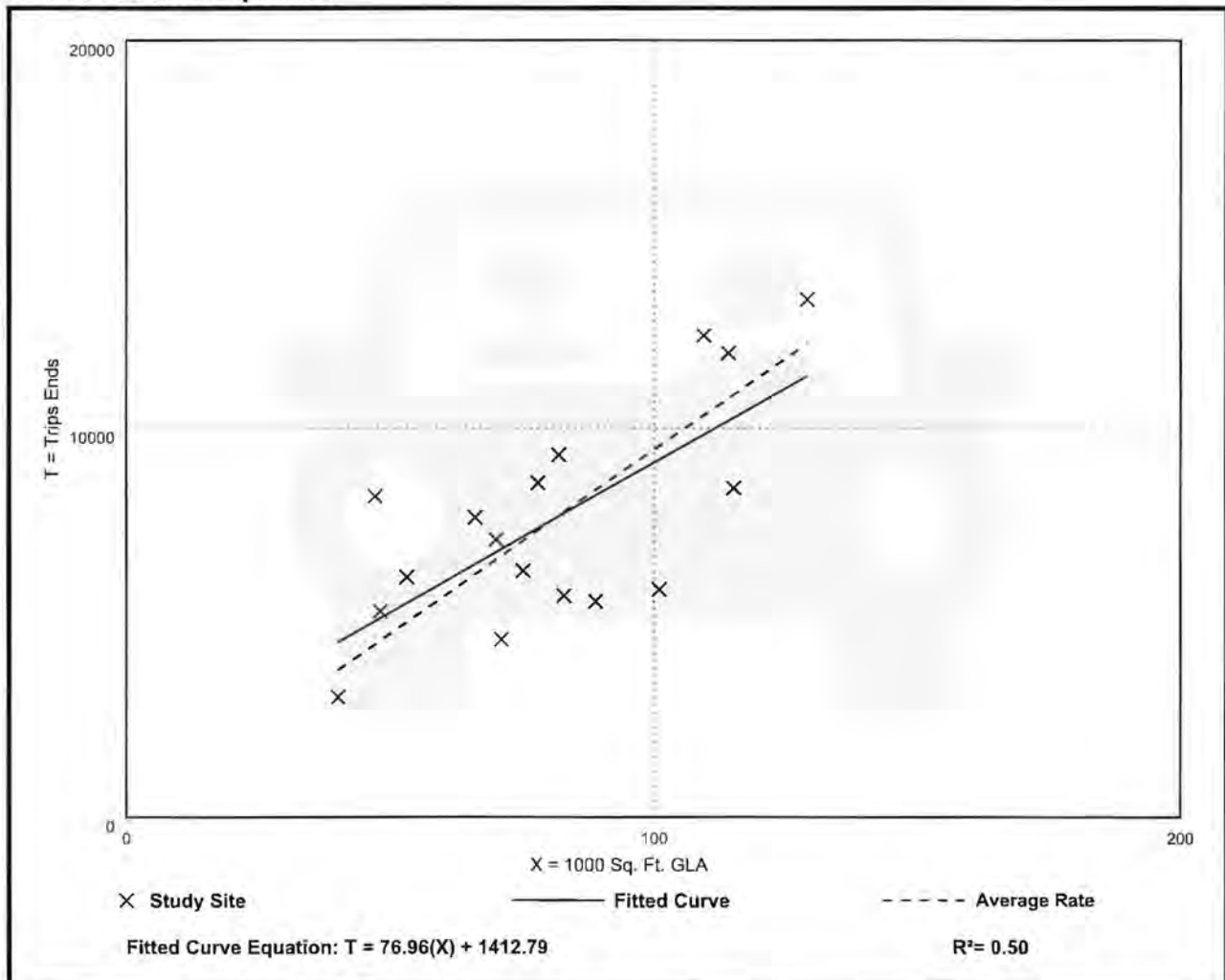
Avg. 1000 Sq. Ft. GLA: 81

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

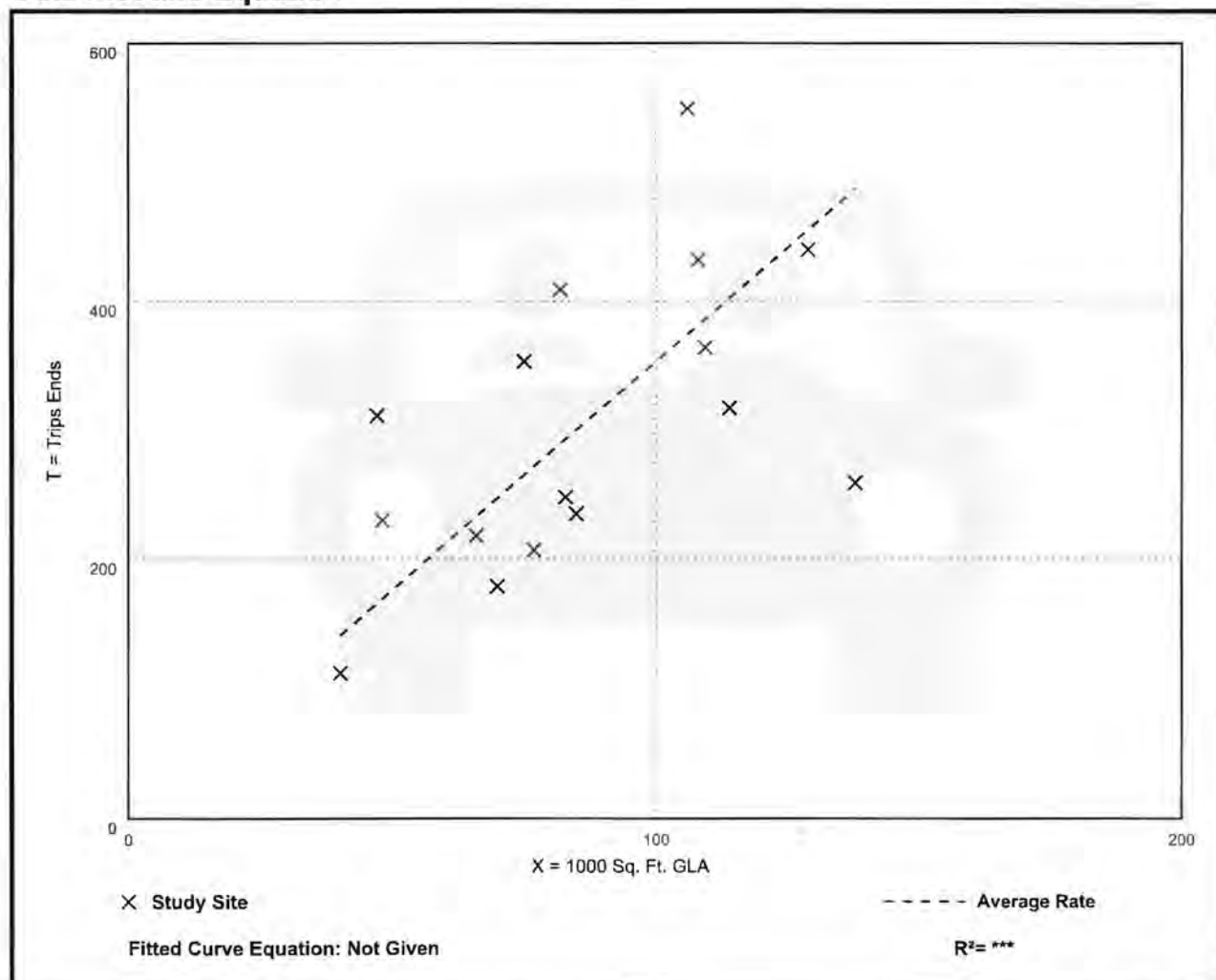
Avg. 1000 Sq. Ft. GLA: 86

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

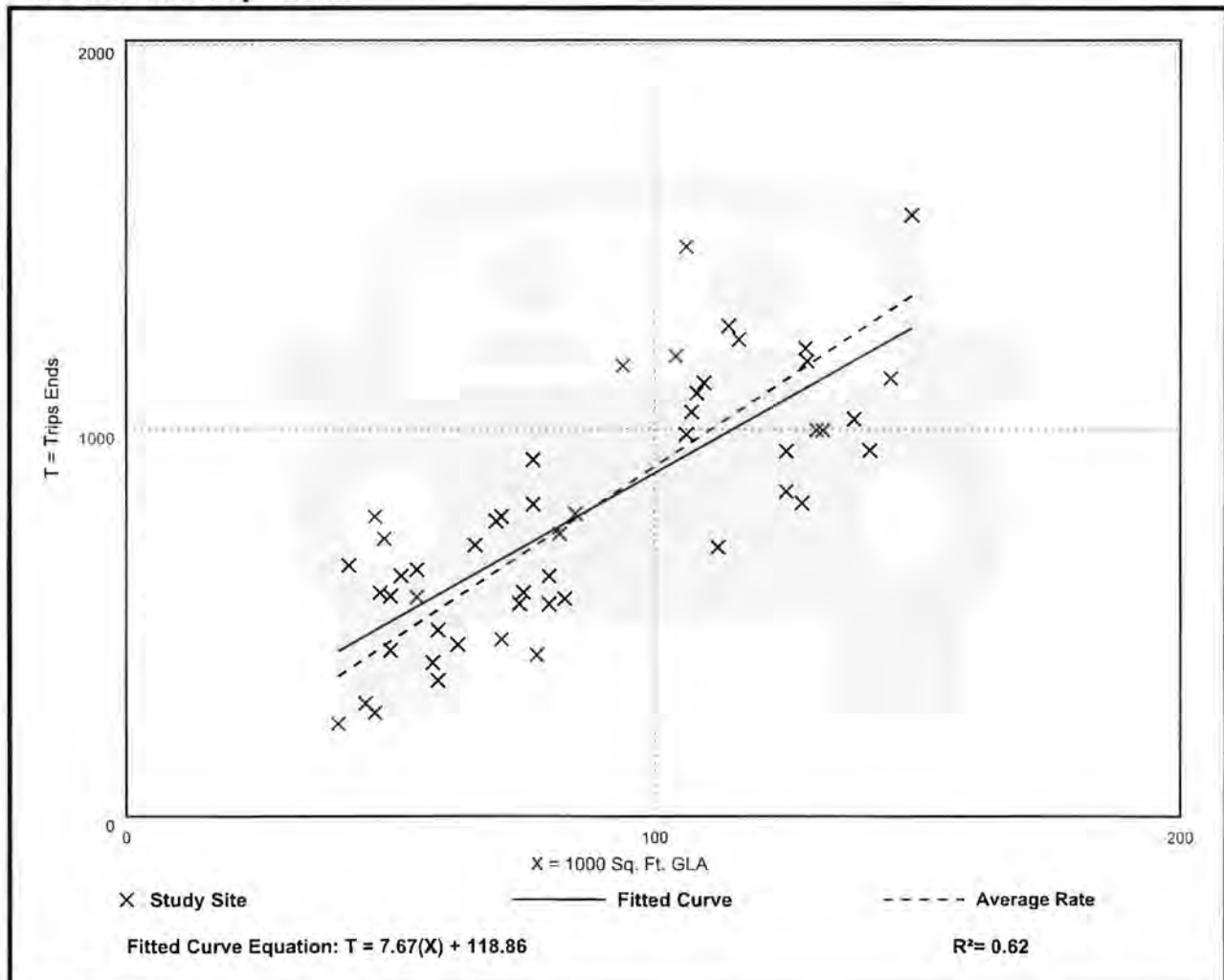


Exhibit M16

Existing and Future Conditions Analysis

Small Brothers, LLC
Corkscrew Commercial

Existing and Future Conditions Analysis M16

Levels of Service Water and Wastewater

Demand Projections

The subject property is within the Lee County Utilities (LCU) potable water franchise area as depicted on Lee Plan Map 4-A and 4-B. The existing property is zoned Community Commercial (CC) and located in the Density Reduction/Groundwater Recharge land use category. With the proposed amendment, a total of 66,400 S.F. of commercial retail and office will be allowed.

Table 1 below provides a summary of projected utility demands in gallons-per-day (GPD) for the development based on Lee County Utilities (LCU) design standards and Chapter 64E-6 of the Florida Statutes and using demand assumptions commonly accepted for planning purposes.

Table 1. Estimated Utility Demands at Build-out:

| Development Type | Cumulative Units | Unit Demand | Total Demand (GPD) |
|---------------------|------------------|-------------|--------------------|
| Proposed Commercial | 66,400 SF | 0.15/SF | 9,960 |
| | | Total | 9,960 |

Under the proposed land use designation with the projected development parameters, the estimated utility demand for the property will be 9,960 GPD.

Wastewater Level of Service

For wastewater service, the property is adjacent to Lee County Utilities' wastewater franchise area that serves Corkscrew Shores to the west of the property. The County's wastewater franchise area will be amended to include the subject property as well.

Lee County Utilities maintains an existing wastewater forcemain along the subject property's frontage with Corkscrew Road. The forcemain will be utilized to provide for a connection to LCU's wastewater system for service.

LCU's Three Oaks Regional Wastewater Treatment Plant is the closest facility available to serve the property and serves other developments west of the subject property along Corkscrew Road. According to the 2021 Lee County Concurrency Report, the Three Oaks facility is permitted with a capacity of 6.0 million gallons per day (MGD) and is projected to expand capacity to 8.0 MGD in 2024. Therefore, there is sufficient capacity within the existing plant to serve the 9,960 GPD increase in demand to LCU's system from this project at build-out.

Potable Water Level of Service

For potable water service, the project is intending to connect to LCU's water distribution system provided along Corkscrew Road. As described above, the property is also adjacent to LCU's water franchise area that serves Corkscrew Shores to the west.

Existing and Future Conditions Analysis M16

Lee County Utilities maintains an existing water distribution main within the Corkscrew Road right-of-way along the subject property's frontage. Service to the property will be provided by connecting to the water main and extending mains into the property for service. According to the 2021 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted to serve 50.9 MGD and is projected to operate at 32.6 MGD for 2025. Therefore, there is sufficient capacity within the existing plant to serve the 9,960 GPD increase in demand to LCU's system from this project at build-out.

Surface Water Level of Service Analysis:

Existing Conditions:

The existing site is approximately 12.1 acres located south of Corkscrew Road, southwest of the intersection of Corkscrew Road and Alico Road. The drainage pattern for the site is generally from the north of the property to the south. The site topography is generally at elevation 19.0' NAVD to the north and nearly 18.0' NAVD to the south. Within the wetlands located on the property, elevations vary from 15.5' NAVD to 17.0' NAVD. The site does not have significant offsite flows to accommodate, as Corkscrew Road is effectively a berm to the north, and residential development is to the west. There are existing Corkscrew Road swales to the north, and a conveyance swale for Corkscrew Road to the west. The east property is undeveloped other than an access road adjacent to the east property line for access to a well field, and to the south are SFWMD district owned lands including wetlands and a proposed pond.

Proposed Water Management System:

Surface water management of the site shall comply with Lee County and SFWMD stormwater quality and quantity requirements. The stormwater system will consist of interconnected dry detention stormwater areas and swales, and subsurface storage if necessary to meet total volumetric requirements. The system will be privately owned and maintained. The site will discharge to the onsite wetland preserve, which is connected to the south off site. The historical flow for the culvert crossing located in the Corkscrew Road right-of-way will be maintained and the culvert extended to the on-site wetland preserve. The stormwater system will be designed to limit discharge rates from the development to a 25-year, 3-day storm peak discharge rate of 25 csm (cubic feet per square mile), or as amended by agencies. The control elevation for the water management facilities shall be consistent with the seasonal water table elevations of the existing wetland located on the property. Drainage from the site will be routed from the dry detention pond and control structure to the onsite wetlands where it will then discharge to Flint Pen Strand which drains to the Imperial River.

Existing and Future Conditions Analysis M16

Parks, Recreation and Open Space

Regional Parks

The Lee County Public Facilities Level of Service and Concurrency Report 2021 indicates a total of 7,064 acres of existing regional parks operated by county, local, state, and federal governments within Lee County. The capacity required to meet The Lee Plan Policy 95.1.3 non-regulatory level-of-service standard of 6 acres per 1,000 total seasonal county population is equal to: 886,000 [seasonal county population] X (6 acres/1,000 population) = 5,316 acres

The Bureau of Economic and Business Research (BEBR) Projections of Florida Population by County, 2020-2045, with Estimates for 2019 provided a high projected population of 997,000 for Lee County in 2030. This would require 5,982 acres to meet the level of service standard. There is more than adequate existing Regional Park acreage in Lee County to meet the needs of the project.

Community Parks

The Lee County Public Facilities Level of Service and Concurrency Report 2021 indicates a total of 743.1 acres of existing community parks operated by Lee County or jointly operated with The School District of Lee County within Lee County. The capacity required to meet the Lee Plan Policy 95.1.3 non-regulatory level-of-service standard of 0.8 acres per 1,000 total permanent county population is equal to: 368,415 [permanent unincorporated county population] X (0.8 ac/1,000 population) = 295 ac

The existing inventory of community parks within Lee County meets the community park level-of-service standard in the County for the year 2020 and will continue to do so at least through the next five years. The level of service standard increased from 285 acres in 2019 to 295 acres in 2021 which represents here is more than adequate existing Community Park acreage in Lee County to meet the needs of the project.

