



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Pratt's Preserve RPD

Request: Rezone from: AG-2 & RPD To: RPD

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

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

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

Summary of Project:

Amend Z-21-024 to add a approximately 8.15 acres and 45 residential units to the already approved RPD.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Lennar Homes, Attn: Barry Ernst, Director of Planning and Permitting
 Address: 10481 Ben C. Pratt/Six Mile Cypress Parkway
 City, State, Zip: Fort Myers, FL 33966
 Phone Number: (239) 931-4782
 E-mail Address: Barry.Ernst@lennar.com

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

- ☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
- ☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
- ☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: DeLisi, Inc.
 Contact Person: Daniel DeLisi, AICP
 Address: 520 27th St.
 City, State, Zip: West Palm Beach, FL 33407
 Phone Number: 239-913-7159 Email: dan@delisi-inc.com

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

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

**PART 2
PROPERTY OWNERSHIP**

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

Name: See Attached List

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

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

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

- C. Multiple parcels:**

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

☐ Property owners map. [34-202(a)(8)]

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

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

2. Date property was acquired by present owner(s): 7/7/2022

**PART 3
PROPERTY INFORMATION**

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

See Attached List

- B. Street Address of Property:** 12091 Blasingim Road, Fort Myers, FL, 33966

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

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

OR

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

AND

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

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

OR

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

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

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

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

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

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

- E. Current Zoning of Property:** RPD and AG-2

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

- F. Use(s) of Property:**

1. Current uses of property are: Residential

2. Intended uses of property are: Residential

G. Future Land Use Classification (Lee Plan):

Central Urban	<u>25.9</u>	Acres	<u>97</u>	% of Total
Wetlands	<u>0.8</u>	Acres	<u>3</u>	% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>1,250 +/-</u>	Feet		
2. Depth (average if irregular parcel):	<u>1,250 +/-</u>	Feet		
3. Total area:	<u>26.7</u>	Acres or square feet		
4. Frontage on road or street:	<u>1,250</u>	Feet on	<u>Crystal Dr. Extension</u>	Street
2 nd Frontage on road or street:	<u>950</u>	Feet on	<u>JV Parker Lane</u>	Street

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		<u>26.7</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>0</u>	Acres	
b. Impacted wetlands	<u>0.8</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>0.8</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u>0</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>0</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾			Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland		<u>25.9</u>	Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands		<u>0.8</u>	Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

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

TOTAL (should equal "C" above)

26.7 **Acres**

Notes:

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

PART 5

RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

A. Future Land Use Category: Central Urban and Wetlands

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
a.	Total upland acres (from Part 4, D.)	<u>25.9</u>	x <u>10</u> equals	<u>259</u>
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	<u>0</u>	x <u>0</u> equals	<u>0</u>
c.	Total impacted wetlands acres (from Part 4, D.)	<u>0.8</u>	x <u>0</u> equals	<u>0</u>
d.	Total Allowed Standard Units ⁽¹⁾			<u>259</u>
2.	Bonus Units [2-143]			
a.	Site-built Affordable Housing			<u>N/A</u>
b.	Transferrable Dwelling Units			<u> </u>
c.	Sub-total			<u> </u>
3.	Total Permitted Units ⁽¹⁾			<u>259</u>

Note:

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

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

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

PART 7
ACTION REQUESTED

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

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

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

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

**PART 8
ENVIRONMENTAL REQUIREMENTS**

See attached Part 8

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

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

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

3. Expected life of the facility:
N/A

4. Who will operate and maintain the internal collection and treatment facilities:
N/A

5. Receiving bodies or other means of effluent disposal:
N/A

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:
N/A

2. Current water table conditions:
N/A

3. Proposed rate of application:
N/A

4. Back-up system capacity:
N/A

**PART 10
ADDITIONAL REQUIREMENTS**

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

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

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

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

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

PART 8
ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]

A Project location map is attached as Exhibit 1. A United States Geological Survey (USGS) quadrangle map of the Project is attached as Exhibit 2.

- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique landforms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see Lee County Land Development Code (LDC) Section 10-473(f)].

Wetlands on the Project site consist of slightly depressional disturbed areas (i.e., Disturbed Land, Hydric). The presence of exotics on the property restricts the value they provide as wetlands from a vegetative and hydrologic perspective. A series of shallow ditches run east to west along a portion of the western side of the Project and are likely remnants of previous small-scale row crop operations. Three manmade ponds are also present on the Project site and appear to serve as a water source for cattle and other livestock.

There are 0.81± acres of South Florida Water Management District wetlands and 1.18± acres of "other surface waters" on the Project site. The wetlands are identified by the Florida Land Use, Cover and Forms Classification System (FLUCFCS) as Disturbed Land, Hydric (FLUCFCS Code 7401) (Exhibit 3).

A Lee County protected species survey was conducted on the Project. No Lee County protected species or their sign (e.g., scat, tracks, burrows, etc.) were documented on the Project site. Although not listed as a protected species by Lee County, common wild pine (*Tillandsia fasciculata*) was documented in the southeastern portion of the Project. The common wild pine is listed as endangered by the Florida Department of Agriculture and Consumer Services. A copy of the protected species report is attached.

- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 8.B. above will be protected by the completed project:

None of the lands present on the Project site are environmentally sensitive or occupied by protected species. Additionally, the Project does not contain indigenous vegetation, as defined by the Lee County LDC.

Impacts to wetlands resulting from the Project's Master Concept Plan will be coordinated with South Florida Water Management District during the Environmental Resource Permitting process. It is anticipated that impacts to the on-site wetlands will be mitigated through the purchase of off-site wetland mitigation credits.

- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not applicable

- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]

A soils map is attached as Exhibit 4.

- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]

A FLUCFCS and wetlands map is attached as Exhibit 3.

- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]

There are no rare and unique upland habitats as defined by the LEE Plan on the Project.

- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

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, Mark Freeman, Trustee of the Mark Freeman Revocable Living Trust Dated 10/14/2003 (name), as Owner (owner/title) of 12211 Blasingim Rd., Ft. Myers, FL 33966 (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.

[Signature]
Signature

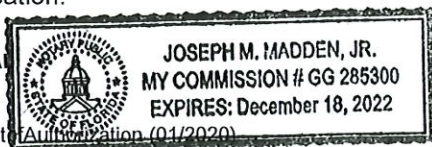
10/25/22
Date

*****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 25 day of October, 20 22, by Mark Freeman, Trustee (name of person providing oath or affirmation), who is personally known to me or who has produced Davis License (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

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

I, DARIN MCMURRAY (name), as V.P.
 (owner/title) of LENNAR HOMES LLC (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.

 Signature

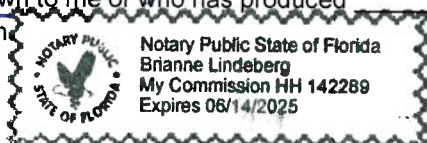
11/10/2022
 Date

*****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 11th day of November, 2022, by Darin McMurray (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Brianne Lindeberg
 Signature of Notary Public

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared **Mark Freeman, Trustee of the Mark Freeman Revocable Living Trust Dated 10/14/2003**, 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 **12211 Blasingim Rd., Ft. Myers, FL 33966** 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
MARK FREEMAN	100 %
3350 NORTH KEY DR. #102A	
NORTH FORT MYERS, FL. 33903	

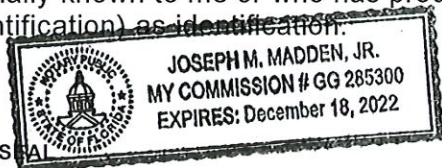
Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.


Property Owner
MARK FREEMAN
Print Name

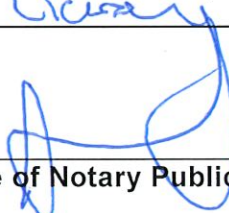
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

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 10/25/22 (date) by Mark Freeman, Trustee (name of person providing oath or affirmation), who is personally known to me or who has produced Driver License (type of identification) as identification.



