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OCT 05 2022

COMMUNITY DEVELOPMENT

Small Brothers, LLC Corkscrew Commercial

Comprehensive Plan Text Amendment

September 2022

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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 T1

Application Affidavit of Authorization Disclosure of Interest Deed

Small Brothers, LLC
Corkscrew Commercial



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: Small Brothers Commercial

Project Description: Amend Policies 1.4.5, 33.2.5 and create new Objective 33.4 and Policy 33.4.1 to allow for commercial development in a limited location in the DR/GR based on surrounding uses and historic approvals.

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

*Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.

APPLICANT – PLEASE NOTE:

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

Once staff has determined that 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, 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.

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 Boulevard, Suite 200

City, State, Zip: Naples, Florida 34108

Phone Number: 239-597-3111

E-mail: emblidge@abbinc.com

3. Property Information: Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. Please see attached information.

15230 Corkscrew Road, Estero, FL Strap 22-46-26-00-00001.0010

4a. Does the proposed change affect any of the following areas?

If located in one of the following areas, provide an analysis of the change to the affected area.

☐ Public Acquisition
[Map 1-D]

☐ Agricultural Overlay
[Map 1-G]

☐ Airport Mitigation Lands
[Map 1-D]

☐ Airport Noise Zones
[Map 1-E]

☐ Southeast Lee County Residential
Overlay [Map 2-D]

☐ Mixed Use Overlay
[Map 1-C]

☐ Community Planning Areas
[Map 2-A]

☐ Urban Reserve [Map 1-D]

☐ Water-Dependent Overlay
[Map 1-H]

☐ Private Recreational Facilities
Overlay [Map 1-F]

4b. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> N/A | <input type="checkbox"/> Bayshore [Goal 18] | <input type="checkbox"/> Boca Grande [Goal 19] | <input type="checkbox"/> Buckingham [Goal 20] |
| <input type="checkbox"/> Caloosahatchee Shores [Goal 21] | <input type="checkbox"/> Olga [Goal 22] | <input type="checkbox"/> Captiva [Goal 23] | <input type="checkbox"/> Greater Pine Island [Goal 24] |
| <input type="checkbox"/> Lehigh Acres [Goal 25] | <input type="checkbox"/> North Captiva [Goal 26] | <input type="checkbox"/> NE Lee County [Goal 27] | <input type="checkbox"/> Alva [Goal 28] |
| <input type="checkbox"/> North Olga [Goal 29] | <input type="checkbox"/> North Fort Myers [Goal 30] | <input type="checkbox"/> Page Park [Goal 31] | <input type="checkbox"/> San Carlos Island [Goal 32] |
| <input checked="" type="checkbox"/> Southeast Lee County [Goal 33] | <input type="checkbox"/> Tice [Goal 34] | | |

Public Facilities Impacts [T13]

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

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3-A (20-year horizon) and on the Capital Improvements Element (5-year horizon). [T14]
2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3): [T13]**
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools

Environmental Impacts [T7]

Provide an overall analysis of potential environmental impacts (positive and negative).

Historic Resources Impacts [T8]

Provide an overall analysis of potential historic impacts (positive and negative).

Internal Consistency with the Lee Plan [T6]

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

Justify the proposed amendment based upon sound planning principles [T6]

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

SUBMITTAL REQUIREMENTS

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

MINIMUM SUBMITTAL ITEMS

<input type="checkbox"/>	Completed application (Exhibit – T1)
<input type="checkbox"/>	Filing Fee (Exhibit – T2)
<input type="checkbox"/>	Pre-Application Meeting (Exhibit – T3)
<input type="checkbox"/>	Proposed text changes (in strike through and underline format) (Exhibit – T4)
<input type="checkbox"/>	Analysis of impacts from proposed changes (Exhibit – T5)
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – T6)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – T7)
<input type="checkbox"/>	Historic Resources Impacts Analysis (Exhibit – T8)
<input type="checkbox"/>	State Policy Plan Analysis (Exhibit – T9) Not Applicable
<input type="checkbox"/>	Strategic Regional Policy Plan Analysis (Exhibit – T10) Not Applicable

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

**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 CONKSGREN 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
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>

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.

Jon Small
Property Owner

Jon 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 9.15.2022 (date) 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

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:

[Signature]
First Witness Signature
[Signature]
Witness Printed Signature
[Signature]
Second Witness Signature
[Signature]
Witness Printed Signature
[Signature]
Third Witness Signature
[Signature]
Witness Printed Signature
[Signature]
Fourth Witness Signature
[Signature]
Witness Printed Signature

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

Signature

Printed Signature

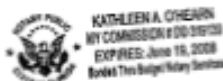
Street Address

City, State and Zip Code

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 [Signature] as identification.

My Commission Expires:



[Signature]
Notary Signature Notary Public, State and County Attest

Printed Notary Signature

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, L.L.C, 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 Schaub
Second Witness Signature
Marie Schaub
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:



KATHLEEN A. O'HEARN
MY COMMISSION # DD 318139
EXPIRES: June 19, 2008
Bonded Thru Budget Notary Services

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

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

Exhibit T3

Pre-Application Meeting

Small Brothers, LLC
Corkscrew Commercial

Small Brothers, LLC

Corkscrew Comp Plan Amendment

Pre-Application Meeting Notes

Date: 7-26-2022 @ 10:30 am

Attendees:

Lee County:

Janet Miller
Mikki Rozdolski
Brandon Dunn
Michael Jacobs
Lauren Schaefer
Marcus Evans
Nicholas DeFilippo

Client:

Bruce Lampitt
Bryan Fry

ABB:

Margaret Emblidge
Annette Keeney
Kathy Vargas

Atty:

Richard Akin
Russell Schropp

tangular Snip

Current Comp plan on the Lee County site is codified.

[The Lee Plan \(as amended through November 2021\) \(leegov.com\)](https://www.leegov.com)

Text Amendment fee \$2,500

- Can utilize previously submitted documents
 - Enhance submittal by reviewing county staff report
 - Add language regarding exempt CC uses approved prior to 9-17-1990
 - Add The County Store to Application, approximately 3 acres
- Traffic Impact Analysis
 - Revise/Update per changes
 - Consider CC zoning entitlements from 1990 if they were already included in the TAZ or LRTP.
- Need updated Utility Availability letters
- Environmental
 - Use existing analysis since it is within 5 years
- Include information on flowways and drainage conditions and how we are not impacting these.
- Neighborhood Information Meeting – Public input required
- Innerloop Working Group

K:\2022\22-0024 Corkscrew CPD\Correspondences\Documents\Comp Plan Amendments CPA\Corkscrew pre-app notes.docx

- [Fighting against the Waste Transfer Facility Proposed at the corner of Alico Road and Green Meadows \(innerloopworkinggroup.com\)](#)

Map Amendment fee \$2,000

- Wastewater and Potable water Service areas
- See Amendment for the Wellfield Protection Zone Update. Use in the well field discussion.
- [KwikTag Search - Lee County \(leegov.com\)](#)
- Update letters of availability

Process:

- Submit both applications at the same time
 - Typical 30 day review
- Receipt of staff comment letter
- NIM – Public Input
- Reply to staff comments
- Sufficiency by staff
- Hearings – both will be transmitted together:
 - LPA
 - BCC Transmittal
 - BCC Adoption (address State comments if any with adoption packet)



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 T4

Proposed Text Changes (in strike through and underline format)

Small Brothers, LLC
Corkscrew Commercial

SMALL BROTHERS 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.

POLICY 1.4.5: The Density Reduction/Groundwater Resource (DR/GR) future 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.

1.4.5.1. No Change

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

1.45.3. No Change

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.

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 all of the following:

1. The development shall be served by central water and sewer.
2. 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.
3. 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.
4. 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.
5. 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.
6. Flowway connection(s) between onsite and offsite wetlands shall be provided.

Exhibit T5

Analysis of Impacts from Proposed Changes

Small Brothers, LLC
Corkscrew Commercial

Analysis of Impacts/Planning Justification

Text 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 Wastewater service area Map 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. Attachment T15, Water Resources Report provides information on compliance with these measures.

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.