Public Schools

The subject property is within the South Zone, sub-zone S-2. Lee Plan Policy 95.1.3 provides that Public Schools Facilities LOS standards for Elementary Schools, Middle Schools, High Schools and Special Purpose Facilities is based upon Permanent Florida Inventory School Houses (FISH) capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes.

According to the Lee County Public Facilities Level of Service and Concurrency Report 2021, the South Zone showed an available capacity of 893 elementary school seats, 368 middle school seats, and 612 high school seats. The letter of review and recommendation received from the School District of Lee County indicated that capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however capacity is available in the adjacent CSA.

Exhibit M17

Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities:

Fire Protection,
Emergency Medical Service,
Law Enforcement,
Solid Waste, & Lee County Utilities,

Small Brothers, LLC
Corkscrew Commercial



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Cecil L. Pendagrass
District Two

Ray Sandell
District Three

Brian Hammah
District Four

Frank Mann
District Five

Roger Desjardis
County Manager

Richard Wm. Wesch
County Attorney

Debra Marie Collins
County Hearing
Examiner

July 21, 2022

S. Annette Keeney
Agnoli, Barber & Brundage, Inc.
7400 Trail Boulevard, # 200
Naples, FL 34108

Re: Letter of Service Availability – 15230 Corkscrew Road

Ms. Keeney,

I am in receipt of your letter requesting a Letter of Service Availability for a parcel along Corkscrew Road. The property consists of 12.6 acres identified by STRAP 22-46-26-00-00001.0010.

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 21, located 5.8 miles west; there is another location within 8 miles. 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



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Brian Hamman
District Four

Frank Maeh
District Five

Roger Desjardis
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Clerk

July 21, 2022

Agnoli, Barber & Brundage, Inc.
Attn: Ms. Keeney, Planner
7400 Trail Boulevard, # 200
Naples, FL 34108

RE: Letter of Availability Lee County Solid Waste Small Brothers, LLC - STRAP 22.-46-26-00-00001.001.0

Dear Ms. S Annette Keeney:

The Lee County Solid Waste Division is capable of providing solid waste collection service for a future Community Commercial District planned for 15230 Corkscrew Road through the franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

P. O. Box 308, Fort Myers, Florida 33902-0308 | (239) 533-2111 | leegov.com



Estero Fire Rescue

21500 Three Oaks Parkway
Estero, Florida 33928
(239) 390.8000
(239) 390.8020 (Fax)
www.esterofire.org

August 15, 2022

Margaret Emblidge, AICP
Agnoli, Barber & Brundage, Inc.
7400 Trail Blvd., Suite 200
Naples, Florida 34108

Re: Strap # 22-46-26-00-00001-0010

Ms. Emblidge,

This correspondence shall serve as a Letter of Service Availability for the above listed property. Estero Fire Rescue serves this property for fire suppression and non-transport advanced life support emergency medical services.

This property is located less than five road miles from Estero Fire Rescue Station 44 which is located at 21300 Fire House Lane. Once hydrants are installed, the property will enjoy an ISO rating of Class 2.

Should you require any additional information please feel free to contact me at 239-390-8000.

Respectfully,

Phillip Green
Fire Marshal

"DEDICATED AND DRIVEN FOR THOSE WE SERVE"

Carmine Marceno
Sheriff



State of Florida
County of Lee

August 15, 2022

Margaret Emblidge, AICP
Agnoli, Barber & Brundage, Inc.
7400 Trail Boulevard, Suite 200
Naples, FL 34108

Ms. Emblidge,

The proposed comprehensive plan amendment to rezone eight acres for commercial development at STRAP 22-46-26-00-00001.0010 along Corkscrew Road does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. We have no objections to up to 80,000 square feet of commercial development on the site, nor do we object to the property connecting to central water and sewer.

Law enforcement services will be provided from our substations in Lehigh Acres and Bonita Springs. At the time of application for new development orders or building permits, the applicant shall 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 comments. Please contact Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

Stan Nelson
Director, Planning and Research



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



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District Two

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District Four

Michael Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief
(Missy) Brannon

August 29, 2022

Via E-Mail

Margaret Emblidge, AICP
Agnoli, Barber & Brundage, Inc.
7400 Trail Blvd., Suite 200
Naples, FL 34108

RE: **Potable Water and Wastewater Availability**
Small Brothers Commercial, 15230 Corkscrew Road
STRAP # 22-46-26-00-00001.0010

Dear Ms. Emblidge:

The subject property is located within Lee County Utilities Future Service Area as depicted on Map 4A, but not Map 4B, of the Lee County Comprehensive Land Use Plan. Potable Water and sanitary Sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded Comprehensive Plan Amendment and system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 4 commercial units with an estimated flow demand of approximately 10,800 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the



P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
lee-county.com
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

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

A handwritten signature in blue ink that reads "Mary McCormic".

Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

Exhibit M18

State Policy Plan and Regional Policy Plan

Small Brothers, LLC
Corkscrew Commercial

Not Applicable

Exhibit M19

Justification of Proposed Map Amendment

Small Brothers, LLC
Corkscrew Commercial

Justification of the Proposed Map Amendment Exhibit M19

The following justification is to allow for the Map amendment that will allow for public sewer service for the proposed commercial development on the subject property. If commercial development is allowed to occur on the property, given the location of existing water and sewer lines that run directly past the property would service a legitimate planning goal. Connecting to available service rather than accommodating a package facility or large septic system is preferable both environmentally and from a cost efficiency of service.

The Lee County Utilities Department provided a Potable Water and Wastewater Availability comment letter dated August 29, 2022 which supports the appropriateness of approving the proposed Map 4B Amendment. The applicant agrees with the requirements highlighted. The following is a verbatim quote of that letter Dated August 29, 2022 (also attached for reference).

“The subject property is located within Lee County Utilities Future Service Area as depicted on Map 4A, but not Map 4B, of the Lee County Comprehensive Land Use Plan. Potable Water and sanitary Sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded Comprehensive Plan Amendment and system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 4 commercial units with an estimated flow demand of approximately 10,800 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

Sanitary sewer service will be provided by Three Oaks Water Reclamation Facility. The Lee County Utilities’ Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the 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.”

The following is a reiteration of the Text Amendment Justification that further supports the appropriateness of this map amendment.

Location and Property Description

The proposed text amendment to the Lee Plan addresses a historic non—conforming zoning in the DR/GR by allowing the property to develop under the approved zoning with significantly enhanced preservation requirements. The text amendment applies only to properties which had commercial zoning prior to September 17, 1990, along Corkscrew Road. This includes the Small Brothers property located at 15230 Corkscrew Road (subject property) and the Corkscrew Country Store property located at 19990 Corkscrew Road. This text amendment is in conjunction with a Map Amendment to include the subject property on the Lee County Utilities Future Water and Wastewater service area Maps 4A and 4B.

The subject property is located at the southwest corner of Corkscrew and Alico Roads adjacent to Corkscrew Shores on the west. Attached is a map of commercial zoning within the Southeast Lee County Planning Community approved prior to 1990. The property effected is approximately 12.1 acres, 5.45 acres of which are wetlands. The site is located in the Density Reduction/Groundwater Resource and Wetlands land use categories. Not only is Corkscrew Shores residential development contiguous to the west (developed under Policy 33.2.3), but there are several large residential communities that have been approved and are in the process of active development to the east (See attached regional Aerial Map)

Subject Property History

The subject property was rezoned to Community Commercial (CC) in 1982 and received a variance (Zoning Resolution ZAB-82-337) to allow a private sewer treatment plant on the western side of the property in association with the proposed development of a mobile home park on the property to the south (SP-82-337). The mobile home community was never constructed and is now owned by Lee County.

In 1989 Lee County amended the future land use category on the subject property from Rural to Density Reduction/Groundwater Resources. The land use category was changed as part of a settlement with the State Department of Community Affairs to reduce overall residential Density on the Future Land Use map through the year 2010, the horizon year of the Lee Plan at that time. The County did not undertake any analysis to determine the impact of the change on commercially zoned or previously platted property. After over two decades the County started moving forward with increased residential development in the DR/GR with the approval of Corkscrew Shores. Corkscrew Shores had an approved plat that permitted residential development and it is located adjacent to the property on the west. Corkscrew Shores obtained approval of an amendment to the comprehensive plan and zoning that recognized the pre-existing approvals and allowed the reconfiguration of the existing residential density.

There have been several mixed-use developments that have been development or planned along Corkscrew Road. The growing number of residents east of I-75 has created a demand for neighborhood commercial services in proximity to the residences. The subject property is located at the only major intersection (Corkscrew/Alico) in the area. The subject property is

one of the few commercially zoned parcels in a strategic location to serve the neighborhood retail needs of the surrounding uses.