STAMP/SEAL


Signature of Notary Public

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared DARIN MC MURRAY, 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 _____ 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
LENNAR IS A PUBLICALLY TRADED STOCK ON THE NYSE	—

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

Property Owner

Print Name

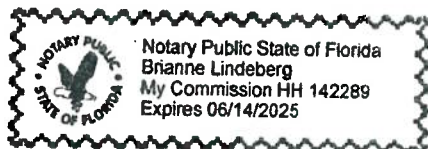
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on November 11th, 2022 (date) by Dawn Murray (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public



ADDITIONAL AGENTS

Company Name:	DeLisi Fitzgerald		
Contact Person:	Andrew Fitzgerald, PE		
Address:	1605 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-418-0691	Email:	drew@delisifitzgerald.com

Company Name:	Passarella and Associates		
Contact Person:	Shane Johnson		
Address:	13620 Metropolis Ave., Ste 200		
City, State, Zip:	Fort Myers, FL 33912		
Phone Number:	239-274-0067	Email:	shanej@passarella.net

Company Name:	David Plummer and Associates		
Contact Person:	Steve Leung		
Address:	2149 McGregor Boulevard		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-332-2617	Email:	

Company Name:	Pavese Law Firm		
Contact Person:	Neale Montgomery		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-336-6235	Email:	NealeMontgomery@paveselaw.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

List of Owners

LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

FREEMAN MARK TR
FOR MARK FREEMAN TRUST
3350 N KEY DR # 102A
NORTH FORT MYERS FL 33903

LIST OF ZONING RESOLUTIONS

Z-21-024

List of STRAP Numbers

17-45-25-01-00000.0100

17-45-25-01-00000.0110

17-45-25-01-00000.0120



PRATT'S PRESERVE RPD SCHEDULE OF USES

Accessory Uses and Structures
Administrative Offices
Dwelling Unit:
 Single-Family
Essential Services
Essential Service Facilities, Group I
Excavation, Water retention
Fences, walls
Gates and gatehouses
Home Occupation
Model Home, model unit
Parking Lot, Accessory only
Real Estate Sales Office
Residential Accessory Structures
Recreational Facilities, Personal, Private, on-site
Signs, in accordance with Chapter 30

**PARKER LANE RPD****SCHEDULE OF DEVIATIONS AND WRITTEN JUSTIFICATIONS**

1. Deviation (1) seeks relief from **LDC Section 10-329(d)(1)a.3.**, which requires that no excavation be allowed within 50 feet of any private property line under separate ownership, to allow a minimum setback of 25 feet.

Justification for Deviation:

The purpose of this deviation is to allow for the water management lake to be excavated to within 25 feet of an existing residential use along a western property line of the proposed development. The adjacent property is a large-lot residence contained on approximately 5 acres with an existing home located approximately 453+/- feet from the subject property's boundary as depicted on the Master Concept Plan. The proposed lake will have a containment berm constructed around it which will provide a physical barrier between the proposed lake and the residential parcel. Additionally, a hedge row of shrubs is proposed at the top of the berm as an additional physical barrier between the proposed lake and the adjacent property as depicted on Section A-A of the Master Concept Plan. The proposed berm, vegetation, and distance to the existing home provide physical barriers between the two uses that will protect the public's health, safety, and welfare.

2. Deviation (2) seeks relief from **LDC Section 10-296(e)(1)i.4.iii.**, requiring Crystal Drive to be constructed as an urban minor collector roadway from its current terminus to the project entrance, to allow Crystal Drive to be constructed consistent with the typical section requirements of LDC Section 10-296 (e)(2)h.4 for a suburban minor collector roadway with open drainage in 60 feet of existing right-of-way as depicted on the Master Concept Plan.

Justification for Deviation:

The purpose of the request is to allow the applicant to extend the existing terminus of Crystal Drive to the project's entrance as a suburban roadway typical section with open drainage that will be consistent with the segment of Crystal Drive that connects to Six Mile Cypress Parkway. The property is located in the Central Urban future land use category as depicted by Map 1 of the Comprehensive Plan. The Land Development Code requires minor collectors in the Central Urban future land use category to be constructed with closed drainage curb-and-gutter typical roadway sections. A suburban, open drainage roadway section is more consistent with the general development pattern of the area, which is transitioning to a suburban development pattern. It will also be consistent with existing roads in the area, which are constructed with open swale drainage, including Six Mile Cypress Parkway.



The existing section of Crystal Drive utilizes roadside swales for drainage and provides a pedestrian path along the north side of Crystal Drive. The applicant proposes to utilize the existing 60 feet of right-of-way to extend two travel lanes of 11 feet each with 5 feet of paved shoulders. These are consistent with the Land Development Code requirements for a typical roadway section for a suburban minor collector roadway. Additionally, a 5 feet wide sidewalk on the north side of the road is proposed from the end of the existing sidewalk to the project's entrance. On the south side of the road, west of JV Parker Lane, Oak Villages RPD (Z-18-006) is required to construct a 5' sidewalk along its frontage, which will provide pedestrian facilities on both sides of the road when both projects are developed. Approval of the deviation will allow for Crystal Drive to be constructed in a manner that is consistent with the existing roadway, and will be consistent with the transitioning character of the area. Approval of the deviation will not have a negative impact on the public's health, safety, and welfare.

3. Deviation (3) seeks relief from **LDC Section 10-296(k)(1)**, requiring dead-end streets to be constructed with a circular turnaround for vehicles, to eliminate the requirements for circular turnarounds in four locations depicted on the Master Concept Plan where there is less than 150 feet of roadway from the nearest intersection.

Justification for Deviation:

The applicant is proposing dead-ends roadways at 4 locations where the terminus of each occurs at a single –family lot. In each case, the distance between the end of the road and the nearest intersection of roads is less than 150 feet. The deviation request complies with Section 18.2.3.5.4 of the National Fire Protection Association (NFPA) fire code, which requires approved turning provisions for dead-end roads greater than 150 feet. Adjacent to Blasingim Road, 2 of the locations create a hammerhead type turnaround for emergency and delivery vehicles. Hammerhead turnarounds are commonly used as an alternative to cul-de-sacs. Similar deviations have been approved and constructed on projects in Lee County such as Blasingim Road RPD (Z-16-024) and Bass Road RPD (Z-15-019) without any known negative impacts to the public health, safety, and welfare. A Letter of No Objection has also been received from the Southtrail Fire Department.

4. Deviation (4) seeks relief from **LDC Section 10-703**, which provides illustrations on how to measure lot depth, to allow the lot depth for three dead-end street lots on the Master Concept Plan to be measured as depicted in the detail on Sheet 2 of the Master Concept Plan.

Justification for Deviation:

The applicant is proposing dead-end roadways at 3 locations where the terminus of each roadway occurs at a single –family lot. The illustrations in the Land Development Code depict the side lot lines to be generally perpendicular to the front lot line. However, in these unique instances, the shared side lot line of these lots are in line with the front lot line. The illustrations depicted under Section 10-703 do not include the circumstance proposed by the development for these unique



lots. The deviation provides for an alternative for measuring lot depth for these 3 lots. Approval of the deviation will not have a negative impact on the public's health, safety, or welfare.

5. Deviation (5) seeks relief from **10-291(3)**, which requires 2 means of ingress or egress to any residential subdivision greater than 5 acres, to allow for one means of ingress and egress for the development.

Justification for Deviation:

The subject property abuts existing roads, or right-of-way, along 3 property frontages. However, only one frontage abuts a publicly owned right-of-way that will allow for the roadway improvements required to provide the Code minimums for access. Blasingim Road and Parker Lane are both sub-standard roads that are owned by private entities with access easements recorded over them. The access easements were determined by title research to grant access for the subject property to construct a driveway on either road. However, neither road meets the LDC minimum standards for providing access to a development as described by Section 10-291(2) of the Land Development Code. In the case of Parker Lane, no improved roadway exists along the property frontage, and Blasingim Road does not meet minimum width requirements. The easements granting legal access to the subject property do not also give legal authority to the applicant to make additional improvements to the roads that would be needed to meet Section 10-291(2). Therefore, the development is limited to a single means of ingress and egress that is proposed from an extension of Crystal Drive, which is contained in a publicly owned right-of-way. A secondary gated access is also proposed connecting to Blasingim Road that will be accessible by emergency vehicles only to help protect the public's health, safety, and welfare. A Letter No Objection has been received from Southtrail Fire Department for the single means of access.