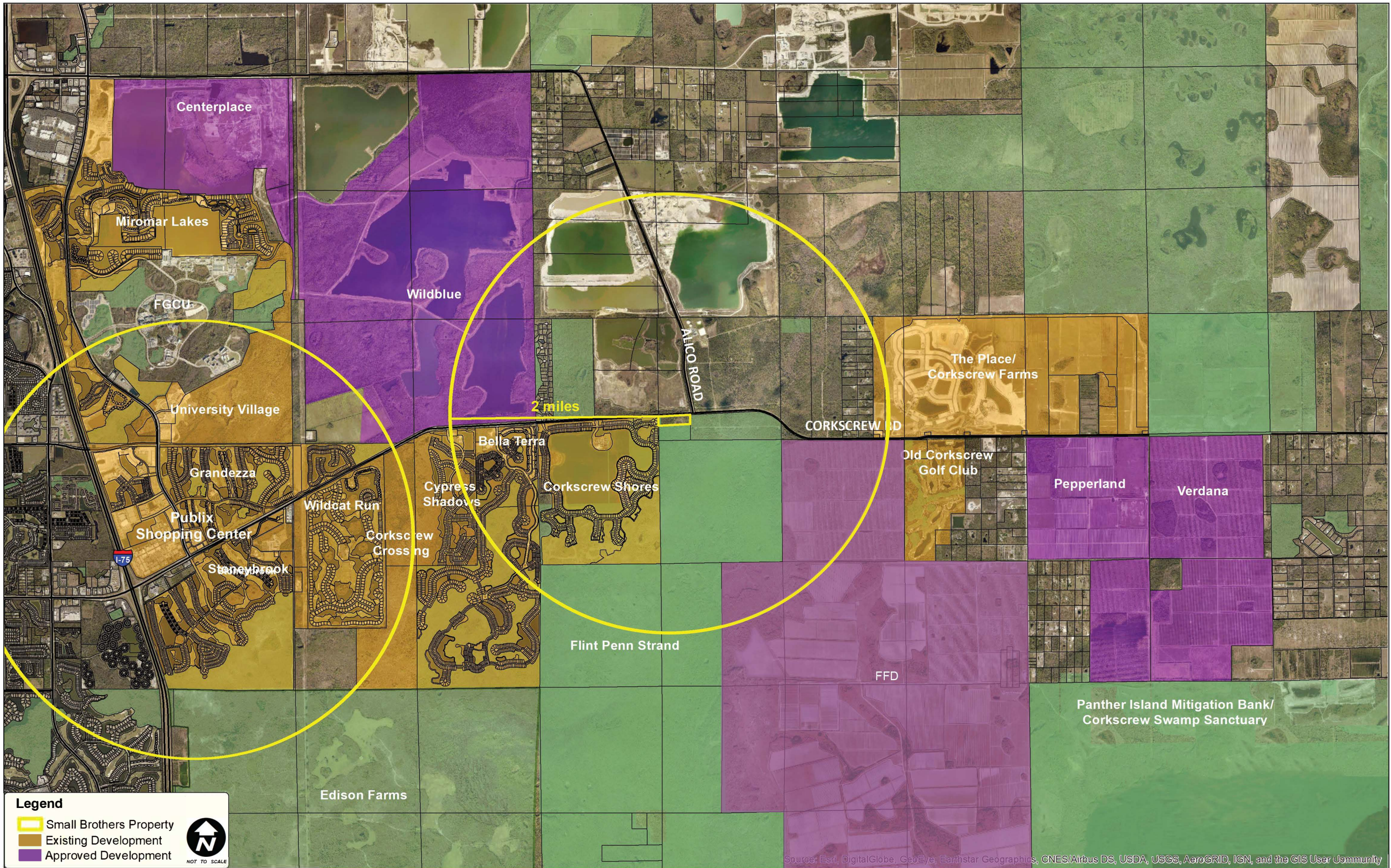


Exhibit 6

Lee Plan Analysis

Small Brothers, LLC
Corkscrew Commercial

LEE PLAN CONSISTENCY

The proposed Text Amendment will allow for a neighborhood commercial development near the intersection of Corkscrew Road and Alico Road. An analysis of how the proposed 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 proposed 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 Districts 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 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.

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.

POLICY 123.12.2: Encourage use of bear proof containers to secure waste and other attractants within and adjacent to known bear habitats.

The future development of the subject property will address this issue and ensure that bear proof containers are used.

POLICY 123.12.3: Increase public understanding of black bears and need for bear conservation through public education and outreach.

The future commercial development of the subject property will address this issue and ensure any required information is provided to the end users.

GOAL 124: WETLANDS. To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.

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 and Federal guidelines.

POLICY 124.1.2: The county's wetlands protection regulations will be consistent with the following:

1. The county will not undertake an independent review at the Development Order stage of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.
2. No development in wetlands regulated by the State of Florida will be permitted by Lee County without the appropriate state agency permit or authorization.
3. Lee County will incorporate the terms and conditions of state permits into county permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.
4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.
5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.

The proposed development will go through the environmental resource permit application process. Reasonable efforts will be made to avoid and minimize impacts to wetlands. To the extent that impacts occur, mitigation will be required in accordance with State and Federal permits.

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 T15). 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 T7

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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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

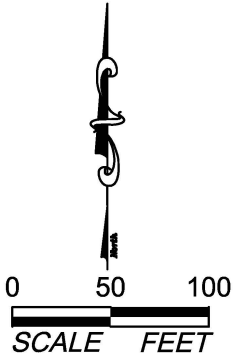
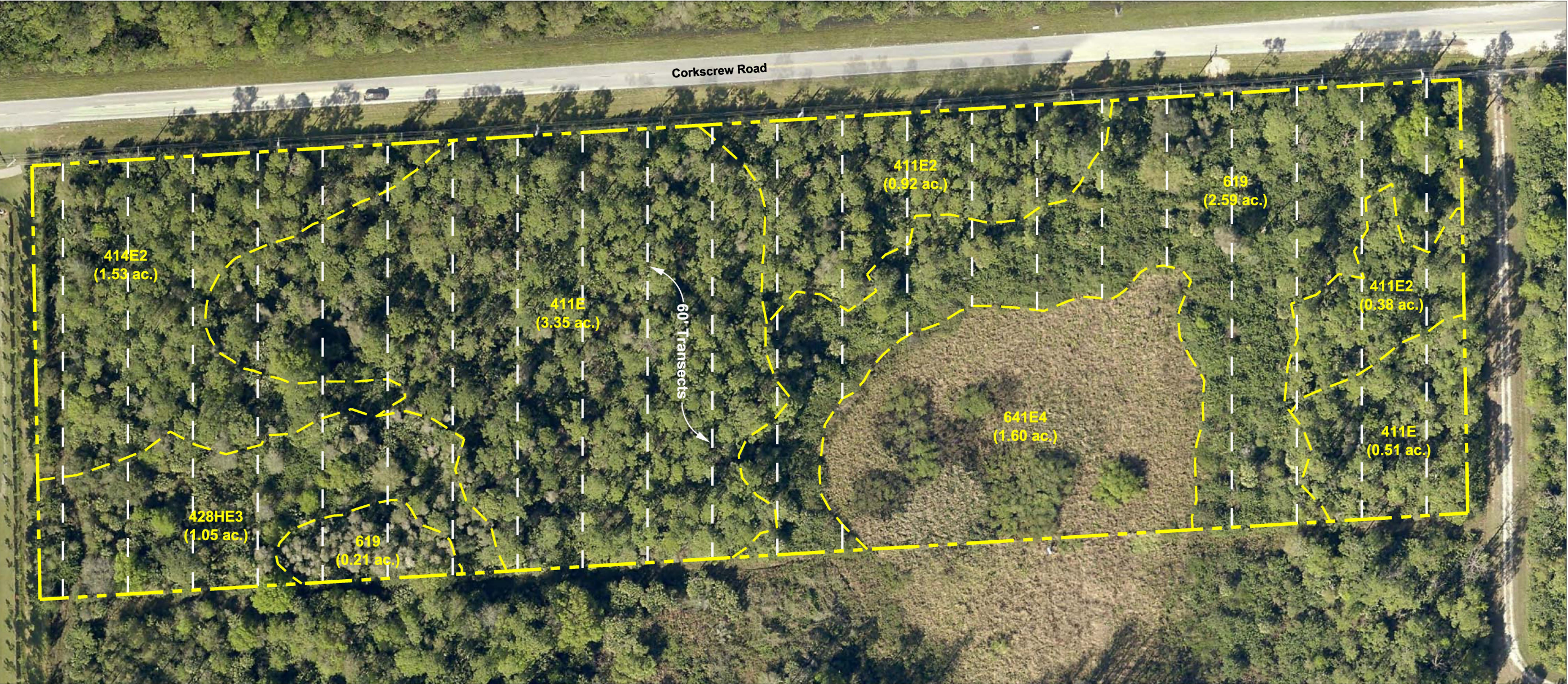
The predominant upland and wetland vegetation associations were mapped in the field on Lee County 2016 digital color 1" = 100' scale aerial photography. Six vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate 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.),



- 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.

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.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

November 11, 2019 11:43:24 a.m.
Drawing: SMALLB1PLAN.DWG

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 fragrans</i> var. <i>simpsonii</i>)		√ √ √ √ √
619	80	None		

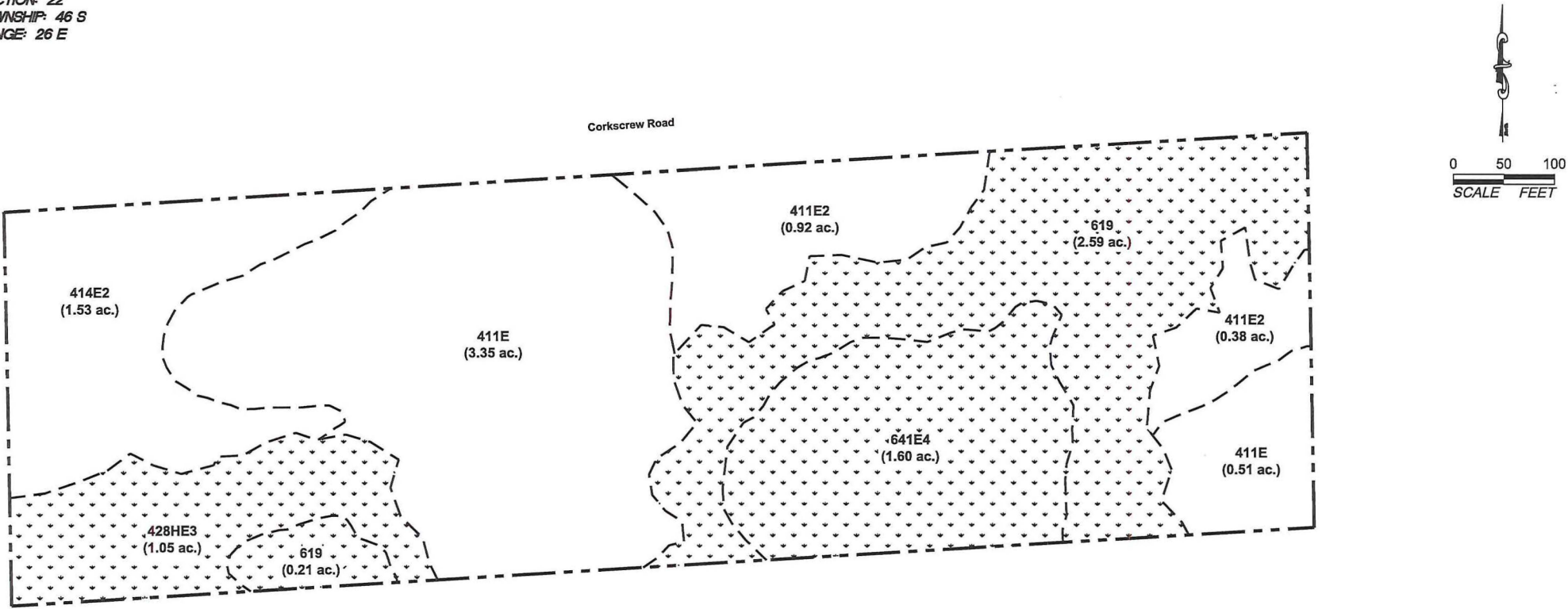
641E4	80	American Alligator (<i>Alligator mississippiensis</i>)	√
		Florida Sandhill Crane (<i>Grus canadensis pratensis</i>)	√
		Limpkin (<i>Aramus guarauna</i>)	√
		Little Blue Heron (<i>Egretta caerulea</i>)	√
		Reddish Egret (<i>Egretta rufescens</i>)	√
		Snail Kite (<i>Rostrhamus sociabilis</i>)	√
		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.