Proposed Text Amendment

The proposed text amendments include Policies 1.4.5, 33.2.5 and creates new Objective 33.4 and Policy 33.4.1. The purpose of these amendments is to exempt two parcels from the commercial limitations established by Policy 33.2.5. These parcels were zoned Community Commercial (CC) prior to September 17, 1990, the establishment of the DR/GR land use designation. The parcels to be exempt are the Small Brothers property located at 15230 Corkscrew Road and the Corkscrew Country Store located at 19990 Corkscrew Road.

1.4.5.2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum standard density of one dwelling unit per ten acres (1 du/10 acres). See Objectives 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights. Commercial uses may only be permitted on properties in Southeast Lee County in accordance with Policy 33.2.5, Objective 33.4 and Policy 33.4.1

POLICY 33.2.5: Commercial uses may only be permitted if incorporated into a Mixed-Use Community, Environmental Enhancement and Preservation Community, or Rural Golf Course Community depicted on Map 2-D. The maximum commercial floor area that may be approved within the Southeast Lee County community plan area may not exceed 300,000 square feet. Property with existing conventional commercial zoning approved prior to September 17, 1990, are exempt from this limitation.

The proposed Objective 33.4 and Policy 33.4.1 are to provide performance standards for the commercially zoned parcels approved prior to the designation as DR/GR. These standards would be consistent with the preservation requirements required on the projects in the area. The text amendment will also require rezoning to a Commercial Planned Development where uses will be limited to those that do not create concern about groundwater impacts to the County's well field. The proposed text amendment is as follows:

OBJECTIVE 33.4: COMMERCIAL ZONING APPROVED PRIOR TO SEPTEMBER 17, 1990. To allow development of commercial uses on properties designated DR/GR and Wetlands that have existing conventional commercial zoning approved prior to September 17, 1990.

POLICY 33.4.1: Property with existing conventional commercial zoning approved prior to September 17, 1990, shall be approved for the development of commercial uses if the project is found consistent with and demonstrates through a planned development rezoning of the following:

The development shall be served by central water and sewer.

The development shall be designed to minimize impacts to wetlands by allowing impacts for stormwater retention/detention, accessways and limited parking. Buildings and structures are prohibited in wetlands unless otherwise redesignated to uplands through state environmental permitting pursuant to Policy 124.1.2.

Commercial uses shall not include any of the following uses: auto parts stores, lawn and garden supply stores, fuel pump stations, drycleaners (on-site), or any other use that is not compatible with protecting Southeast Lee County's environment.

A total of 1 ½ -inches of treatment, a ½ -inch of which must be completed via dry pretreatment. Dry and wet treatment must be located outside of the 6-month travel zone.

Ground water quality monitoring well(s) for the Surficial Aquifer System are provided and located between Lee County's nearest production well(s) and the development.

Flowway connection(s) between onsite and offsite wetlands shall be provided.

The proposed amendment requires compliance with the Lee County Wellfield Protection Ordinance, additional stormwater treatment and restrictions on placement of dry and wet treatment areas. The proposed amendment also requires a connection to Central Water and Sewer. All these measures are taken to ensure no impact to the County's water supply.

Surrounding Uses/Compatibility

The attached regional aerial shows the location of the subject property and the surrounding uses. As discussed above, the property directly to the west is the Corkscrew Shores community, which consists of 800 residential units. Adjacent to the property to the north is the Southwest Florida Rock IPD, an active mining operation. To the south and east of the subject property is land owned and managed by the Lee County. To the east of the Lee County lands are large tracts approved for Mixed use and Residential Planned Developments. County buffers will require a Type C or F buffer between the commercial and residential uses to the west. The limitation on uses and the requirement for approval of a Human/Wildlife Coexistence Plan at the time of Local Development Order will ensure that commercial uses do not become attractors for bears and other wildlife.

Proposed Request

The proposed amendment to the Lee Plan will acknowledge the current commercial zoning on the subject property. Residential uses are not permitted in the CC zoning district, and this is not a suitable location for a rural residential estate with proximity to an intersection of two arterials and an IPD with, a mining use a few hundred feet away. The commercial development will be limited to neighborhood levels of commercial development, which by their nature serve the surrounding neighborhoods. The request also requires preservation in excess of requirements in urban areas.

The subject property is located over 4 miles to the east from the Shoppes at Grandezza, the closest commercial retail development to the subject property. Although there is commercial property zoned at the entrance of Bella Terra, the Homeowners Association has recently acquired the property in an effort to have more control that will likely limit or decrease commercial development. All residential communities along Corkscrew Road, including the adjacent Corkscrew Shores, anywhere from 4-8 miles each way for every retail commercial need. Generally, neighborhood retail stores assume a 2-mile travel radius for a market service area. The attached Regional Aerial Map shows the level of residential development along Corkscrew Road, the 2—mile travel distance and the location of the subject property in

relation to the residential uses that will travel excessive distances for every retail service needed.

The subject property is appropriately sized to meet many of the smaller daily needs. A rule of thumb for commercial generation rates from residential population is approximately 20 square feet per capita. Many larger metropolitan areas have around 40-55 square feet per capita and contain a wider diversity of retail uses than the smaller service needs that are the intended use of the subject property. This estimate adjusts for the overall trend of declining retail space and doesn't include the need for office type uses (including those commonly found in shopping centers such as realtors, dental, and title companies). Therefore, an overall conservative estimate for the amount of commercial area needed to serve each residential unit is approximately 40 square feet (assuming a conservative 2 people per unit). With the amount of residential units built and planned for beyond 2-miles east of the Grandezza Shopping Center, there is a need for additional commercial along east Corkscrew Road. See attached Regional Aerial Map with the 2-mile travel radius for market service areas

The subject property is centrally located, between the residential communities to the east and the developed communities to the west along Corkscrew Road, and at the intersection of two arterial roads in Lee County — Corkscrew Road and Alico Road. The property has the ability to capture a market area from the communities to the east, greatly decreasing trip times, but more importantly, decreasing the escalating burden on road segments closer to the I-75 Interchange. Commercial uses along Corkscrew Road will help keep trips local, building a more sustainable and functional mix of uses within the east Corkscrew Area. The subject property is unique due to the location near the intersection of two major arterial roads and due to the fact that the property has existing commercial zoning. Not only is commercial the most appropriate use for the subject site, but the only reasonable use, given its location, size and surrounding uses.

Existing and Future Conditions Analysis

In accordance with Policy 95.1.3 attached are an analysis of the impacts to sanitary sewer, potable water and surface water. There are no impacts to parks, recreation, open space or public schools. Commercial development does not generate demand for those services.