6. Deviation from **LDC Section 10-329 (d)(4)**, which requires banks of excavations to be sloped at a ratio not greater than 6:1 slope to allow for 4:1 lake bank slopes.

Justification for Deviation:

The proposed slope stabilization measure is a 4:1 bank slope stabilized with sod ground cover. The proposed project's surface water management system design will preclude the majority of surface water flows generated within the site from flowing across the lake bank. The majority of site areas upstream of the lake top-of-bank will be directed to proposed catch basins, which then convey flows to the lake via proposed storm water piping/culverts.

Additionally, in lieu of herbaceous littoral plantings within the proposed lake (which are not allowed in accordance with the airport operational overlay criteria – See deviation #7 below), the lake bank will be planted with native wetland trees. These trees and their root systems will provide for additional stabilization of the lake bank.



Accordingly, based on the limitation of surface water flows across the proposed lake bank, the 4:1 slopes stabilized with sod ground cover and the native wetland trees to be planted within/adjacent to the lake bank will provide adequate stabilization to prevent recurring erosion or stabilization issues. The proposed design will be signed/sealed accordingly by the project's Engineer of Record at time of development permitting, and will be certified by the Engineer of Record post-construction.

7. Deviation from **LDC Section 10-418(2)d**, which requires littoral areas to be planted with herbaceous plant material to allow for the planting of no herbaceous plants on the littorals area on the water management lake.
8. Deviation from **LDC Section 10-418(2)d.3**, which requires that only 25% of the herbaceous plants on littoral areas can be converted to wetland trees to allow for the conversion of 100 percent of the required littoral plantings to wetland trees.

Deviations 7 and 8 are needed in order to comply with water quality standards in the Lee Plan while at the same time protect against creating wildlife attractors in proximity to airport operations. The proposed lake within the project's development area is within 10,000 feet of airport operations. In accordance with FAA guidelines lake area must not contain littoral plantings that may attract birds and contribute to the risk of bird strikes with airplanes. The proposed conversion of littoral plants to wetland plants will help maintain water quality requirements of Lee County and the SFWMD while also minimizing risk of bird strikes with airplanes.

9. Deviation from **LDC Section 10-329(d)(1)a.1.**, which requires a lake to be setback a minimum 25 feet from a local road right-of-way, to allow the proposed lake to be setback a minimum of 20 feet from the right-of-way line.

The purpose of the deviation is to maximize the size of the lake for fill dirt extraction to properly fill the project. This will increase fill from the proposed lake, reduce the need for imported fill, and reduce the number of truck trips on the local roads. With the deviation, as depicted on the Master Concept Plan, there is a minimum of 18 feet between the edge of the road and the start of the 4:1 lake slope where the road abuts to the lake. The lake is located another 15 feet away for a total distance of 33 feet. By FDOT design standards, the clear zone for a new road with a speed limit less than 45 feet is 16 feet for the amount of traffic proposed with the development. Based on the distances proposed with the deviation, there will be no negative impact on the public's health, safety, and welfare.



PRATT'S PRESERVE RPD PLANNED DEVELOPMENT REZONING REQUEST STATEMENT

Introduction

The Pratt's Preserve RPD is located between JV Parker Lane and Blasingim Road along the Crystal Drive extension in South Fort Myers (see attached aerial map). The property is surrounded by residential communities both planned and existing as well as large lot single family homes. The subject property is located in the South Fort Myers Planning Community and within the Central Urban land use category on the Lee County Future Land Use Map.

The proposed rezoning is an amendment and addition of land into the recently approved Parker Lane RPD, which was approved on February 2, 2022 as Z-21-024 for 90 single family residential units. The proposed rezoning requests the addition of approximately 8.15 acres and a total of 135 single-family residential units on 26.7 acres. The project is designed to have the buildings located surrounding 2 water management lake features with access to the Crystal Drive Extension and a stabilized emergency only access to Blasingim Road.

Surrounding Uses and Compatibility

The subject property is located in an area with a mix of residential uses and communities along Plantation Road, Penzance Boulevard and Six Mile Cypress Parkway. The area, which historically was predominantly large lot single family homes and horse farms has been transitioning over time due to its central location consistent with the Central Urban future land use designation, to a mix of smaller lot single-family and multi-family developments.

There are several drivers that pushed the transition of the area. The construction and expansion of the hospital as well as the construction of South Fort Myers High School, which added new destinations that necessitated the development of additional nearby residential neighborhoods. The extension of Plantation south of Daniels to Six Mile Cypress Parkway and then north to Colonial Blvd. created the infrastructure and the access that facilitated the development of several area neighborhoods that now include the Windsong, Coral Woods, Portofino, Rookery, Camden Square, Heritage Palms, Cypress Walk, Deer Lake, and the recently approved Parker Lane RPD, which encompasses most of the subject property.

Directly to the south of the subject property across the Crystal Drive extension is the Oak Villages RPD. This development was approved at the end of 2019 for 255 multi-family and 7 single family units on approximately 21 acres. The density of this approved development is approximately 12 units per acre, significantly higher than the density proposed on the subject property. The Master Concept Plan has been designed for the entry road on the

subject property to align with the entry road shown on the Oak Villages RPD Master Concept Plan.

To the west of the subject property is the Windsong development by Neal Communities. This was approved in Z-16-024 as the Blasingim Road RPD. The RPD provides for a similar development to the proposal for the subject property with 120 units on 24 acres.

To the north of the subject property are two large vacant residential lots. To the north of one of the vacant lots is the Coral Woods RPD, which is a multi-family development containing 84 units on approximately 10 acres. The Coral Woods RPD is an older development that, unlike the proposed development, is out of character with the neighborhood.

To the east of the subject property are vacant properties. These vacant properties are in between JV Parker Lane and Six Mile Cypress Blvd.

Impact on Public Services

The subject property is located in an urban future land use category and has urban services available to the site. As noted in the transportation analysis, the change in the zoning will maintain an adequate level of service on the surrounding roadway network. In accordance with the utility letter of availability, utility capacity exists to serve the proposed development.

Compliance with the Comprehensive Plan

The subject property is located in the South Fort Myers Planning Community in Lee County, Florida. The proposed residential use is appropriate given its location, limited size, the proposed density and the surrounding future land use categories. A detailed overview of compliance with the comprehensive plan is below.

POLICY 1.1.3: The Central Urban areas can best be characterized as the “urban core” of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed use, as described in Objective 11.1, where appropriate. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total

density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The proposed Residential Planned Development application is requesting up to 135 single family dwelling units on 25.9 upland acres in the Central Urban land use category (26.7 total acres), approximately 5.2 dwelling units per acre. The request is within the standard density range of 4 du/acre to 10 du/acre for the Central Urban future land use category.

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 contains 0.8 acres of disturbed hydric land. Wetlands on the project site consist of low areas that have been highly disturbed by exotics. Impacts to these disturbed wetlands will be sufficiently mitigated through the purchase of off-site wetland mitigation bank credits, which is consistent with **Lee Plan Policy 123.1.1**. The density for the proposed project does not include the area of hydric pasture.*

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 Residential Planned Development represents in-fill development. The subject property has an approved residential planned development contiguous to the property on the south and a built out residential development contiguous to the west. One parcel to the north is a multi-family development. Although there are scattered large lot residential and vacant parcels adjacent and in the area, development exists all around the subject property in all directions. Public services exist in the area and the proposed development will make efficient use of those services.