Y:\SMALLB-1\PSA.docx

SECTION: 22
TOWNSHIP: 46 S
RANGE: 26 E



 Jurisdictional Wetlands (5.45 ac.)

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 and surveyed wetland line provided by Hole 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.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

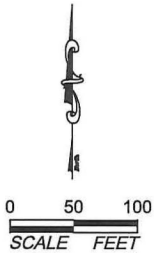
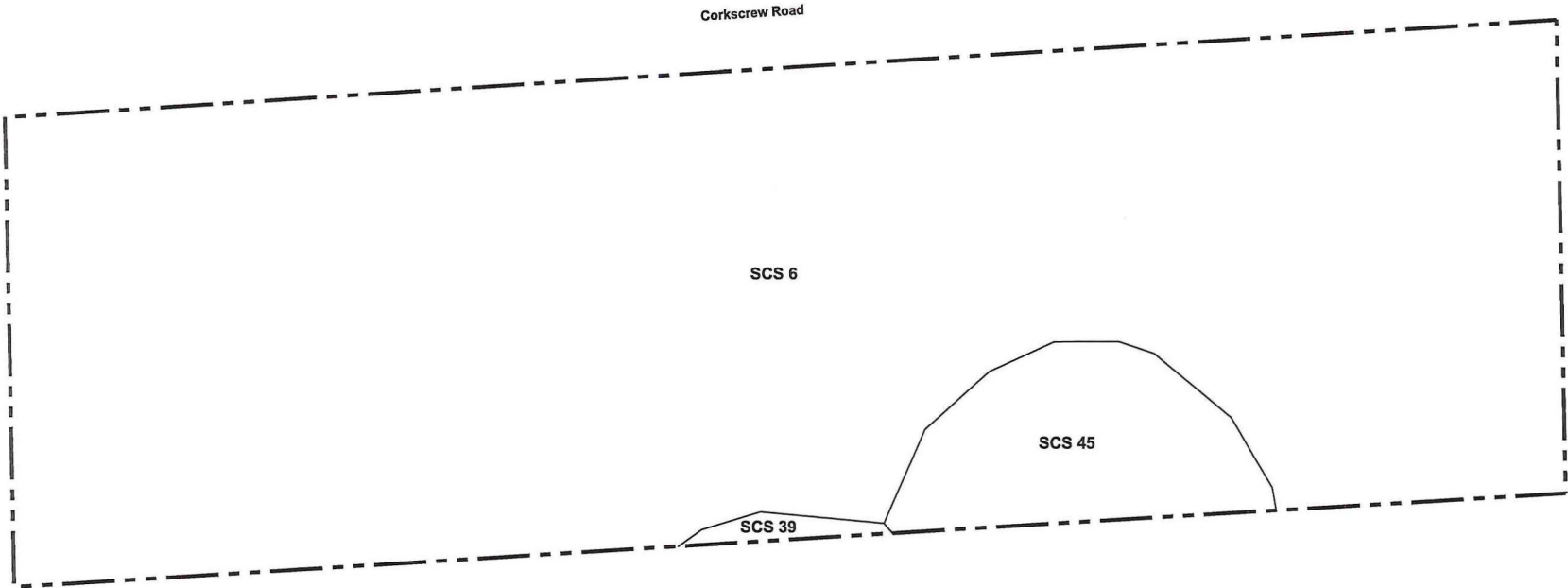
March 20, 2019 11:44:32 a.m.
Drawing: SMALLBPLAN.DWG

Wetland Map

15230 Corkscrew Road Parcel

 **DEXBENDER**
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

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.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

November 06, 2018 8:20:15 a.m.
Drawing: SMALLB1PLAN.DWG

Exhibit T8

Historic Resources Impacts 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 T8

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.



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

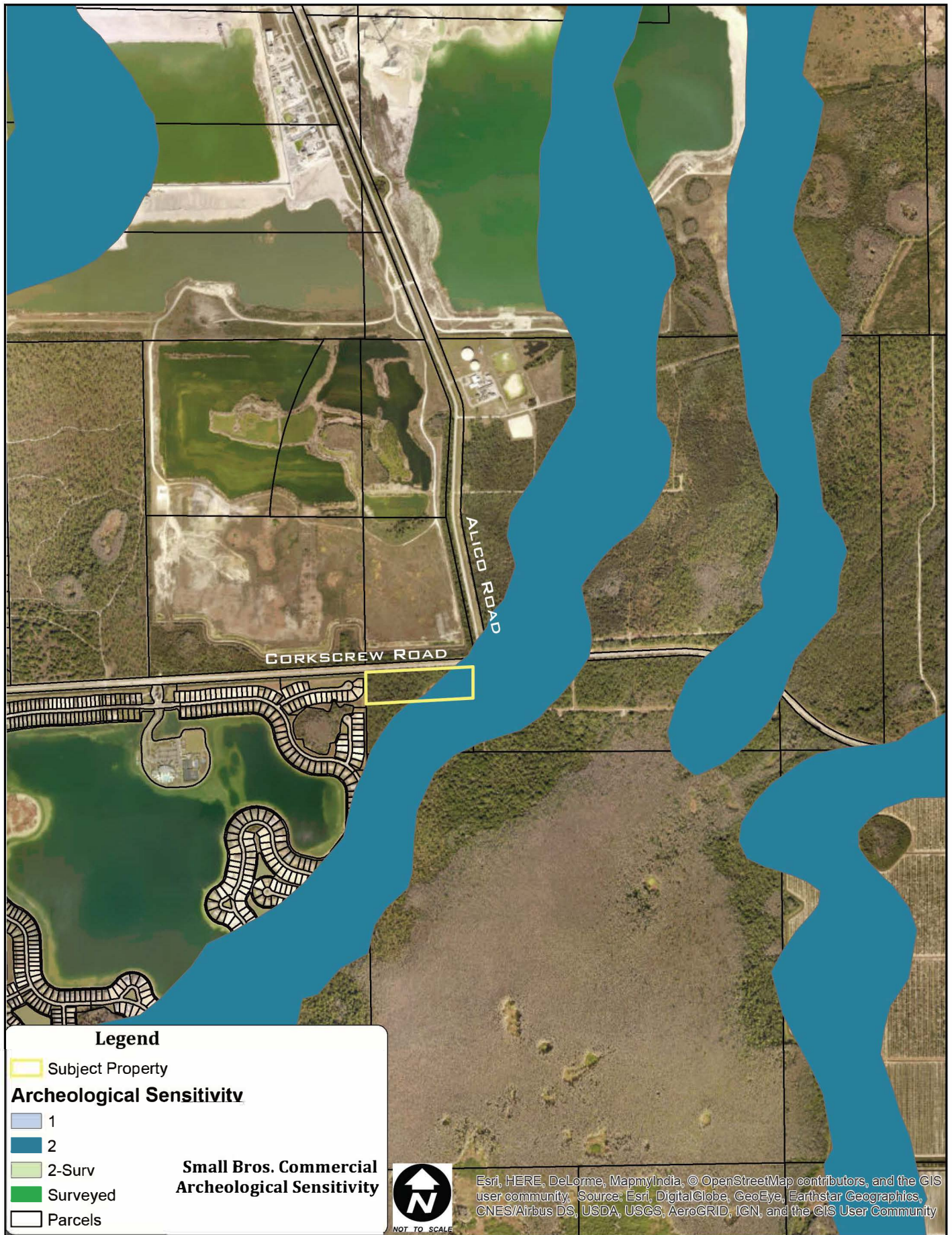


Exhibit T9

State Policy Plan Analysis

There are no State or Regional Policy Plan goals
or policies that are relevant to the proposed amendment.

Small Brothers, LLC
Corkscrew Commercial

Exhibit T10

Strategic Regional Policy Plan Analysis

There are no State or Regional Policy Plan goals
or policies that are relevant to the proposed amendment.

Small Brothers, LLC
Corkscrew Commercial

Exhibit T11

Surrounding Property Owners List, Mailing Labels, and Map

Small Brothers, LLC
Corkscrew Commercial

← → ↺ 🏠 📄 https://gisvr.leepa.org/GeoView2/ 🔍 📏 📐 📌 📁 🌐 ...

STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
21-46-26-00-00001.0000	10351653	ALICO ROAD LLC	14751 CORKSCREW RD, ESTERO	12-2021	\$ 10	\$ 2,246,760	\$ 2,246,760
22-46-26-00-00001.0000	10351662	ALICO ROAD LLC	16700 ALICO RD, FORT MYERS	12-2021	\$ 10	\$ 932,400	\$ 932,400
22-46-26-00-00001.0010	10351663	SMALL BROTHERS LLC	15230 CORKSCREW RD, ESTERO	6-2007	\$ 575,000	\$ 168,500	\$ 104,390
22-46-26-00-00001.0020	10351664	LEE COUNTY	16101 ALICO RD, FORT MYERS	8-1981	\$ 100	\$ 32,007,816	\$ 0

ALICO ROAD LLC
15465 PINE RIDGE RD
FORT MYERS, FL 33908

ALICO ROAD LLC
15465 PINE RIDGE RD
FORT MYERS, FL 33908

SMALL 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

CREW SHORES MASTER ASSN
CORKSCREW WOODS PKWY
ESTERO, FL 33928

DACOSTA JUNE
14017 SHADYWOOD CT
ESTERO, FL 33928

MANNING MICHAEL P
14034 SHADYWOOD CT
ESTERO, FL 33928

HENDERSON JACK V &
14030 SHADYWOOD CT
ESTERO, FL 33928

HAUSER JON C TR
945 FOXKIRK DR
BROOKFIELD, WI 53045

YOUMANS LAURA L &
14022 SHADYWOOD CT
ESTERO, FL 33928

EWER RICHARD & QUEILA
14018 SHADYWOOD CT
ESTERO, FL 33928

ENGROSS MATTHEW JOHN &
14014 SHADYWOOD CT
ESTERO, FL 33928

CREW SHORES MASTER ASSN
CORKSCREW WOODS PKWY
ESTERO, FL 33928

CREW SHORES MASTER ASSN
CORKSCREW WOODS PKWY
ESTERO, FL 33928

LVA THIERRY JACQUES &
14056 FENWOOD CT
ESTERO, FL 33928

DHOLAKIA RAHILA &
14052 FENWOOD CT
ESTERO, FL 33928

ASHDOLLAR ROBERT W &
14048 FENWOOD CT
ESTERO, FL 33928

ENTZ DUANE & LUANNE
14036 FENWOOD CT
ESTERO, FL 33928

JINS BECKY K & BRADLEY F
14040 FENWOOD CT
ESTERO, FL 33928

ALLER SCOTT M & NANCY L
14044 FENWOOD CT
ESTERO, FL 33928


CREW SHORES MASTER ASSN
CORKSCREW WOODS PKWY
ESTERO, FL 33928

Exhibit T12

Aerials
Corkscrew
The Country Store

Small Brothers, LLC
Corkscrew Commercial



**Subject Property**


**Other Affected Property**

Exhibit T13

Public Facilities Impacts Analysis

Narrative and

Letters 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

Public Facilities Impact Analysis

The proposed text would allow for commercial development on subject property. There are adequate potable water, sanitary sewers, solid waste, police, and fire/ EMS, and transportation facilities to serve the subject property. There is 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.



Board of County Commissioners

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Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

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,

A handwritten signature in blue ink, appearing to read "Benjamin Abes", is written over a circular stamp.

Benjamin Abes
Director, Public Safety



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District Two

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District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

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 398, Fort Myers, Florida 33902-0398 | (239) 533-2111 | leegov.com
AN EQUAL OPPORTUNITY EMPLOYER



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



"Proud to Serve"

**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,

A handwritten signature in black ink that reads "Stan Nelson".

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



BOARD OF COUNTY COMMISSIONERS

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Michael Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

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
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approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

Exhibit T14

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: September 27, 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 Allico 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>				
		<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
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 DIST.	PK DIR	2045 BACKGROUND PLUS PROJ	
		FSUTMS		BACKGROUND		HOUR PK DIR		PEAK	PEAK DIRECTION TRAFFIC VOLUMES & LOS			PM PROJ	PEAK DIRECTION TRAFFIC VOLUMES & LOS	
		AADT		TRAFFIC		2-WAY VOLUME		DIRECTION	VOLUME	LOS		TRAFFIC	VOLUME	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**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	<u>GENERALIZED SERVICE VOLUMES</u>				
				<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
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	PK SEASON	2020		PEAK DIRECTION	PERCENT			2027		V/C	2027			V/C	2027		
							PK HR	PK HR PK SEASON					BCKGRND	BCKGRND		+ AM PROJ	V/C	+ PM PROJ		V/C	VOLUME	LOS
							GROWTH. ¹	RATE		Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS		Ratio	VOLUME	LOS
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 Alico Rd	124250	3,400	9,200	13	7.96%	499	853	D	0.70	40%	44	93	897	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			
Alico 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**

**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%

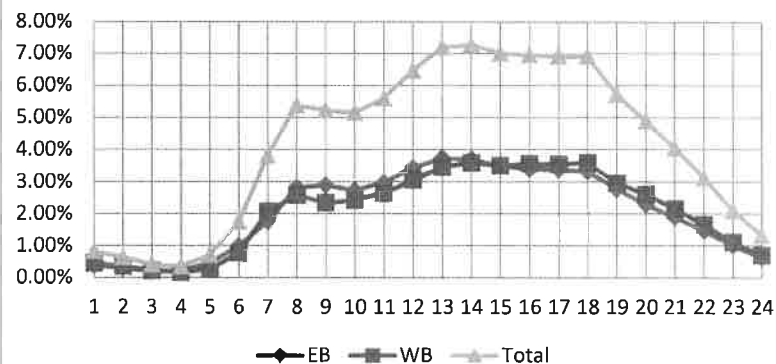
Month of Year	Fraction
January	1
February	1.07
March	1.14
April	0.9
May	0.76
June	0.96
July	0.93
August	0.93
September	1.04
October	1.13
November	1.06
December	1.1

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

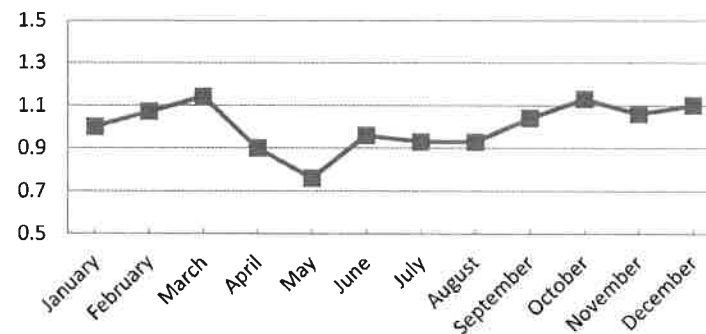
Directional Factor		
AM	0.54	WB
PM	0.51	EB

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%

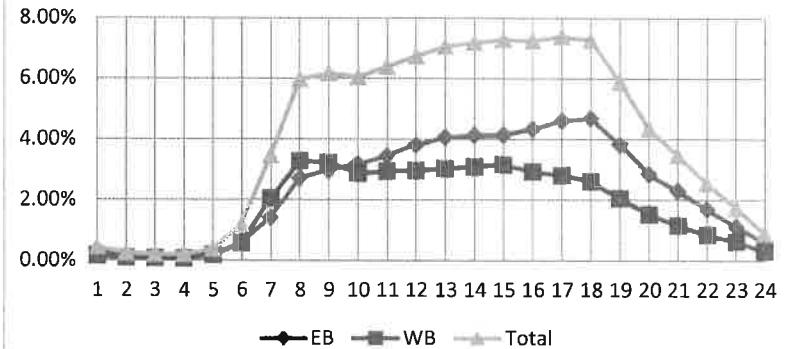
Month of Year	Fraction
January	1.15
February	1.19
March	1.19
April	1.08
May	0.95
June	0.86
July	0.78
August	0.81
September	0.8
October	
November	
December	

Directional Factor		
AM	0.59	WB
PM	0.62	EB

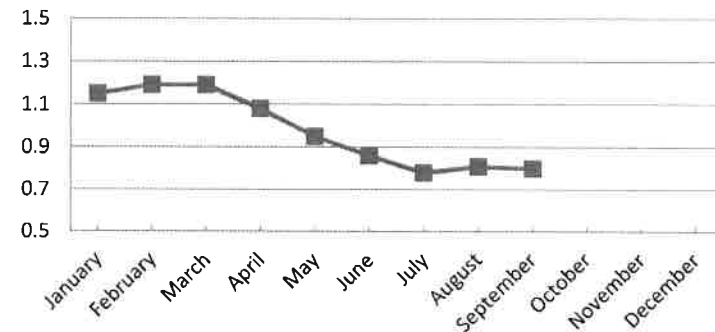
Day of Week	Fraction
Sunday	0.71
Monday	1.01
Tuesday	1.05
Wednesday	1.08
Thursday	1.11
Friday	1.12
Saturday	0.91

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	<u>104</u>				28600	29900		30800	30900	24200	26800
BAYSHORE RD (SR 78)	W OF WILLIAMSBURG DR	<u>64</u>	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	<u>71</u>		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	<u>7</u>	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	<u>42</u>	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