Environmental Impacts Assessment

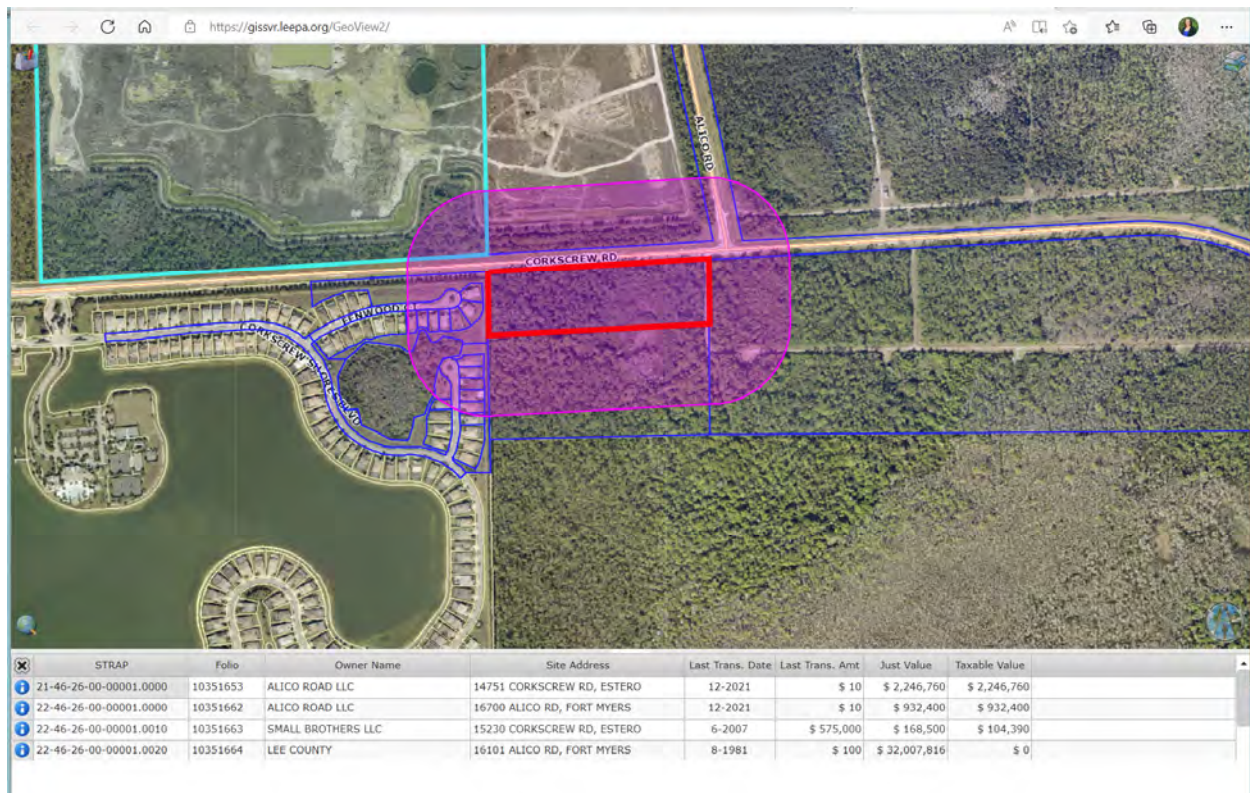
Attached is an environmental assessment conducted by Dex Bender and Associates. The subject property consists of both upland and wetland areas with varying degrees of exotic infestation. No endangered or threatened species were found on site. Development of the subject property will need to comply with all applicable land development code requirements pertaining to indigenous vegetation preservation and open space unless deviations are approved through the planned development zoning process. Any proposed development will go through the environmental resource permit application process. To the extent that wetland areas are impacted by development, those areas will be mitigated for in accordance with State guidelines. Upland areas created through wetland impacts will revert to the underlying land use category as they will no longer be “wetlands”. All wetland areas will be preserved in accordance with the environmental resource permit process and will contain uses consistent with Policy 1.5.1. and Goal 124. Given the size and location of the subject property at the intersection of two arterial roads and adjacent to an existing residential community to the west and an Industrial Planned Development for a mine to the north the development will not have a significant adverse impact on environmental resources. Instead, the text amendment is

designed to have an overall positive impact including connectivity of onsite wetlands with offsite wetlands.

Exhibit M20

Surrounding Property Owners List, Mailing Labels, and Map

Small Brothers, LLC
Corkscrew Commercial



ALICO ROAD LLC
 5465 PINE RIDGE RD
 FORT MYERS, FL 33908

ALICO ROAD LLC
 5465 PINE RIDGE RD
 FORT MYERS, FL 33908

ALL BROTHERS LLC
 8620 TYLER BLVD
 MENTOR, OH 44060

LEE COUNTY
 PO BOX 398
 FORT MYERS, FL 33902

LEE COUNTY
 PO BOX 398
 FORT MYERS, FL 33902

LEW SHORES MASTER ASSN
 CORKSCREW WOODS PKWY
 ESTERO, FL 33928

DACOSTA JUNE
 117 SHADYWOOD CT
 ESTERO, FL 33928

ANNING MICHAEL P
 134 SHADYWOOD CT
 ESTERO, FL 33928

ANDERSON JACK V &
 130 SHADYWOOD CT
 ESTERO, FL 33928

HAUSER JON C TR
 945 FOXKIRK DR
 BROOKFIELD, WI 53045

DUMANS LAURA L &
 122 SHADYWOOD CT
 ESTERO, FL 33928

TER RICHARD & QUEILA
 118 SHADYWOOD CT
 ESTERO, FL 33928

GROSS MATTHEW JOHN &
 114 SHADYWOOD CT
 ESTERO, FL 33928

LEW SHORES MASTER ASSN
 CORKSCREW WOODS PKWY
 ESTERO, FL 33928

LEW SHORES MASTER ASSN
 CORKSCREW WOODS PKWY
 ESTERO, FL 33928

A THIERRY JACQUES &
4056 FENWOOD CT
ESTERO, FL 33928

HOLAKIA RAHILA &
4052 FENWOOD CT
ESTERO, FL 33928

IDOLLAR ROBERT W &
4048 FENWOOD CT
ESTERO, FL 33928

TZ DUANE & LUANNE
4036 FENWOOD CT
ESTERO, FL 33928

S BECKY K & BRADLEY F
4040 FENWOOD CT
ESTERO, FL 33928

ER SCOTT M & NANCY L
4044 FENWOOD CT
ESTERO, FL 33928

Information Unavailable

LEW SHORES MASTER ASSN
CORKSCREW WOODS PKWY
ESTERO, FL 33928

Exhibit M21

Water Resources Report

Small Brothers, LLC
Corkscrew Commercial

Water Resources Report 15230 Corkscrew Commercial Project Lee County, Florida

Cleveland Construction
8620 Tyler Boulevard
Mentor, OH 44060



ORIGINAL REPORT DATE
JULY 2018

REVISED REPORT DATE
SEPTEMBER 2022

13620 Metropolis Avenue, Suite 110
Fort Myers, Florida 33912
O 239.204.5300 - F 866.398.2426
www.waterscienceassociates.com

Water Resources Report 15230 Corkscrew Commercial Project Lee County, Florida

Cleveland Construction
8620 Tyler Boulevard
Mentor, OH 44060



SEPTEMBER 2022

W. Kirk Martin, P.G. 0079
Principal Scientist

Rahul John, P. G
Senior Scientist

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SECTION A INTRODUCTION

Project Overview

The Corkscrew Commercial development (Project) is located at 15230 Corkscrew Road, southwest of the intersection of Alico Road and Corkscrew Road, within Section 22, Township 46 South, Range 26 East in Lee County, Florida. The project is an approximately 12-acre proposed commercial development which will include community retail centers totaling approximately 67,000 square feet at build-out. The site is zoned as “Community Commercial” and located in the Lee County’s Density Reduction Groundwater Recharge (DRGR) zone. Refer to Figure 1 for a regional location map of the project and Figure 2 for a conceptual site plan.

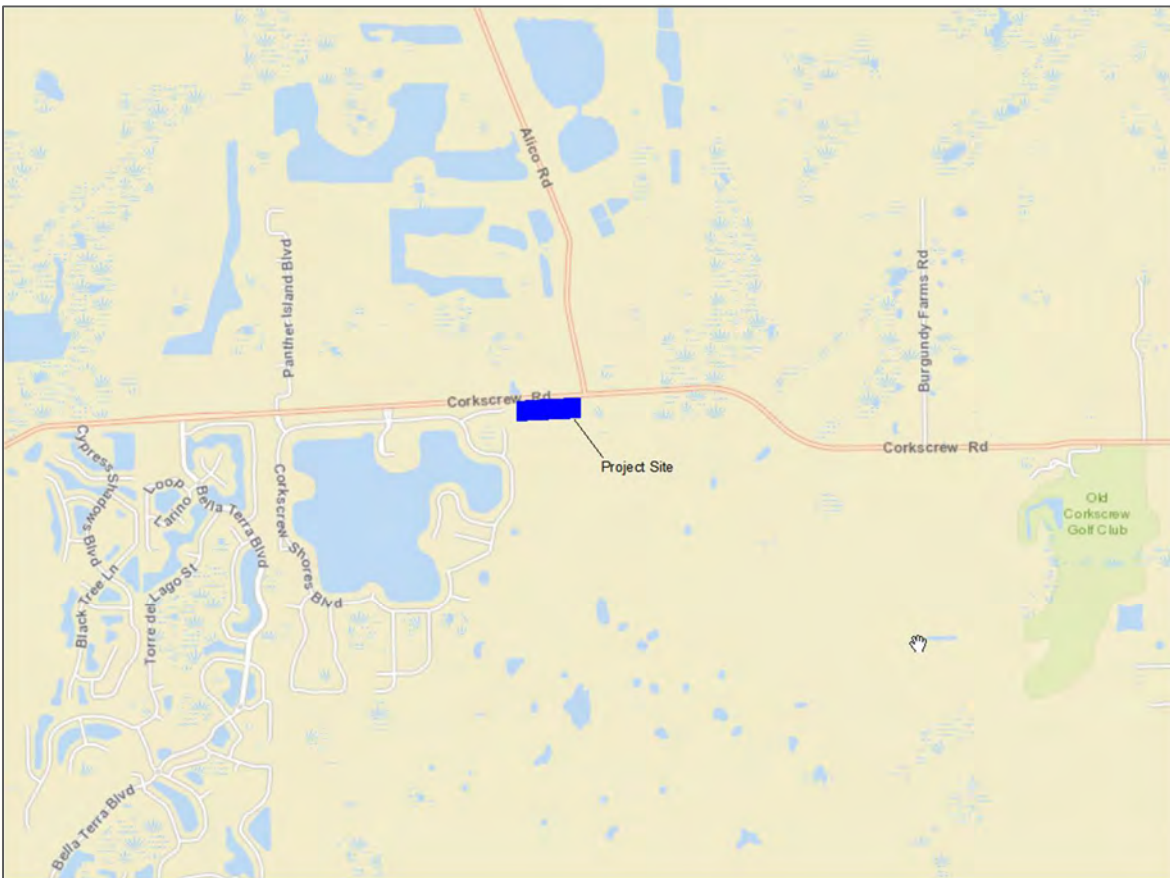


Figure 1. Location of the project site

The project site is bordered to the north by the Youngquist Brothers Rock quarry, and a nursery. The project is bordered to the west by the Corkscrew Shores residential community. The project is bordered to the east and south by undeveloped land owned by Lee County and SFWMD respectively. The Lee County Utilities Corkscrew Wellfield is near the property and a portion of the project falls within wellfield protection zones of that wellfield, established by Lee County Ordinance #07-35. A review of the SFWMD GIS database indicates that the project did not have an active water use or environmental resource permit prior to the current owner purchasing the property. The previous owner of the site, Estero Bay Baptist Church,