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 a future urban area. The proposed rezoning is to change the zoning to residential development consistent with the density range in the Central Urban Future Land Use category.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The subject property is located in an urban area where public services already exist to meet the demands of future development. As the proposed application demonstrates, and the letter from Lee County Utilities confirms, capacity exists with public infrastructure in the area. As the Transportation Impact Statement demonstrates, roadway capacity exists on the surrounding network. There are two fire stations approximately 2 and 3 miles from the subject property. Villas Elementary School, Six Mile Charter Academy and South Fort Myers High School are all located approximately 2.5 miles from the subject property.

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

STANDARD 4.1.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 62-550, F.A.C.).

The proposed Residential Planned Development is seeking a density of approximately 5.2 dwelling units per acre over the entire 26.7-acre property (25.9 acres for density purposes). The subject property is located in an area served by Lee County Utilities and is on the Lee County Future Water Service Area map. The proposed development will connect to central water service.

STANDARD 4.1.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service

area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.

The proposed Residential Planned Development is seeking a density of approximately 5.2 dwelling units per acre over the entire 26.7-acre property (25.9 acres for density purposes). The subject property is located in an area served by Lee County Utilities and is on the Lee County Future Sewer Service Area map. The proposed development will connect to Lee County's sewer service.

GOAL 5: RESIDENTIAL LAND USES. To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.

The proposed rezoning requests development of a 135-unit residential community. The proposed project represents an attractive, safe neighborhood that will add to the range of prices and housing types in Lee County and specifically in the South Fort Myers community.

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned residential developments.

The proposed rezoning is being submitted as a residential planned development (RPD).

POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

The subject property is located in an urbanized area with development on all sides. The property will be constructed in accordance with State standards to prevent on-site and off-site flooding and is not located in an area of storm surge or other hazards. As evidenced by the development surrounding the property, soils are stable and there are no other environmental concerns on the subject property.

The property has previously been cleared. Very limited vegetation exists on site. As demonstrated by the environmental analysis, there are no wetlands or other environmental limitations that affect development of the subject property.

POLICY 5.1.3: During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities.

The subject property is located in an area where the proposed use will be a positive addition to the existing mix of uses. The proposed development is in the South Fort Myers Planning Community which is defined in the Lee Plan as "a core area of the county providing office area for professional services in areas such as financial and medical". While the proposed development would not be classified as high density, it is well located within 2.5 miles from Paige Field Airport and Gulfcoast Medical Center and just over 1 mile from Metro Parkway, an office/industrial corridor and significant employment area as well as other job centers and public facilities.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

The subject property is surrounded on all sides by either residential uses or vacant land. The proposed development will protect the surrounding residential neighborhoods.

POLICY 123.1.1: Maintain standards for development, mitigation, and conservation that will protect and integrate wetlands and Rare and Unique upland habitats as defined in this plan.

Impacts to the highly disturbed hydric pasture areas will be mitigated through an offsite mitigation bank, consistent with Policy 123.1.1.

POLICY 123.2.6: Avoid destruction of upland vegetation communities including coastal and interior hammocks through consideration of alternative site design layouts.

The project site will not impact indigenous upland vegetation.

POLICY 123.2.16: Maintain and update an inventory of native plant species that have been threatened through anthropogenic processes. Utilize this inventory to help identify future regulations in order to protect these plant communities from further degradation.

Although not listed as a protected species by Lee County, the common wild pine (Tillandsia fasciculata) was documented on-site to assist Lee County staff in developing future protection measures for state listed plant species consistent with Lee Plan Policy 123.3.16. No listed wildlife species were observed on the project during the protected species survey conducted by the applicant.

GOAL 125: WATER QUALITY. To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County.

The applicant has applied for an environmental resource permit from the South Florida Water Management District (SFWMD). Through that permit process the applicant must demonstrate that water quality is maintained or improved.

OBJECTIVE 125.1: Maintain high water quality, meeting or exceeding state and federal water quality standards.

The applicant and the SFWMD must certify that State and Federal water quality standards are being met or exceeded.

POLICY 125.1.1: Sources of water pollution will be identified, controlled, and eliminated wherever feasible.

The applicant must design their water management features to provide assurance on the removal of nutrients from on-site stormwater. In doing so, pollution will not be increased as a result of the proposed development.

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.

The water resources on the subject property will be managed through on-site attenuation features that will cleanse the water and prevent any degradation.

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

The proposed drainage system includes detention areas and swales that minimize the nutrient loading in offsite discharges and provides a neutral or net positive benefit in the removal of nutrients.

POLICY 125.1.4: Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data.

The proposed development does not have the potential of lowering existing water quality below state and federal water quality standards. Through issuance of the Environmental Resource Permit, the applicant must demonstrate reasonable assurance that state and federal water quality standards are met.

POLICY 125.1.5: No garbage or untreated sewage will be discharged into coastal and interior surface waters.

There is no garbage or untreated sewage proposed for discharge into coastal or interior surface waters.

POLICY 125.1.6: Maintain a wellfield protection program to prevent the contamination of shallow wells by pollutant generating development.

The subject property is not in a wellfield draw-down or travel time zone.

POLICY 125.1.7: Valid permits and inspections will be required prior and subsequent to drilling operations for wells, elevator shafts, foundation holes, and test borings.

The proposed development is not seeking a drilling operation.

POLICY 125.1.8: The county will continue its program of plugging improperly constructed wells which are detrimental to groundwater resources.

The proposed development does not have improperly constructed wells on-site which need to be plugged.

In consideration of the above applicable Lee Plan policies, the proposed Rezoning is consistent with Lee Plan.

Summary:

As detailed in Section 34-145(d)(4) of the Land Development Code, the attached application demonstrates the following:

1. The proposed request complies with the Lee Plan.
2. The applicant is compliant with the Land Development Code and other applicable codes or regulations; and the deviations requested both enhance the site plan and protect the health, safety and general welfare of the public;
3. The request is compatible with the existing uses in the surrounding areas

4. The proposed plan provides sufficient access to meet the requested density;
5. Adequate infrastructure exists to accommodate this development;
6. The request will not adversely affect environmentally critical areas and natural resources; and
7. The proposed development will be served by urban services in the area.

Based on compliance with these, and other regulations, we respectfully contend that this zoning application will not place an undue burden upon existing or planned infrastructure. Similarly, the proposed use is appropriate at the subject location, and is compatible with existing uses in the surrounding area. For these reasons, the requested zoning should be approved.

Property Development Regulations

	Single Family
Minimum Lot Area (SF)	4,500
Minimum Lot Width (Ft.)	40
Minimum Lot Depth (Ft.)	115
Minimum Front Setback (Ft.)	20
Minimum Side Setback (Ft.)	5
Minimum Rear Setback (Ft.)	10
Corner Setback (Ft.)	15
Min. Rear Accessory Setback (Ft.)	5
Maximum Bldg. Height (Ft.)	35
Max Lot Coverage	50%
Water Body Primary Setback (Ft.)	20
Water Body Accessory Setback (Ft.)	20

PRATT'S PRESERVE
ZONING AMENDMENT
TRAFFIC IMPACT STUDY
November 8, 2022

Prepared By:
David Plummer & Associates

Prepared For:
Lennar

Date Prepared:
November 8, 2022

DPA Job #:
22523

PRATT'S PRESERVE
ZONING AMENDMENT
TRAFFIC IMPACT STATEMENT

Overview

The Pratt's Preserve (f.k.a. Parker Lane) residential development (hereafter referred to as the Project) is an approved residential planned development located between Blasingim Road and JV Parker Lane, west of Six Mile Cypress Parkway in Lee County, Florida (Exhibit 1).

The purpose of this traffic impact statement (ZTIS) is to support the rezoning amendment application for the currently approved Parker Lane RPD (Z-21-024). The ZTIS has been prepared to be consistent with Lee County AC-13-17, Traffic Study Guidelines for Planned Development Rezonings (Appendix A) and standard practices accepted by Lee County for zoning requests that are projected to generate more than 100 peak hour trips ends.

Executive Summary

The conclusions of this traffic study are as follows.