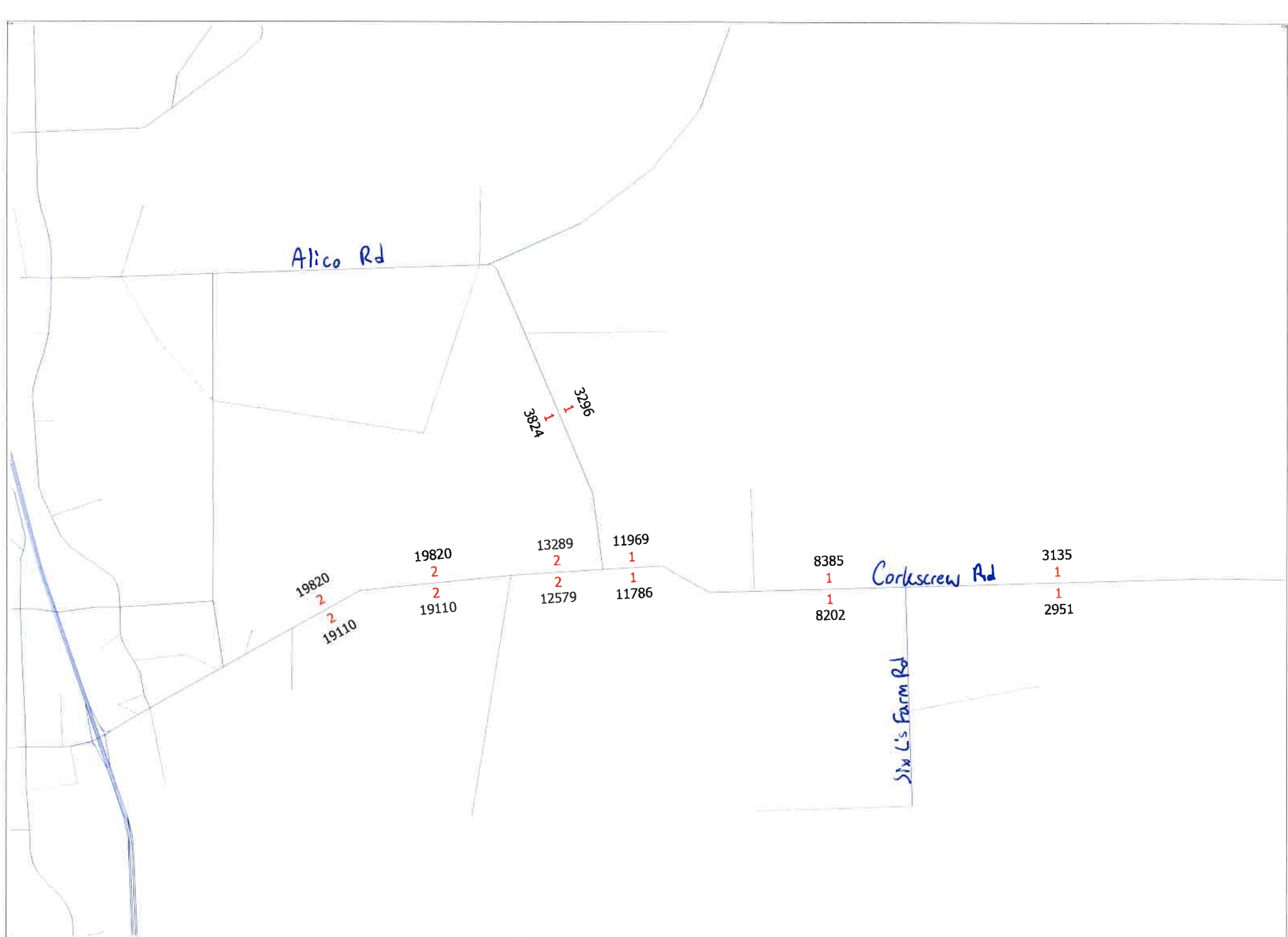
**TRAFFIC DATA FROM THE LEE
COUNTY CONCURRENCY REPORT**

9/23/2021

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

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2020 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
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	F	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	F	3,049	F	3,204	*
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,821	F	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	F	2,129	F	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	225	C	237	

2045 E+C NETWORK VOLUMES





2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES AND VOLUMES

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





0 2 4 Miles



Interchange/Intersection



Bridge Reconstruction


Cost Feasible Lanes



2 Lane Roadway



2 Lanes one-way



3 Lanes one-way



3 Lane Roadway



4 Lane Roadway



4 Lane Limited Access



6 Lanes Divided

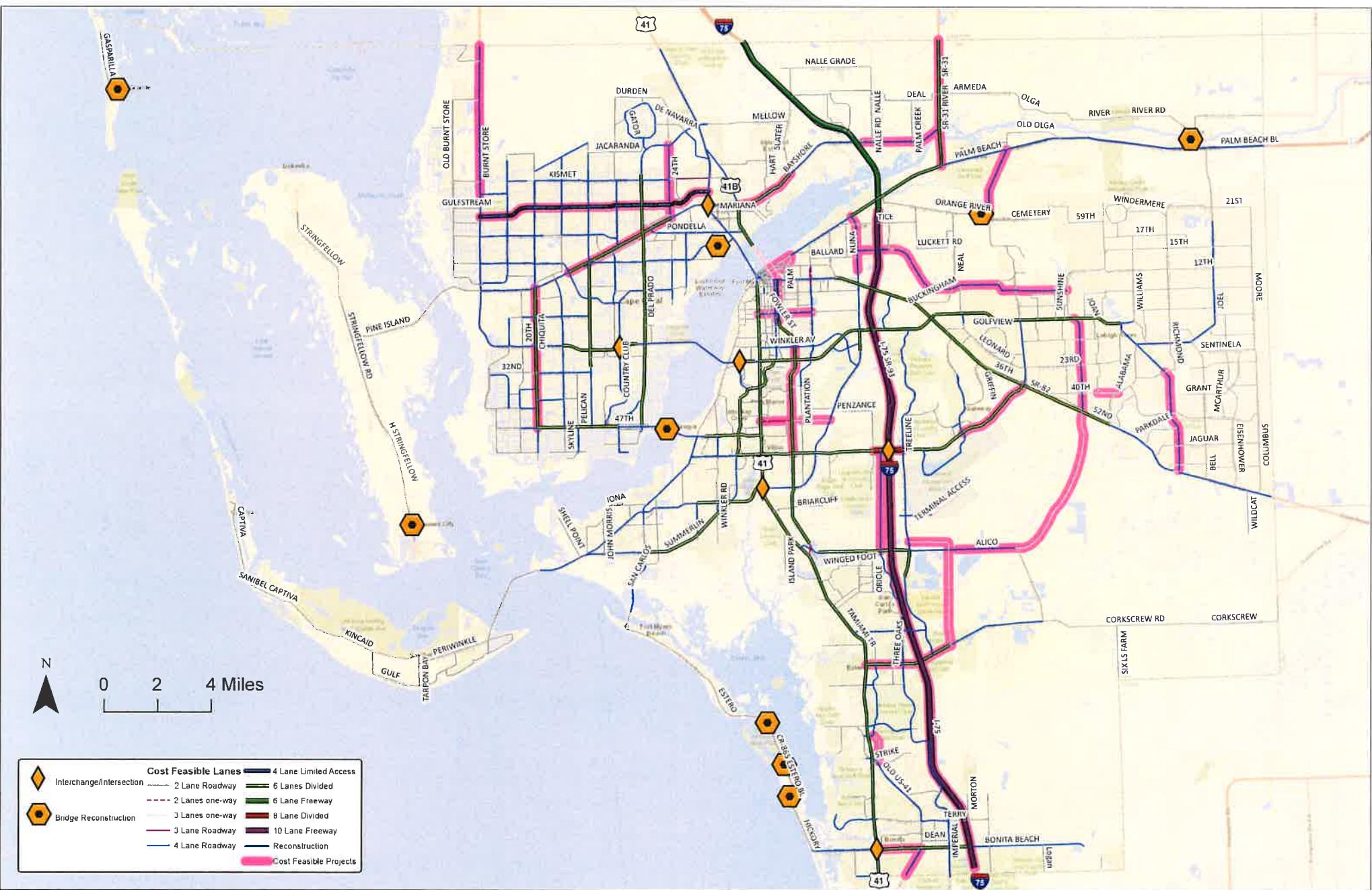

6 Lane Freeway


8 Lane Divided


10 Lane Freeway


Reconstruction


Cost Feasible Projects



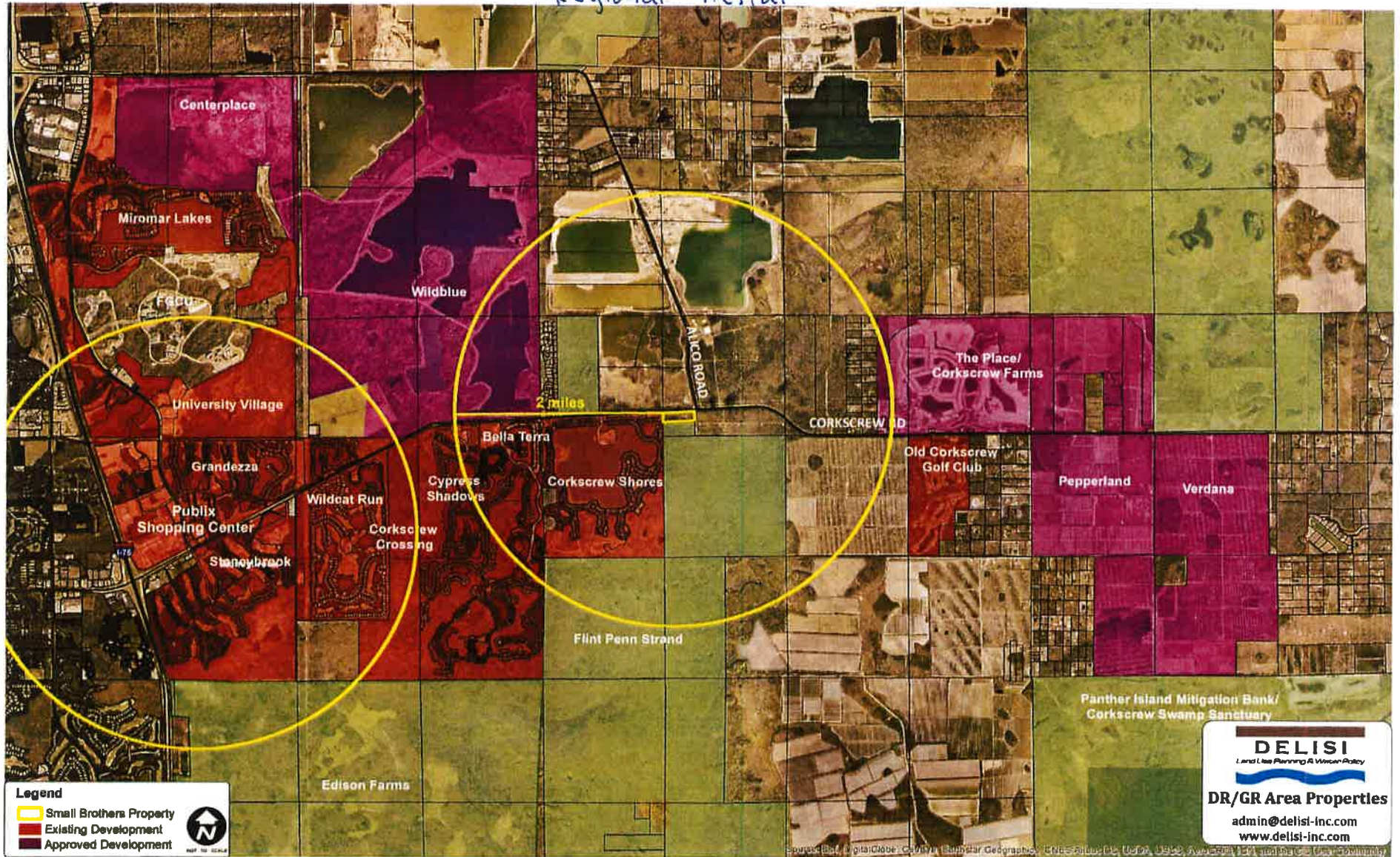
LEE COUNTY CIP

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														
209245	Alico Rd. Connector/Alico Rd. to SR 82 opposite Sunshine Blvd.	People-to-jobs link, Daniels Pkwy. relief NM - Core Critical	6,180,573 ROW	12,397,200 ROW/DES	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
206002	Bicycle/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 tmarquardt@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 Sunrise	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	
	Alico 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	5,008,972 PD&E Study	45,137,536 CST/CEI	0	0	0	0	45,137,536		54,158,752	SANIBEL SURP. TOLLS DEBT	Tom Marquardt tmarquardt@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 tmarquardt@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	16,068,116 CST/CEI	0	1,400,000 LS	0	18,468,116	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