[illegible]

Considering the project lies within the DRGR zone, the project will be required to satisfy the following policies and goals set forth by the County.

Policy 2.4.3 requires, in part, that applicants for land use changes within the DRGR: “1. analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and, 2. identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan ...; and, 3. present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources;”

Page 3

The above goals, policies and objectives are relevant to this project as they require a developer to consider water resources, water use, water supply, and water quality issues that the development must address for approval. The applicant has carefully considered these requirements in their project design resulting in a project that meets the criteria of the Lee Plan for water supply, water management, water levels, and water quality. The sections below provide the analysis and assessment to address Lee Plan Goals, Policies, and Objectives.

SECTION B

GROUNDWATER RESOURCES

Introduction

The hydrostratigraphy underlying the Corkscrew Commercial project is typical for southern Lee County with a series of aquifers and confining beds occupying the Surficial, Intermediate, and Floridan Aquifer Systems. Figure 3 provides a schematic showing the groundwater sources in Lee County. In general, freshwater sources are the Water Table and the Lower Tamiami Aquifers of the Surficial Aquifer System. The underlying Sandstone and Mid-Hawthorn Aquifers of the Intermediate Aquifer System are fresh to moderately brackish. Highly brackish and saline water sources include the Lower Hawthorn Aquifer and underlying zones of the Upper Floridan Aquifer.

There are four primary aquifers of significance beneath the project site and are described below in order of increasing depth. These are the Water Table, the Sandstone, the Mid-Hawthorn, and the Lower Hawthorn Aquifers. The Lower Tamiami aquifer is unconfined at this location and therefore considered a part of the Water Table aquifer. The primary sources of information used to characterize the groundwater resources include information from Lee County, South Florida Water Management District, the U. S. Geological Society, and onsite borings.

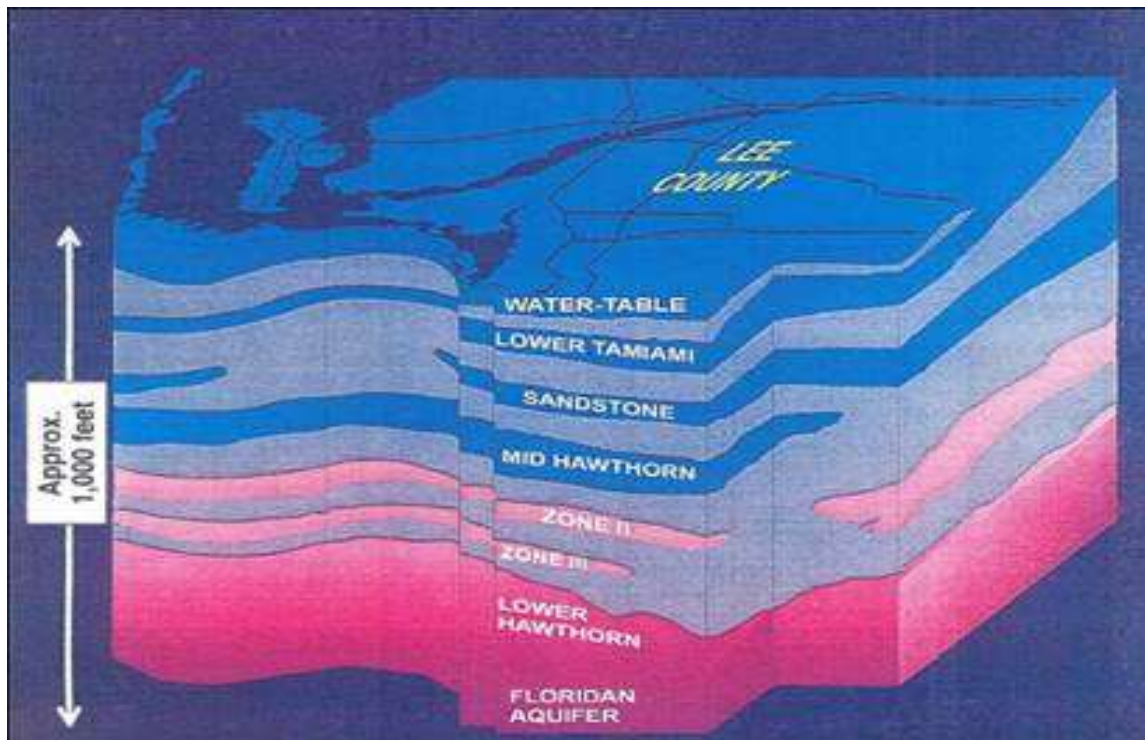


Figure 3. Aquifer System Underlying Lee County (Lee County Integrated Water Masterplan)

Water Table Aquifer

The Water Table Aquifer is an unconfined aquifer that covers all of Lee County. The aquifer is defined as occurring at or near land surface downward to the top of the first regional confining bed. Beneath the project site, the aquifer is anticipated to occur within an upper section of unconsolidated sand and shells and an underlying lower section of highly permeable limestone.

The upper unconsolidated portion of the Water Table Aquifer consists of a layer of fine sand with an average thickness of about 20 feet. The sand is described as fine silica sand with variable amounts of silt ranging from brown to gray in color. The sand unit is identified as being part of the Pleistocene age Fort Thompson Formation. The top of the underlying limestone occurs at an average depth of about 20 feet bls. The depth to the base of the limestone ranges from between 60 to over 100 feet bls near the project site and the unit has an average thickness of about 60 feet. The limestone has been described as ranging from white to brown to gray in color, very hard to soft, sandy and fossiliferous, with occasional beds of coralline limestone and frequent zones of high permeability where loss of drilling fluids commonly occurs. The limestone present within the lower portion of the Water Table Aquifer includes the Pinecrest and Ochopee Members of the Pliocene age Tamiami Formation. The Water Table Aquifer is underlain by low permeability marls and clays with an estimated thickness of about 70 feet at this site. The confining unit below the Water Table Aquifer consists of the Buckingham Marl Member of the Tamiami Formation underlain by the Cape Coral Clay Member of the Peace River Formation.

The limestone portion of the Water Table Aquifer typically has a moderate to high permeability making the aquifer suitable for medium to large capacity water production wells. The aquifer is used for municipal supply, domestic self-supply and irrigation of agricultural and landscaping foliage. Use of the aquifer is typically limited by the potential for impacts to natural wetland areas from drawdown in the aquifer water level. The aquifer is recharged directly by rainfall with discharges occurring by way of natural or man-made surface drainage features, evaporation and transpiration, and by withdrawal from wells. Groundwater flow and levels in the aquifer fluctuate seasonally in response to climatic conditions but are also impacted by local and regional drainage features. Water quality in the aquifer is generally very good and is sufficient for both potable water and irrigation water needs; however, high concentrations of naturally occurring iron and organic material are sometimes reported.

The Water Table Aquifer is used in the area of the project site for public water supply by Lee County Utilities, for agricultural irrigation, for livestock, and by private residences for domestic self-supply. The project site is located near a portion of the Lee County Corkscrew wellfield which includes several public water supply wells that tap into the limestone portion of the Surficial Aquifer System and the Sandstone Aquifer.