1. The proposed rezoning amendment will add 45 single-family (SF) dwelling units to the approved 90 SF dwelling units (Z-21-024), for a total of 135 SF dwelling units.
2. The trip generation of the proposed Project is estimated to be 98 external trips in the AM peak hour and 132 trips in the PM peak hour. The overall daily trip generation is 1,330 trips.
3. All roadways and intersections within the area of significance will operate above level of service standards coincident with the buildout of the Project.
4. The Project will fully mitigate its transportation impacts through the payment of Lee County Road Impact Fees and provide for site-related improvements at the Project's external access point. The collected road impact fees by the County should be utilized to fund the future Crystal Drive Extension.

Development Parameters

The development parameter summary by land use and size associated with the development scenario are as follows, along with the site plan in Exhibit 2. The buildout of Pratt's Preserve is anticipated to be in year 2024.

Pratt's Preserve Development Parameters			
Scenario	Land Use	Units	Proposed Development
Approved Development	Single-Family Residential	Dwelling Units	90 d.u.
Proposed Development	Single-Family Residential	Dwelling Units	45 d.u.
Proposed Plus Approved	Single-Family Residential	Dwelling Units	135 d.u.

Trip Generation

The trip generation estimate for the Project was based on trip generation rates and equations from the Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition, using ITE Land Use Code 210 – Single-Family Detached (General Urban/ Suburban) (Appendix B).

The calculated trip generation for the Project is presented in Exhibit 3 and is summarized below.

Pratt's Preserve Trip Generation ⁽¹⁾									
Land Use	LUC	Size	AM			PM			Daily
			In	Out	Total	In	Out	Total	
Single-Family Detached	210	135 d.u.	25	73	98	83	49	132	1,330

Footnote:

(1) ITE, Trip Generation, 11th Edition.

Project Access

The primary access of the Project is located at the southern border of the property which will connect to the future Crystal Drive extension. Coincident with the construction of the Project entrance, the portion of the Crystal Drive corridor will be built from the proposed Project entrance to the current eastern terminus, located just west of Carissa Commerce Court. The applicant is currently working with Lee County DOT on details for extending the portion of Crystal Drive to enable Project traffic to reach Six Mile Cypress Parkway. An emergency only access off Blasingim Road has been planned and also depicted on the site plan.

Roadways Under Study

The adjacent roadway network is presented in Exhibit 1 and further discussed below.

Crystal Drive (west) is a major collector road that currently extends from US 41 and terminates at Plantation Road. The section of Crystal Drive (east) currently exists from Carissa Commerce Court to Six Mile Parkway at a distance of approximately 350 feet. The intersection of Crystal Drive (east) and Six Mile Parkway provides for full-movement of vehicles at all three approaches.

Crystal Drive Extension is a future roadway identified in the Lee County MPO 2045 Cost Feasible Plan (Appendix C). This planned extension will connect the current west terminus of Crystal Drive at Plantation Road with the east terminus of Crystal Drive and Carissa Commerce Court. The

Crystal Drive Extension will provide direct access for adjacent properties, including this Project.

Six Mile Cypress Parkway is a four-lane, north-south arterial roadway that enables travel between the eastern areas of Fort Myers and central Lee County.

Traffic Volumes

Existing and future traffic volumes for the roadways under study are provided in Exhibit 4 and discussed below.

Existing Roadway Volumes

The peak season, peak hour, peak direction (K₁₀₀) segment volumes and roadway service volumes from the 2021 Lee County Concurrency Report are presented in Exhibit 4 and documented in Appendix D.

Future Roadway Volumes

The projection of future traffic volumes coincident with horizon year 2025 (Project buildout of 2024 plus 1 year) was developed based on historic growth trends.

An annual traffic growth of 3.8% (Appendix D) was applied to the existing traffic volumes on Crystal Drive (west) and Six Mile Cypress as shown in the roadway segment analysis (Exhibit 4). These assumed growth rates are based on growth trends reflective of historic AADT volumes (Appendix D). Below is a table summarizing the existing and future roadway segments level of service (LOS).

Pratt's Preserve Road Segment Analysis				
Roadway	From	To	Existing LOS	Future LOS
Crystal Drive Extension	Project Entrance	Carissa Commerce Court	C	C
	Carissa Commerce Court	Six Mile Cypress	C	C
Six Mile Cypress	Daniels Parkway	Crystal Drive	C	C
	Crystal Drive	Winkler Extension	C	C

Project Trip Distribution / Assignment

Project trips were distributed to the external road network as depicted in Exhibit 5. The resultant PM peak hour trip assignment at the Project entrances is summarized in Exhibit 6.

Intersection Analysis

AC-13-17 states that all proposed projects generating more than 100 peak hour trips, shall provide an analysis for all site accesses and all intersections within one quarter of a mile of the project. Upon buildout of the Project the only external intersection located within a quarter of a mile of the

Project will be Six Mile Cypress Parkway and Crystal Drive Extension.

AM and PM peak hour turning movement counts were conducted at this intersection September 21, 2022 (Appendix E.1a & E.1b). Turning movement counts were converted to peak season using the peak season conversion factor of the nearby permanent count station (PCS 18, Appendix E.2a & E.2b). The projection of future intersection volumes coincident with horizon year 2025 (Project buildout of 2024 plus 1 year) were developed based on the historic 3.8% growth trend for all movements (Appendix E.3a & E.3b). Finally, project traffic was added to the future intersection, as seen in Appendix E.4a & E.4b.

The resultant AM and PM peak hour analysis is summarized below, with detailed analysis in Appendix E.

Pratts Preserve Intersection LOS Summary with Project				
Peak Hour	Project Entrance & Crystal Dr. Extension		Six Mile Cypress Pkwy. & Crystal Dr. Extension	
	LOS	% Of Intersection Volumes	LOS	% Of Intersection Volumes
AM	A ⁽¹⁾	100%	C / F ⁽²⁾	5%
PM	A ⁽¹⁾	100%	B / D ⁽²⁾	6%

Footnote:

- (1) Project entrance outbound left-turn
(2) Major / Minor left-turn

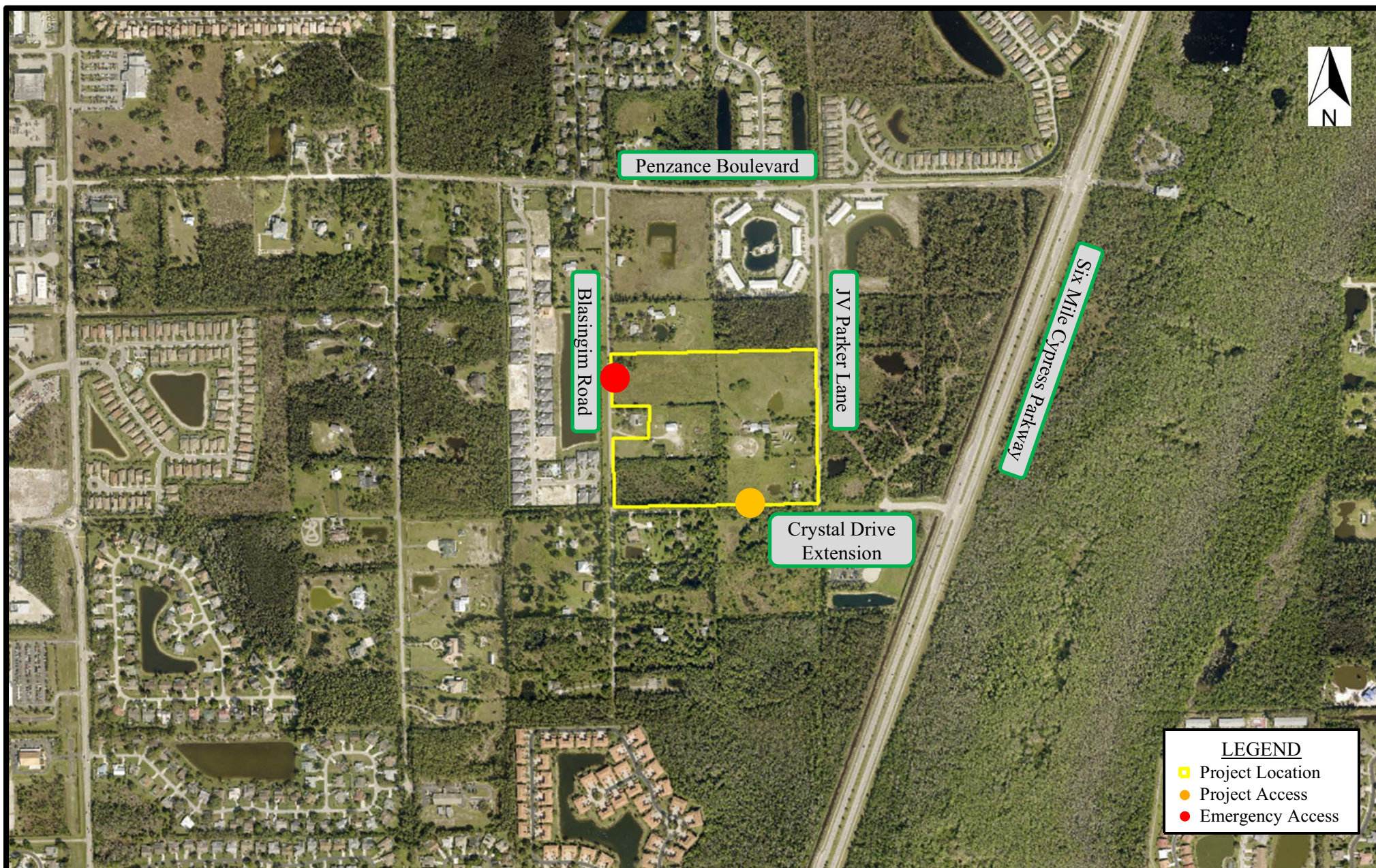
Mitigation Plan

Mitigation attributed to the Project will be through the payment of Lee County road impact fees. The collected road impact fees from the area should be directed to the planned improvements of the Crystal Drive Extension.

Summary of Conclusions

The conclusions of this traffic study are as follows.

1. The proposed rezoning amendment will add 45 single-family (SF) dwelling units to the approved 90 SF dwelling units (Z-21-024), for a total of 135 SF dwelling units.
2. The trip generation of the proposed Project is estimated to be 98 external trips in the AM peak hour and 132 trips in the PM peak hour. The overall daily trip generation is 1,330 trips.
3. All roadways and intersections within the area of significance will operate above level of service standards coincident with the buildout of the Project.
4. The Project will fully mitigate its transportation impacts through the payment of Lee County Road Impact Fees and provide for site-related improvements at the Project's external access point. The collected road impact fees by the County should be utilized to fund the future Crystal Drive Extension.

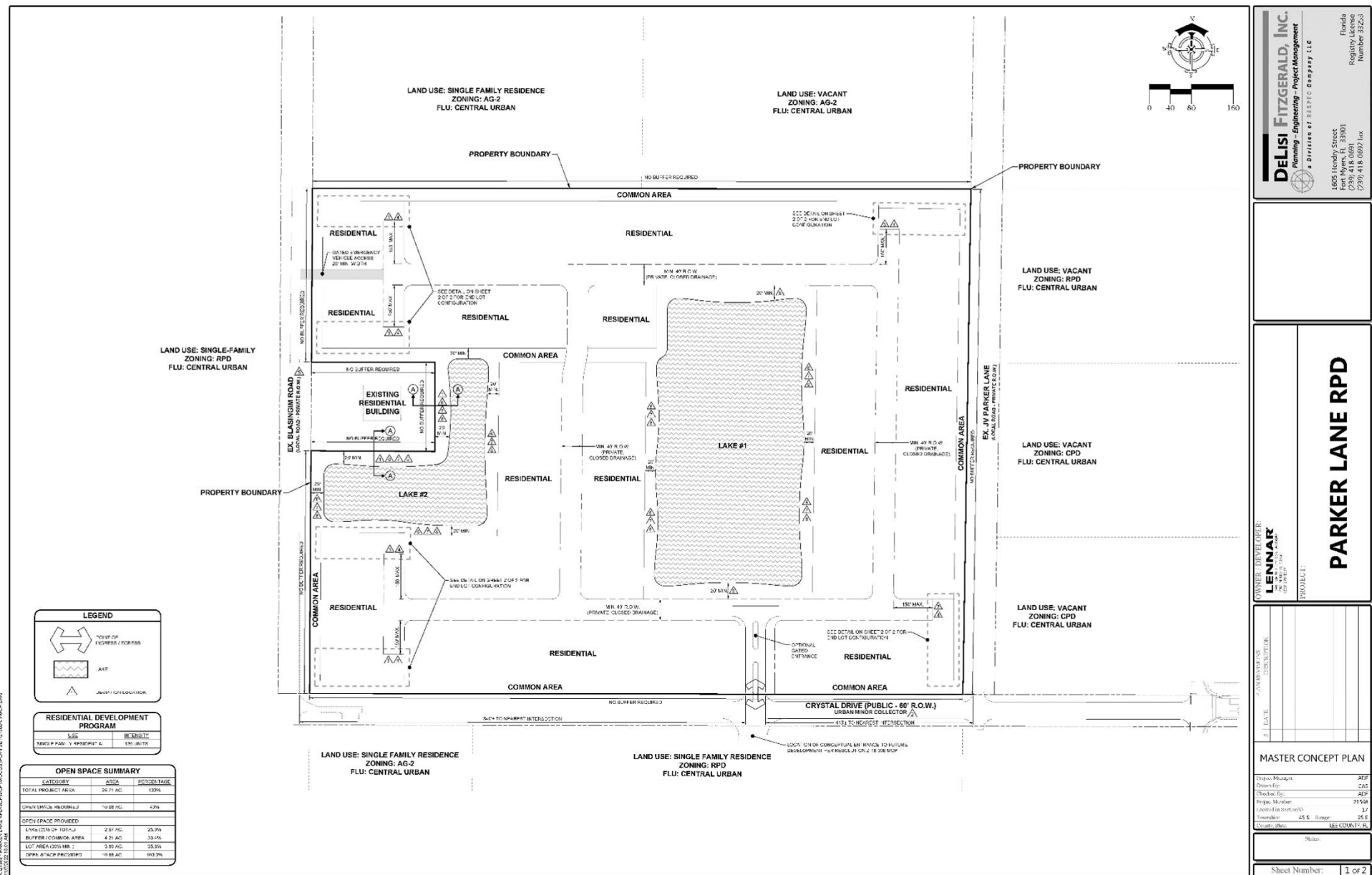


PRATT'S PRESERVE RPD

PROJECT LOCATION

22523/1122

EXHIBIT 1



NOTES: PARKER LANE BRIDGEWALK AND CRISTAL DRIVE BRIDGEWALK ARE NOT TO SCALE.



PRATT'S PRESERVE RPD

SITE PLAN

22523/1122

EXHIBIT 2

EXHIBIT 3**PRATT'S PRESERVE
ZONING AMENDMENT
TRIP GENERATION SUMMARY⁽¹⁾**

PALERMO RPD PHASE 4	LUC	SIZE	UNITS	AM PEAK HOUR						PM PEAK HOUR						DAILY						
				Rate/Equation	In	Out	Total	%	Rate/Equation	In	Out	Total	%	Rate/Equation	In	Out	Total	%				
Residential																						
Single-Family Detached Housing (General Urban/Suburban)	210	135	Dwelling Units	Fitted Curve	26%	25	74%	73	98	Fitted Curve	63%	83	37%	49	132	Fitted Curve	50%	665	50%	665	1,330	
Trips						25		73	98			83		49	132		665		665	1,330		
NCHRP Internal Capture ⁽²⁾						0		0	0%			0		0	0%		0		0	0%		
Non-NCHRP Internal Capture ⁽⁴⁾						0		0	0%			0		0	0%		0		0	0%		
External						25		73	98			83		49	132		665		665	1,330		
Pass-by						0		0	0%			0		0	0%		0		0	0%		
Net New External						25		73	98			83		49	132		665		665	1,330		

Footnote:(1) Trip generation estimate based on ITE Trip Generation (11th Edition). A fitted curve equation used if available and applicable per ITE guidelines.