[illegible]

[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

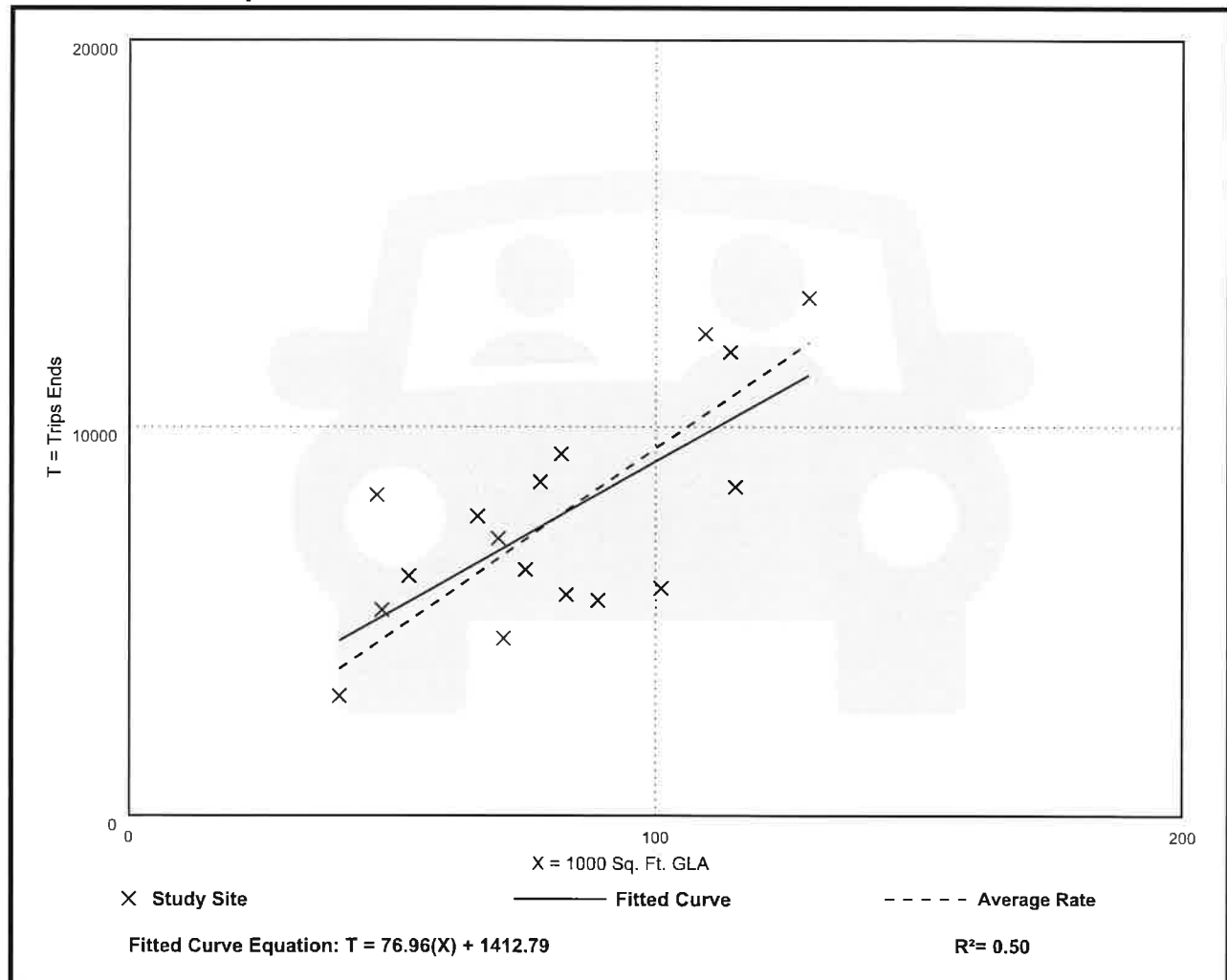
Avg. 1000 Sq. Ft. GLA: 81

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

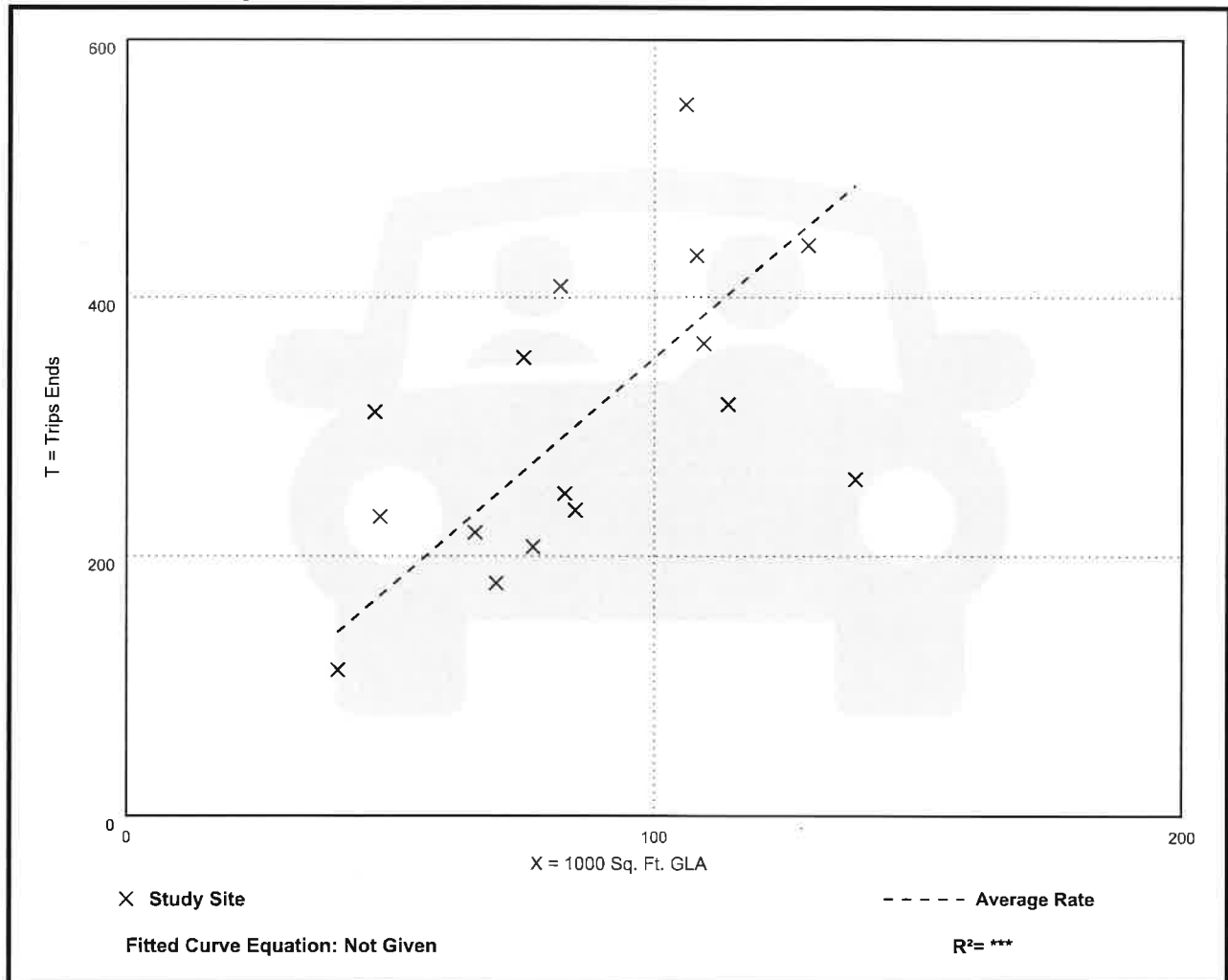
Avg. 1000 Sq. Ft. GLA: 86

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

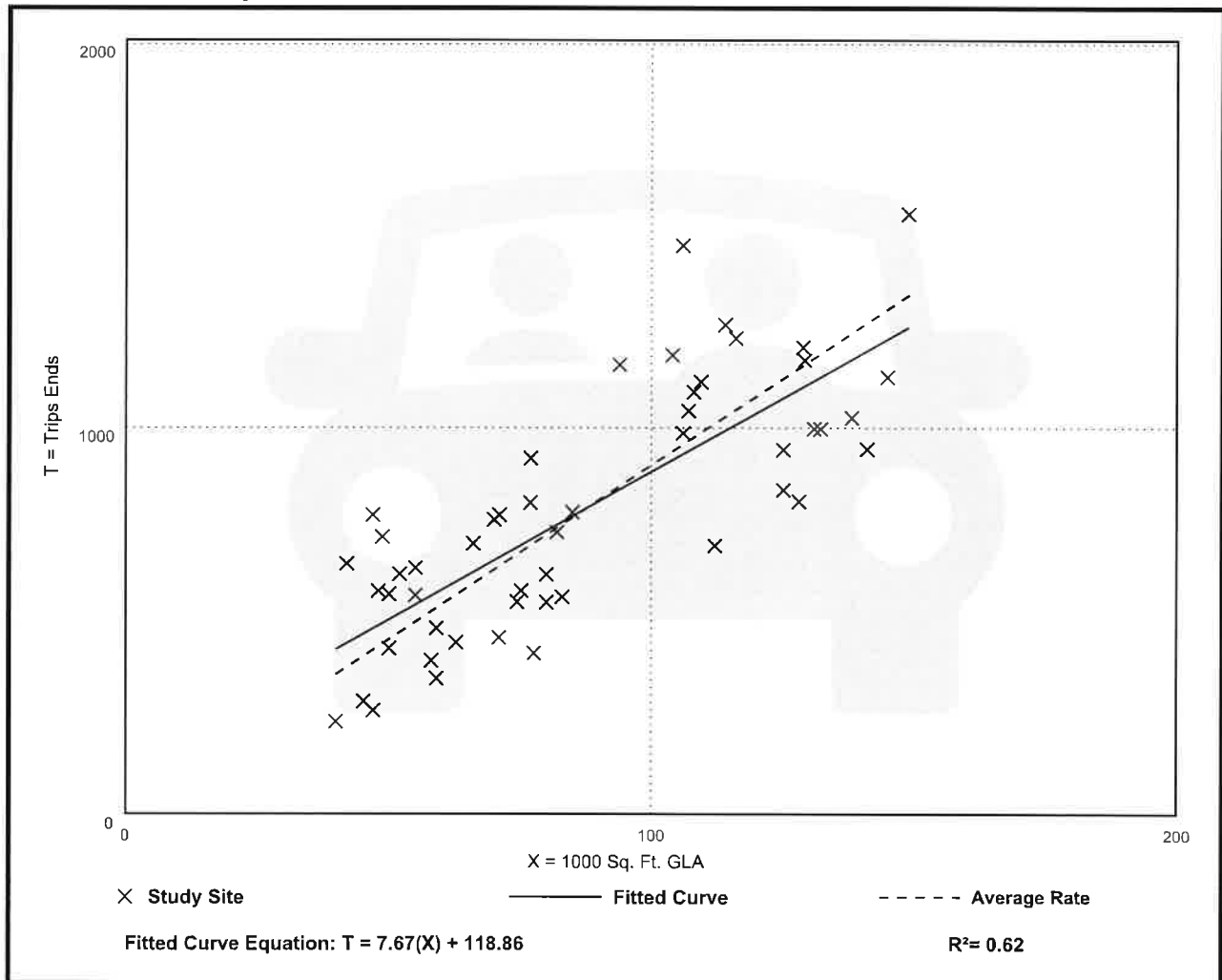
Avg. 1000 Sq. Ft. GLA: 87

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





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 T15

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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- Figure 2. Preliminary Site Plan
- Figure 3. Aquifer System Underlying Lee County
- Figure 4. Hydrograph of LCDNR Well 49-GW6
- Figure 5. Map Showing Lee County Wellfield Protection Zones on the Project Site
- Figure 6. Map Showing Lee County Wellfield Protection Zones Overlaid on the Site Map

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.

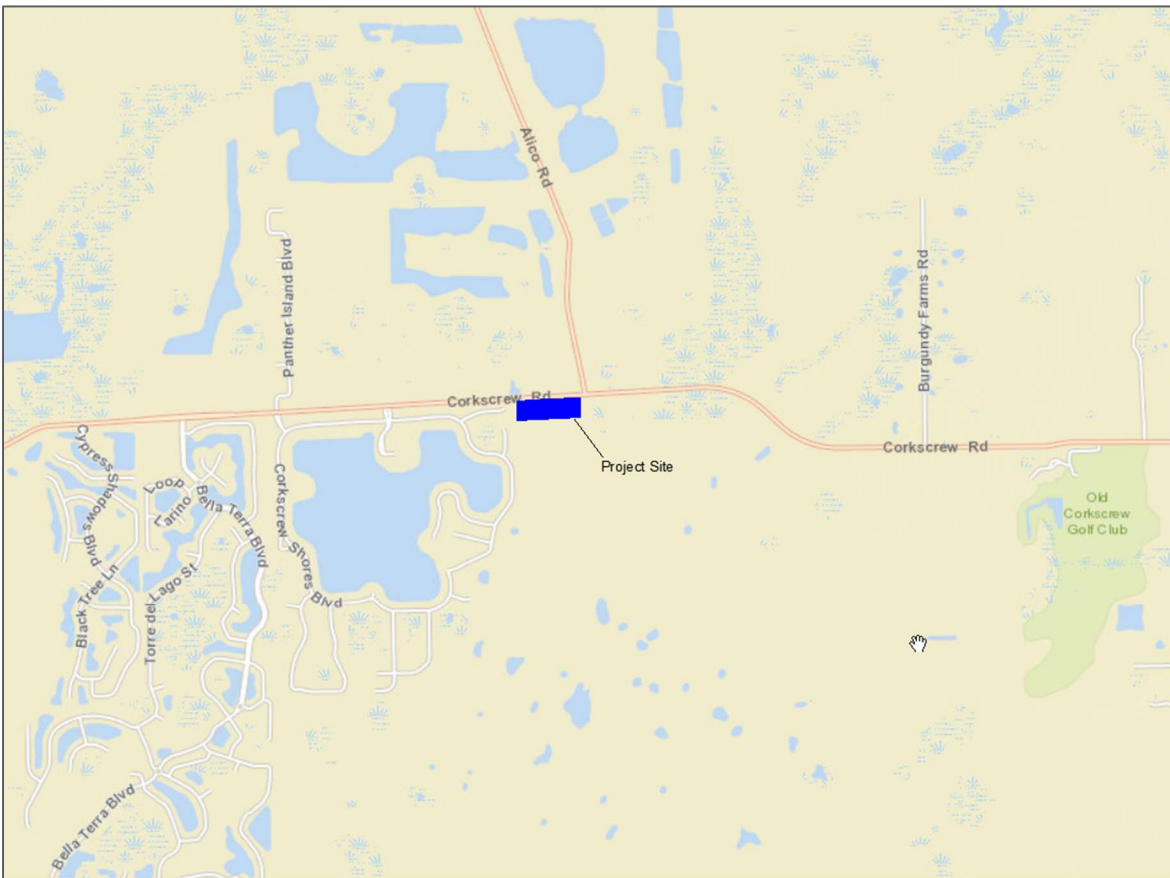


Figure 1. Location of the project site

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,

applied for water use permit for land use irrigation in 2009. However, the application was incomplete and was later withdrawn.

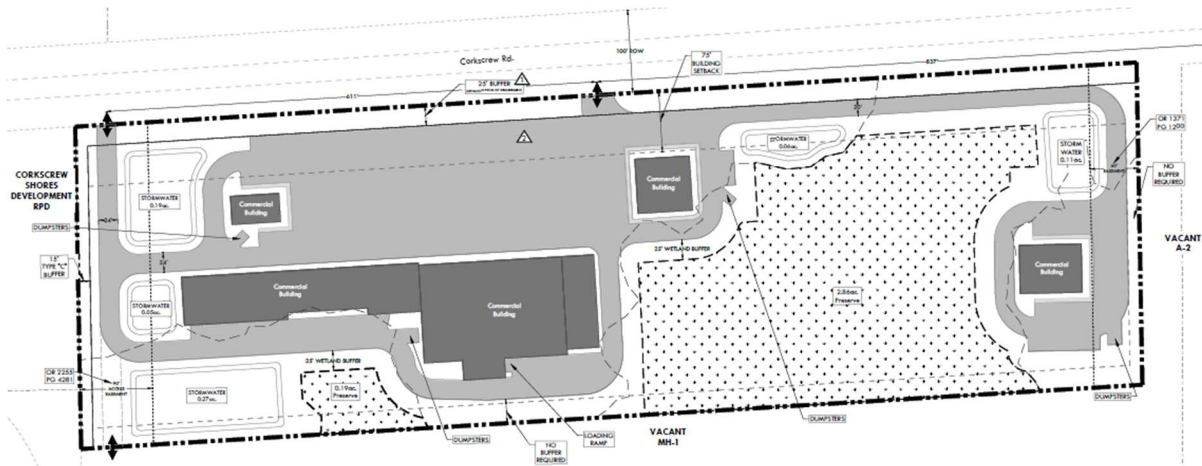


Figure 2. Conceptual Site Plan

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 1.4.5 of the Lee Plan requires new land uses in the DRGR: *“to demonstrate compatibility with maintaining surface and groundwater levels at their historic levels (except as provided in Policies 33.1.3 and 33.3.4) 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 may be submitted during the rezoning or development review processes.”*

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,”*

In addition to the above Policies, Goals 115 (Water Quality and Wastewater) and 117 (Water Resources) of the Lee Plan address requirements, policies, and objectives for new developments to achieve during Comprehensive Plan Amendments. Specific to water resource management and potential water use associated with the project, Goal 115 requires facilities *“To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County.”* Objective 115.1 requires facilities under Comprehensive Plan Amendment to *“Maintain high water quality, meeting or exceeding state and federal water quality standards.”* Goal 117 requires developments *“To conserve, manage, and protect the natural hydrologic system of Lee County to insure continued water resource availability. (Amended by Ordinance No. 94-30).”* Objective 117.1 requires facilities to *“Insure water supplies of sufficient quantity and quality to meet the present and projected demands of all consumers and the environment, based on the capacity of the natural systems.”*

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.