Sandstone Aquifer

The Sandstone Aquifer is the uppermost aquifer in the Intermediate Aquifer System and consists of unconsolidated sands and poorly consolidated sandstones within the Lehigh Acres Sandstone Member of the Peace River Formation. Based on the total depths of public water supply wells near the project site, the top of the Sandstone Aquifer occurs at about 150 feet bls and extends to a depth of about 200 feet bls. The Sandstone Aquifer is considered a

freshwater source although there are large areas, especially in the southwestern portions of Lee County and areas near and parallel to the Caloosahatchee River where there are elevated salinity levels which may limit the usefulness of the aquifer for public supply. Salinities however, are generally low enough for general irrigation supply. Productivity of the aquifer is moderate to low but it does provide large quantities of water for public water supply by Lee County Utilities, for domestic self-supply in eastern Lee County and for agricultural irrigation in eastern Lee and western Hendry Counties. The aquifer is recharged where overlying confining beds are thin or absent in Hendry and Glades County or where there is large use of the aquifer that induces increased recharge directly from the Water Table Aquifer through the overlying confining beds. Discharge from the aquifer generally occurs as pumpage from wells. Large fluctuations in seasonal water levels are common due to the heavy use of the aquifer with wet season levels near their historic highs but dry season water levels often at depths of 50 feet or more. For this reason, the aquifer is considered a source of limited availability although opportunities for seasonal use and storage may be considered.

Mid Hawthorn Aquifer

The Mid Hawthorn Aquifer is the lowermost aquifer in the Intermediate Aquifer System in Lee County. Where present, the aquifer consists of moderately permeable limestones of the Arcadia Formation and is separated from the overlying Sandstone Aquifer and underlying Lower Hawthorn Aquifer by thick clay confining beds of the Peace River Formation. Based upon reports by the USGS and Florida Geological Survey, there is little viable yield from the limestones of the upper part of the Arcadia Formation in this part of Lee County. However, Lee County Utilities uses a portion of the Mid Hawthorn Aquifer for seasonal storage of treated water along Alico Road north of the project site.

Where present, the Mid Hawthorn Aquifer is a generally a lower yield, discontinuous water bearing unit that has utility as a limited supply resource or for seasonal storage in an ASR system. The aquifer is recharged north of Lee County where the aquifer is much closer to land surface and upper confining layers are thin or absent. Much of the Mid-Hawthorn Aquifer is fresh in northwestern and central Lee County but salinities increase southward with chloride concentrations in excess of 1000 mg/l in southwest areas of the County. The unit is mostly absent in the easternmost portion of Lee County.

Lower Hawthorn Aquifer

The Lower Hawthorn Aquifer is the uppermost water bearing unit in the Upper Floridan Aquifer System. The aquifer has good yield potential but contains brackish water that is only useful for irrigation if blended with other freshwater resources and is only useful for public water supply using reverse osmosis or other desalination technologies. Dissolved chlorides in the Lower Hawthorn at the project site are estimated to be between 1000 and 1500 milligrams per liter. The top of this aquifer is anticipated to be encountered at depths between 500 and 600 feet below grade at the site. The aquifer is separated from the overlying Mid Hawthorn Aquifer by the Lower Hawthorn Confining Zone which consists of marine silts and clays of low permeability. The aquifer is recharged in the central Florida highlands area between Tampa and Orlando. In general, the South Florida Water Management District supports increased use of the Lower Hawthorn/Upper Floridan aquifer especially for public water supply use.

SECTION C

WATER DEMANDS

Projected water demands for the project will consist of inside potable water and outside irrigation uses. It is anticipated that Lee County Utilities will provide potable water and sanitary sewer service for the project. Irrigation demands will be met with onsite sources including harvesting stormwater from the onsite water management lake system. The lake withdrawals will provide an efficient and low impact method for tapping the Water Table Aquifer underlying the project site and effectively harvest available stormwater supplies. Lake volume storage will minimize potential impacts to surface and groundwater levels.

Potable Water and Wastewater

Lee County Utilities is expected provide potable water and wastewater services to the project. This will eliminate the need for a commercial self-supply well system and individual onsite sewage treatment and disposal systems (septic tanks) which are common for many rural areas of Lee County. Provision of central public utilities to the project will provide a number of desirable environmental and hydrological advantages. Supplying potable water to the project from the nearby Lee County Utilities Corkscrew Water Treatment Plant will remove a potentially competing water use from the freshwater aquifers and allow for improved control of area water resources. Similarly, provision of a central sewer system will eliminate septic tank discharges in the area providing a higher level of protection to the existing Lee County Utilities wellfields. The Lee County Utilities will be contacted for availability and provision of potable water supply and wastewater service.

Irrigation Water

The project has a total of 12.1 acres. Based on preliminary site plan, the project will consist of 4.95 acres of impervious area (buildings and pavements), 3.05 acres of preserves, 0.68 acres of stormwater lakes, and 4.08 acres of open space. Projected irrigation water demands were calculated using the modified Blaney-Criddle method, which is consistent with SFWMD permitting criteria. Assuming 4.08 acres of irrigation demand, resultant allocations from the modified Blaney-Criddle calculation are:

- 5.24 million gallons on an annual average basis (or 14,356 gallons per day)
- 0.70 million gallons on a maximum monthly basis (or 22,581 gallons per day)

The project will include stormwater management lakes that will intersect the upper portion of the Water Table Aquifer. The proposed irrigation system will maximize stormwater harvesting from the water management system. Actual demands for lake withdrawals will be determined during the water use permitting process with the South Florida Water Management District (SFWMD). Use of stormwater as a primary irrigation resource reduces use of potable water supplies, provides additional stormwater treatment, reduces offsite discharges of stormwater, reduces nutrient levels of the stormwater outfalls, and reduces reliance on groundwater systems being used to supply potable water to Lee County Utilities and home sites on individual wells.

SECTION D

IMPACT ASSESSMENT

Groundwater Modeling

Preliminary modeling of irrigation withdrawals was conducted to assess potential drawdown impacts in the Water Table Aquifer. The model simulated withdrawals from the onsite lakes via two well nodes placed at the center of the lakes, for a period of 90 days with no rainfall recharge, which is a common SFWMD modeling criteria for water use permitting. A transmissivity value of 200,000 gpd/ft and a specific yield of 0.15 were used in the model to represent the Water Table Aquifer. The transmissivity value used in the model is based on an Aquifer Performance Test (APT) conducted in the LCU Corkscrew wellfield. The specific yield value of 0.15 is generally accepted by the SFWMD as representative of the Water Table Aquifer. Starting heads were presumed to be zero (0) with no initial gradient represented. The simulation used Newman solution (1972) for unconfined aquifers.

Modeling results indicate that a withdrawal of 0.70 MGM during a maximum use period will cause a drawdown of about 0.08 feet near the simulated well nodes and about 0.06 feet at property boundaries. Note that this is a conservative estimate since the lakes withdrawals were simulated as point withdrawals (wells); in reality the lakes are surface water bodies that act as hydraulic buffers and only negligible drawdown is anticipated with the proposed pumping rates.

Water Levels

Water Science Associates reviewed a hydrograph of a nearby monitoring well, Well 49 GW6, which is located about 1.5 miles south of the project site and maintained by Lee County Division of Natural Resources (LCDNR). Long term water level data from past two decades for this well and precipitation from a nearby weather station (Station ID: CRKSWPS_R) are presented on Figure 4. It is noted that groundwater elevations in Well 49-GW6 range from a dry season low of about 11 feet NAVD to a wet season high of about 18 feet NAVD. Wet season groundwater elevations in this well show a consistent rising trend from 2004 to 2018.

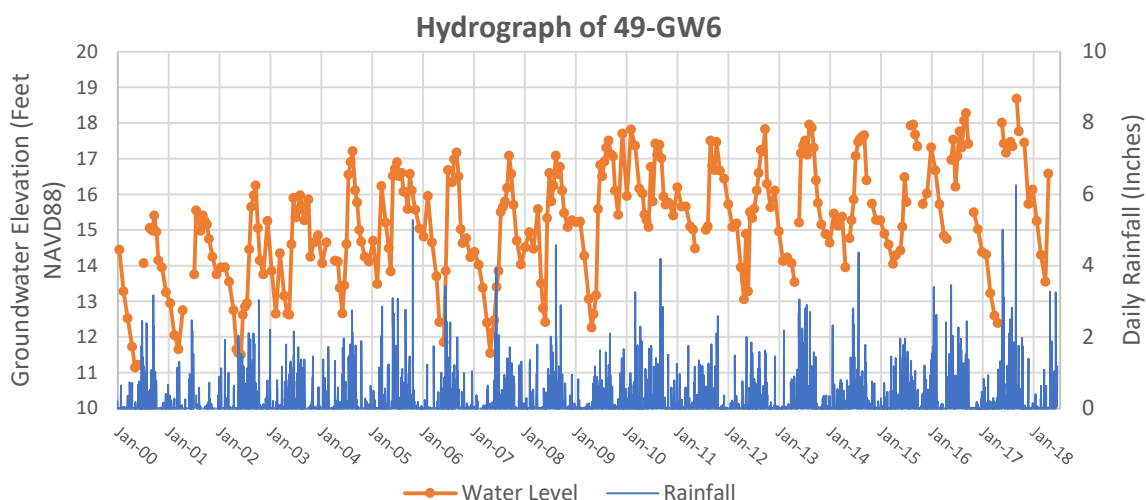


Figure 4. Hydrograph of LCDNR Well 49-GW6.