EXHIBIT 4

PRATT'S PRESERVE RPD
CAPACITY REVIEW FOR ADJACENT ROAD SEGMENTS
EXISTING PLUS PROJECT TRAFFIC

Roadway	From	To	# of Lanes ⁽¹⁾	LOS Std. ⁽²⁾	Existing	Future	Peak Direction	Project Trips ⁽⁵⁾		Total Volume ⁽⁶⁾	Directional Service Volumes ⁽⁷⁾					LOS	V/C	% SV @
					K ₁₀₀ ⁽²⁾	K ₁₀₀ ⁽⁴⁾	⁽⁴⁾ —	NB/EB	SB/WB	NB/WB	LOS A	LOS B	LOS C	LOS D	LOS E		Ratio	LOS C
					2021/2022	2025												
Crystal Drive Extension	Project Entrance	Carissa Commerce Court	2LN	E	0	0	WB	49	83	83	*	*	560	1,180	1,330	C	0.06	15%
	Carissa Commerce Court	Six Mile Cypress	2LN	E	30 ⁽³⁾	33	EB	49	83	83	*	*	560	1,180	1,330	C	0.06	15%
Six Mile Cypress	Daniels Parkway	Crystal Drive	4LN	E	1,069	1,191	NB	27	47	1,218	*	*	1,380	2,710	2,860	C	0.43	3%
	Crystal Drive	Winkler Extension	4LN	E	1,069	1,191	NB	48	28	1,239	*	*	1,380	2,710	2,860	C	0.43	2%

Footnotes:

(1) Existing number of lanes.

(2) Per Lee County 2021 Public Facilities Level of Service and Concurrency Report Appendix D.

(3) Data from intersection turning movement counts conducted on September 21, 2022 (Appendix E).

(4) Growth Rate and Peak Direction Per Lee County PCS 18 - Six Mile Cypress at Winkler Road, Appendix D.

(5) Based on the projected Pratt's Preserve PM peak hour trip generation and assignment, Exhibit 3.

(6) Total volume equals background peak hour directional volume plus Pratt's Preserve traffic.

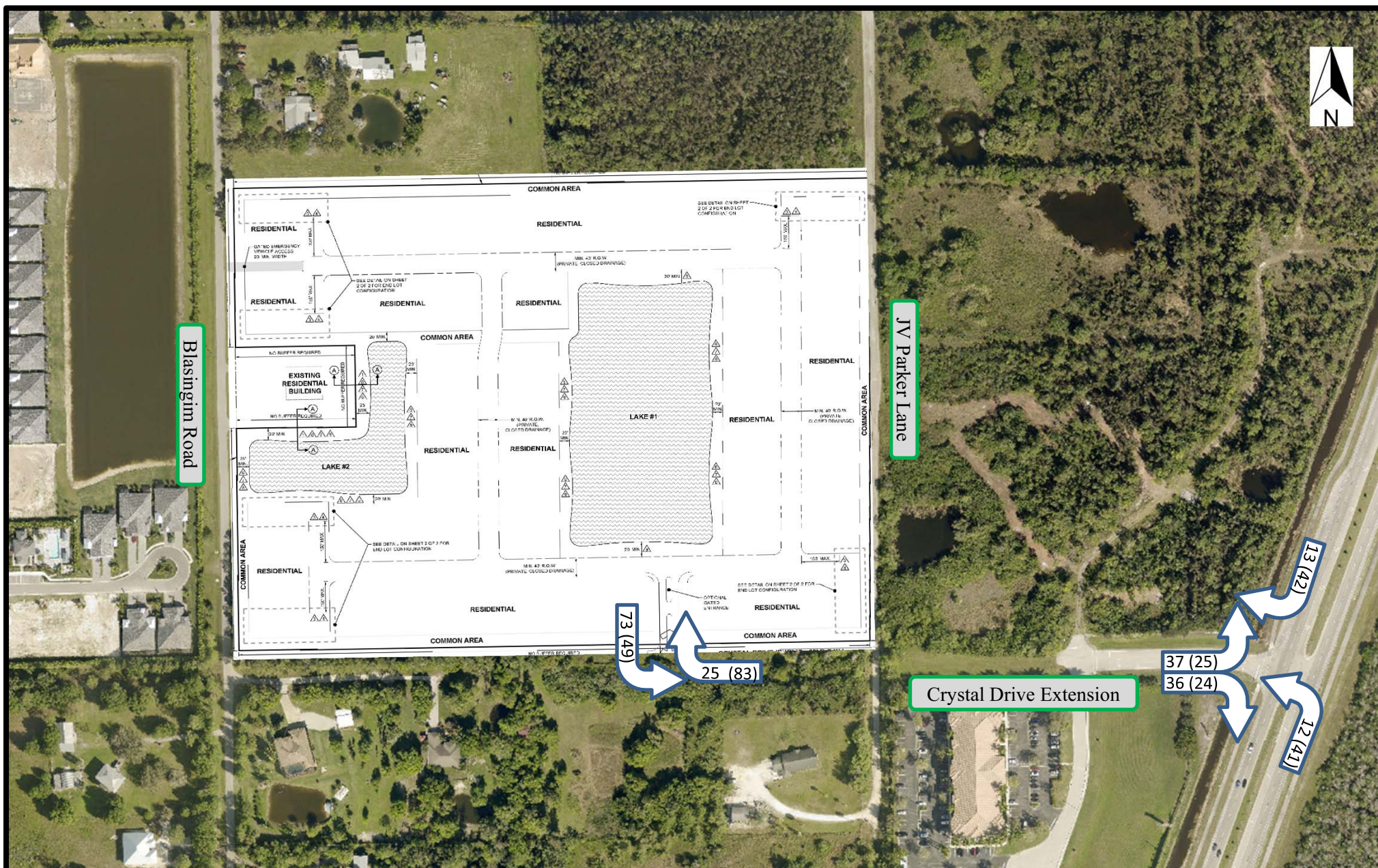
(7) Generalized Peak Hour Two-Way Service Volumes, Appendix D.



PROJECT ENTRANCE TRIP DISTRIBUTION AND ASSIGNMENT PERCENTAGE

22523/1122

EXHIBIT 5



PRATT'S PRESERVE RPD

PROJECT ENTRANCE
TRIP DISTRIBUTION AND ASSIGNMENT
PERCENTAGE

22523/1122

EXHIBIT 6

APPENDIX A
ZTIS GUIDELINES FOR PD REZONINGS

**ADMINISTRATIVE CODE
BOARD OF COUNTY COMMISSIONERS**

CATEGORY:

Development/Planning/Zoning

CODE NUMBER:

AC-13-17

TITLE:Traffic Study Guidelines for
Planned Development Rezonings**ADOPTED:**

4/15/92

AMENDED:**ORIGINATING DEPARTMENT:**

Community Development/DOT

PURPOSE/SCOPE:**GUIDELINES FOR ZONING TRAFFIC STUDIES**

The scope of the Zoning Traffic Study (ZTS) is dependent upon vehicle trips generated, existing road network, location within Lee County, access points, and proposed facilities. It is recommended that these criteria be discussed with representatives of Lee County's Department of Transportation and Engineering (DOT&E), Department of Community Development (DCD), Division of Development Review (DDR) and other Lee County personnel (hereinafter Staff) as applicable prior to starting the preparation of the ZTS.

This administrative code replaces Chapter 1 of the Guidelines for Traffic Impact Statements written on December 11, 1989.