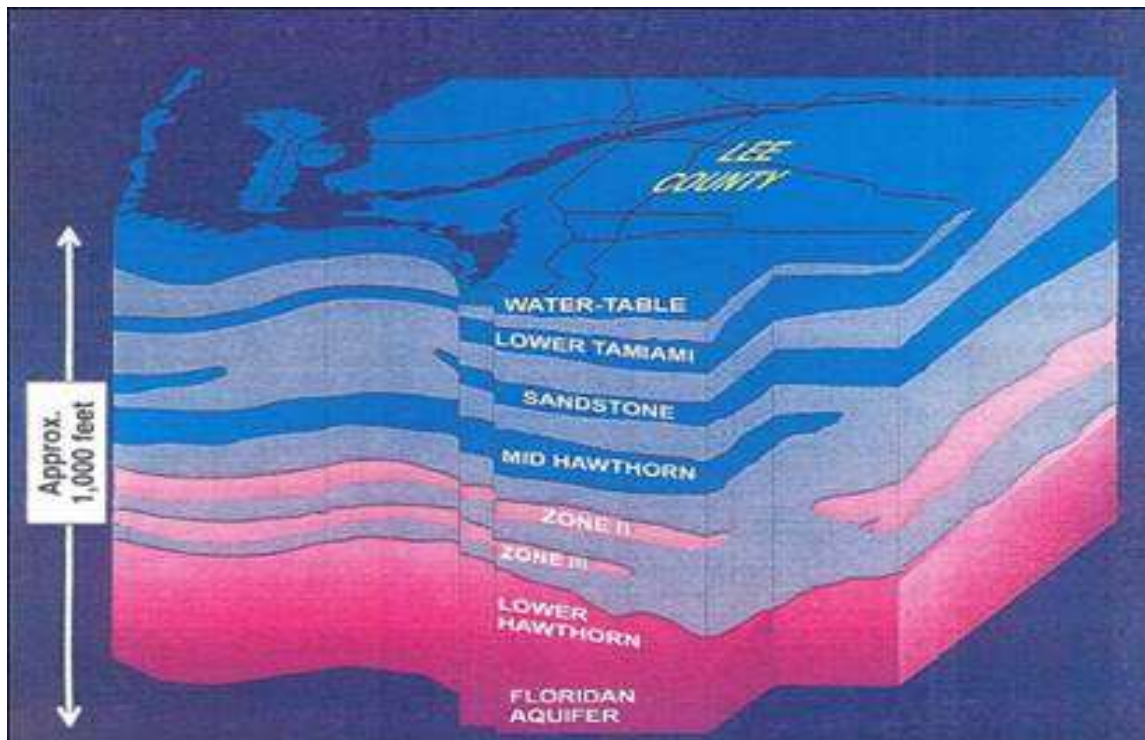


Figure 3. Aquifer System Underlying Lee County (Lee County Integrated Water Masterplan)

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.

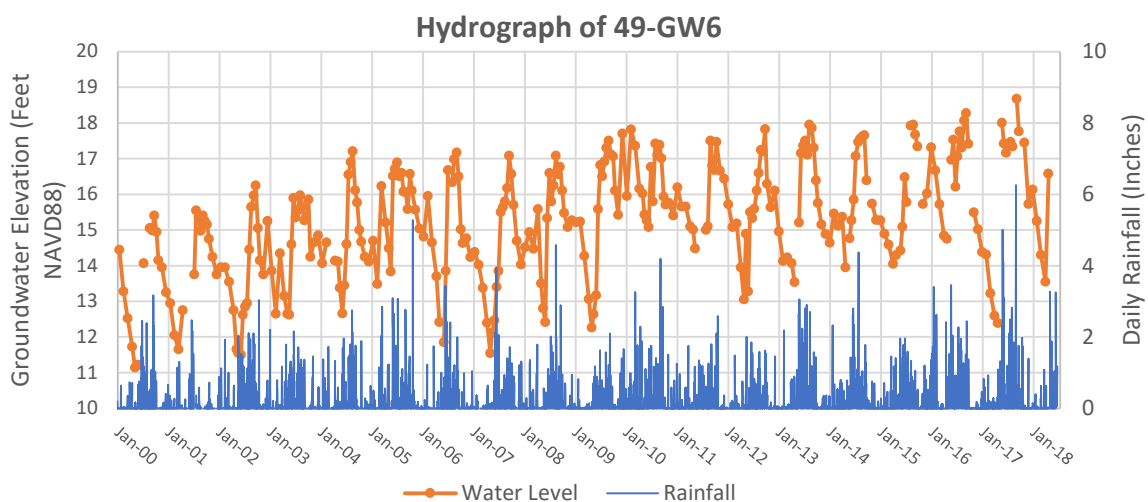


Figure 4. Hydrograph of LCDNR Well 49-GW6.

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:

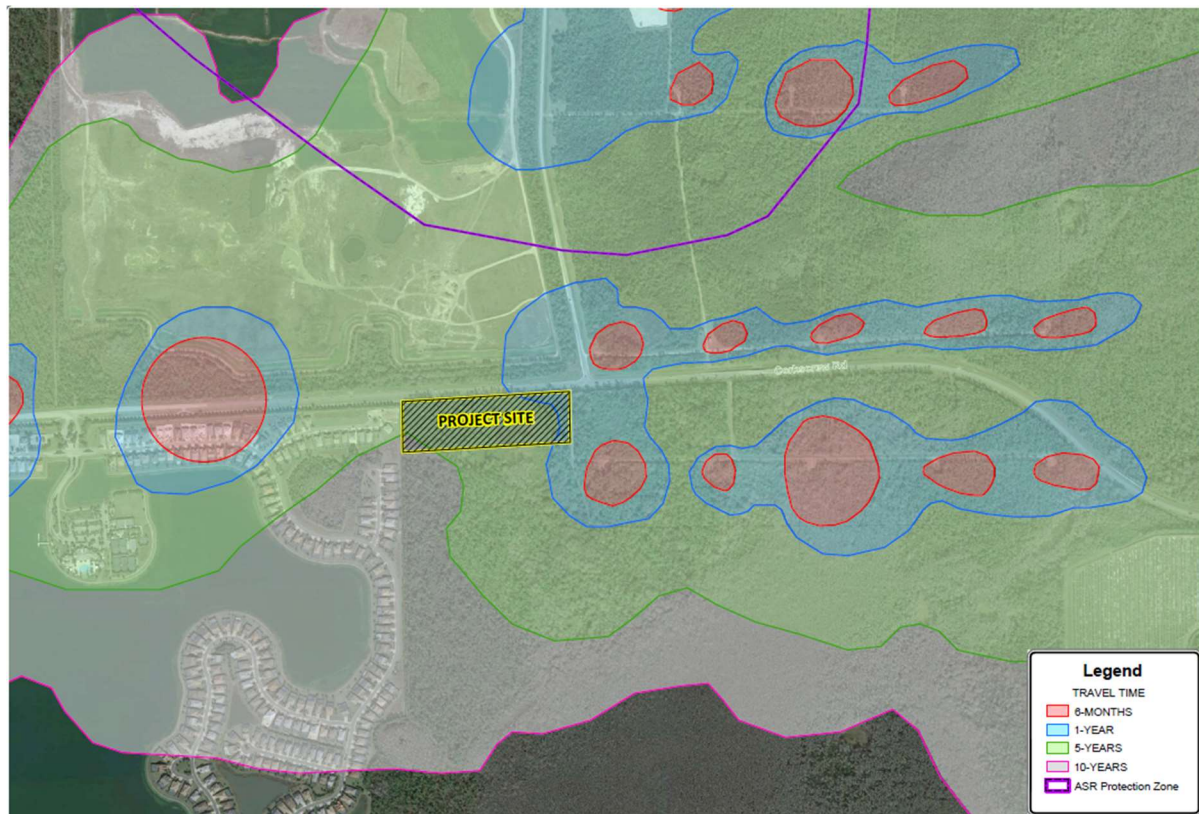
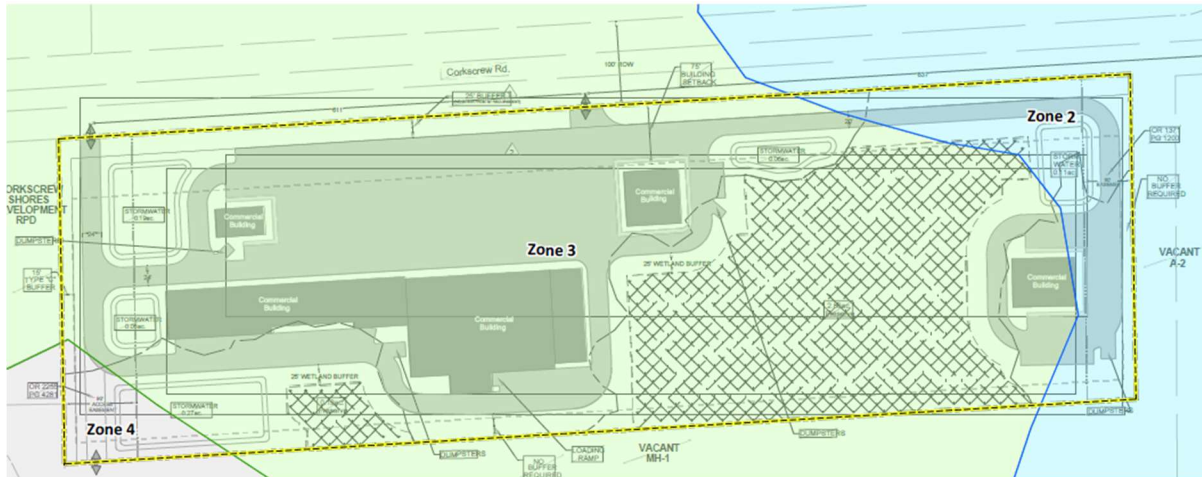


Figure 5. Lee County Wellhead Protection Zones in Relation to the Project Site



- 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).