SECTION E

WELLHEAD PROTECTION

The Corkscrew Commercial project site falls within the Wellfield Protection Area (WPA) of the Lee County Utilities Corkscrew Wellfield. The presence of Lee County Utility public supply wells places portions of the project site within Zones 2 through 4 of the established protection zones of the Lee County Wellfield Protection Ordinance (Ordinance No. 07-35). Refer to Figure 5 for the locations of the wellfield protection zones relative to the project site. The majority of the proposed development area falls within WPA Zone 3.

Wellfield protection zones are commonly created with the use of groundwater flow modeling to assess the time it may take for a potential contaminant to arrive at a public supply wellfield. The “protection zones” correspond to the modeled location where a potential contaminant could travel to a well location within the given “travel time.” The closer a facility is to the wellfield (shorter travel distance) the more restrictions are typically applied to potential land uses. The protection zones defined by various lengths of travel time are as follows:

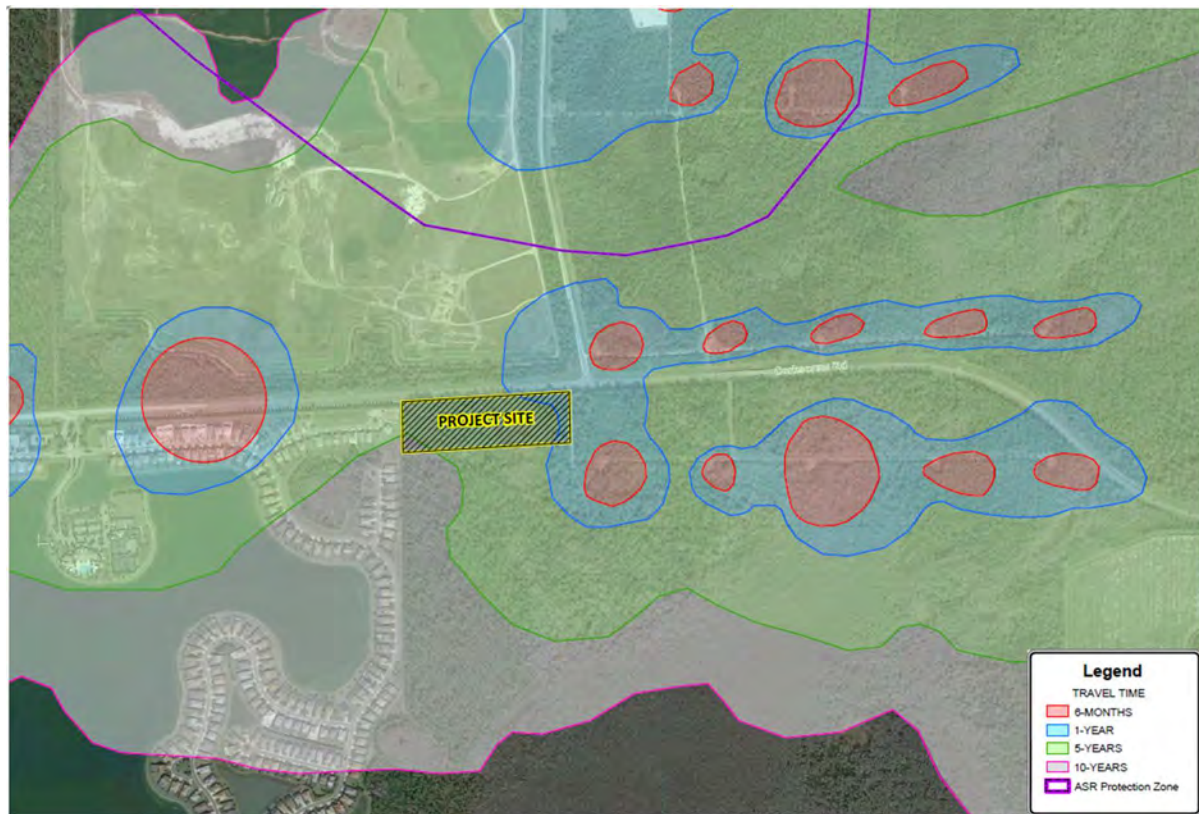


Figure 5. Lee County Wellhead Protection Zones in Relation to the Project Site

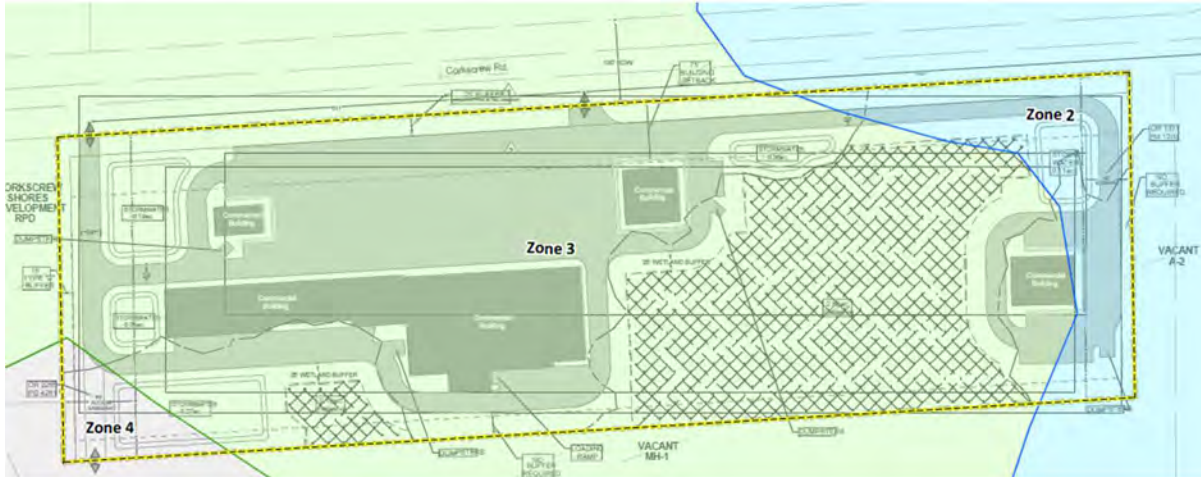


Figure 6. Lee County Wellhead Protection Zones overlaid on the Site Map

Zone 1: Between the well and the 6-month travel timeline

Zone 2: Between the 6-month and 1-year travel time lines

Zone 3: Between the 1-year and 5-year travel time lines

Zone 4: Between the 5-year and 10-year travel time lines.

Prohibitions within the Wellfield Protection Area include the following:

ZONES 1 to 4

The use, handling, production or storage of regulated substances associated with land uses or activities in quantities greater than those set forth in section 14-208, which is 110 gallons if substances are liquids and 1,110 pounds if substances are solids

ZONES 1 to 3

Liquid waste and wastewater effluent disposal, except for public access reuse of reclaimed water and land application under the conditions set forth and as-defined in F.A.C. chapter 62-610, part III. Where public access reuse is permitted, the chloride content must be no greater than 500 milligrams per liter.

ZONES 1 and 2

Solid waste disposal.

ZONE 1

Earth mining within a 500-foot radius of an existing wellhead.

The Corkscrew Commercial project will fully comply with the strictest protective measures for each of the wellfield protection zones. The retail facilities within the project will not include shops that are known to use regulated substances such as a gas station or dry cleaners. If regulated substances are present, it will meet applicable standards set forth in Section 14-214. The project will not discharge wastewater, liquid waste or solid waste. Irrigation water will maintain a chloride concentration below allowable limits. The stormwater management system will be designed to exceed the water quality requirements of the SFWMD. No earth mining is proposed within 500 feet of any Lee County Utilities wellheads.

SECTION F

CONCLUSIONS

Analysis and review of the proposed site development, surface water and groundwater resources, water supply and demand needs, and potential impact assessments to water levels and natural resources suggest that the proposed development will have negligible impacts to natural resources and/or existing nearby users. Ground and surface water levels will be maintained or enhanced and water quality leaving the site will meet all applicable standards with a properly designed stormwater management system. It is relevant to note that the proposed commercial development is one of the better options for the project site with regards to minimizing impacts to water resources in the DRGR considering the other options of land use such as farming / agricultural or residential uses will have a higher water demand. Impact assessments provided in this study indicate that the drawdown in shallow groundwater at the project boundary due to the proposed project footprint will be negligible (less than 0.06 feet).