POLICY/PROCEDURE:

These guidelines are intended to be used by transportation professionals for determining impacts of non-DRI zoning applications only. The ZTS' are not applicable for Development Orders or Concurrency determinations. The applicant should be aware that the ZTS is utilized for a general impact analysis for the proposed project and not as a basis for a traffic mitigation plan. Modifications of specific requirements contained within these guidelines may be approved by the Director of Zoning or his/her designee only after a written request by the applicant stating the reasons for said modifications. An approval of a request for modification of these guidelines must be in writing and rendered within 30 calendar days of receipt of a fully documented written request.

Trip Generation

Trip generation calculations are necessary to determine the degree of analysis necessary for a given project; therefore, they are the minimum requirement for all projects required to produce a ZTS. Calculation of trip ends shall be made using the sources listed below in the order of preference:

- 1) Institute of Transportation Engineers (ITE) current edition of Trip Generation;
or
- 2) Generation rates derived from observation of trips at similar developments as outlined in the Independent Fee Calculation Administrative Code; or

AC-13-17 Continued

- 3) Trip generation as approved by Staff in a methodology meeting as requested by the applicant.

Trip generation rates shall be calculated using the linear regression equation, unless it can be shown using ITE's "Guidelines for Determining Whether to Use Trip Generation, Rates or Equations" that average trip generation rates provide a more accurate estimate of project impacts. Trip ends shall include annual daily traffic (ADT's) and peak hour traffic (PHT's) for a typical week day. Weekends should be included if applicable. The ADT is defined as the weighted average vehicle trip generation rate during the applicable 24-hour period. The peak hours (AM and PM) are defined as the highest one-hour weighted average vehicle trip generation rate between 7 and 9 AM or between 4 and 6 PM when the adjacent street traffic is at its peak.

Capacity calculations require the projection of peak hour, peak Season traffic volumes. Background traffic shall be calculated from DOT&E traffic counts, or traffic counts made in accordance with ITE guidelines or other methods approved by Staff. Growth projections shall be calculated in accordance with DOT&E guidelines or other methods as approved by Staff.

Analysis

All rezoning requested required to produce a ZTS shall provide the following, minimum information:

- 1) The intensity of development (number of units, gross floor area of each proposed use, etc.) and the projected build out date;
- 2) ADT's, AM PHT's, and PM PHT's for each proposed use category and for the total proposed project, along with the source and methods from which the figures were derived;
- 3) A graphic depiction locating the project's access point(s) and the location of all other access points within 660' for project entrances on an arterial roadway, 330' for project entrances on a collector roadway, and 125' for project entrances on a local roadway;
- 4) The existing and project background traffic on all roadway facilities accessed by the proposed project at time of build out; and
- 5) The traffic/directional splits entering and exiting the proposed project at the proposed access points.

For requests projected to generate 100 trip ends or more, the ZTS shall provide the following additional information:

- 1) Level of Service' (LOS) analysis shall be performed using methodology as listed below:
 - a) If the project generates between 100 and 300 peak hour trips, a link, level of service analysis for all links within the area of influence shall be made based upon the Lee County Generalized Peak Hour Service Volume Tables from the 1990 Lee Plan as amended. (Exhibit IX-1, Pages IX-3 through IX-7, -Traffic Circulation Element, Volume 1 of 3)

The site accesses and all intersections within one quarter of a mile area shall be analyzed using the 1985 Highway Capacity Manual either as a signalized or unsignalized intersection.
 - b) If the project generates over 300 peak hour trips, an urban or suburban arterial analysis shall be made utilizing entrances and all other intersections and roadway links within the area of influence.
- 2) Should the LOS analysis result in service levels below adopted minimums, an analysis of the improvements necessary to offset the added traffic impacts; and

AC-13-17 Continued

- 3) An exhibit showing the area of influence, defined as that **area in** which the **development-generated** traffic is found to have significant impact. **Significant** impact is defined as **10%** or more of the total peak hour intersection volume (the summation of all four approaches) and 10% of the LOS "C" service volumes for the **links at** build out.
- 4) Any additional **information or analysis** which the applicant feels is necessary **to fully** demonstrate the impacts of the proposed development.
- 5) A methodology **meeting** with members of Staff is required for a ZTS projecting more than 300 trips and is strongly recommended for a ZTS projecting less than 300 trips, but that is the option of the applicant.

APPENDIX B

ITE LUC 210

Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

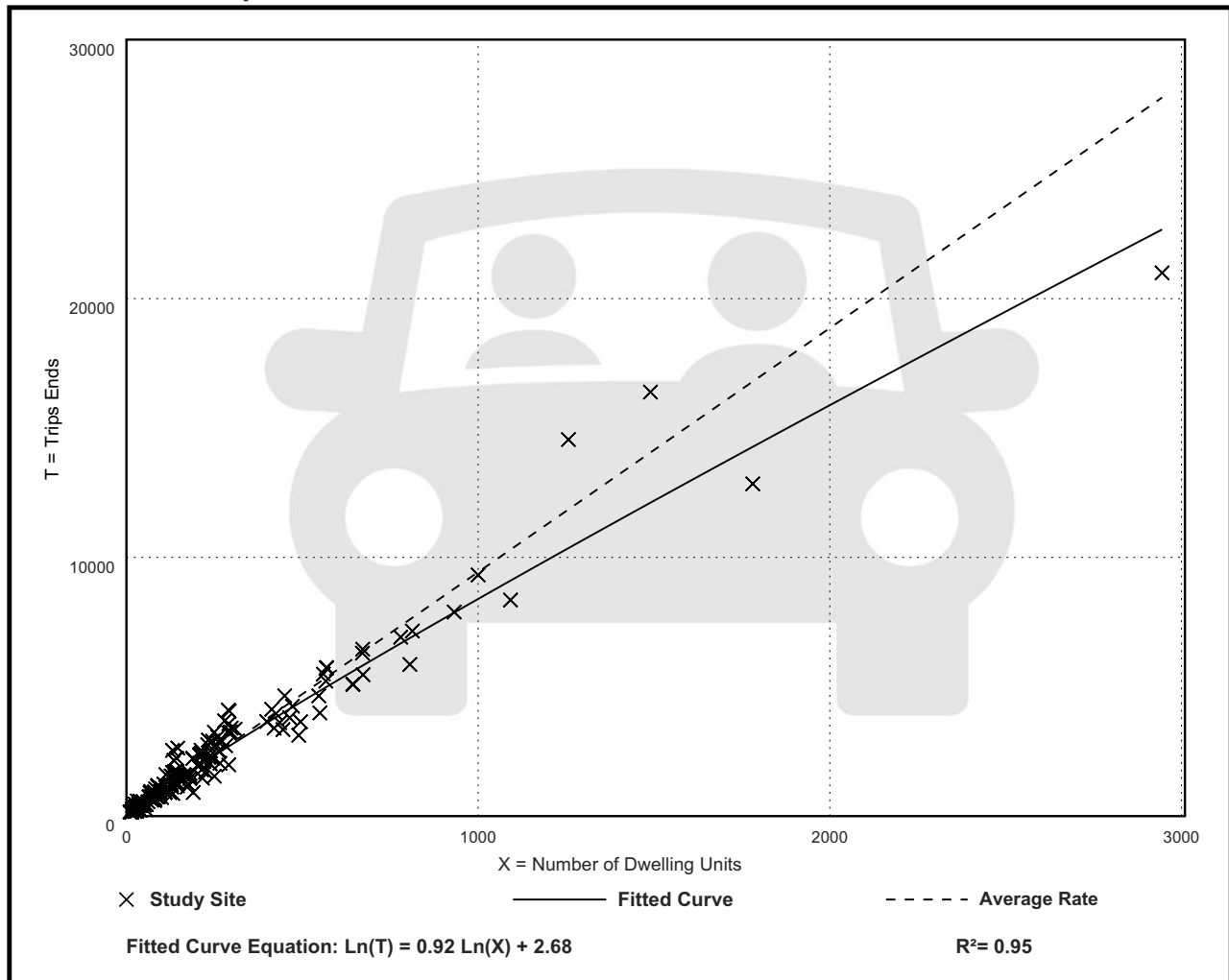
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

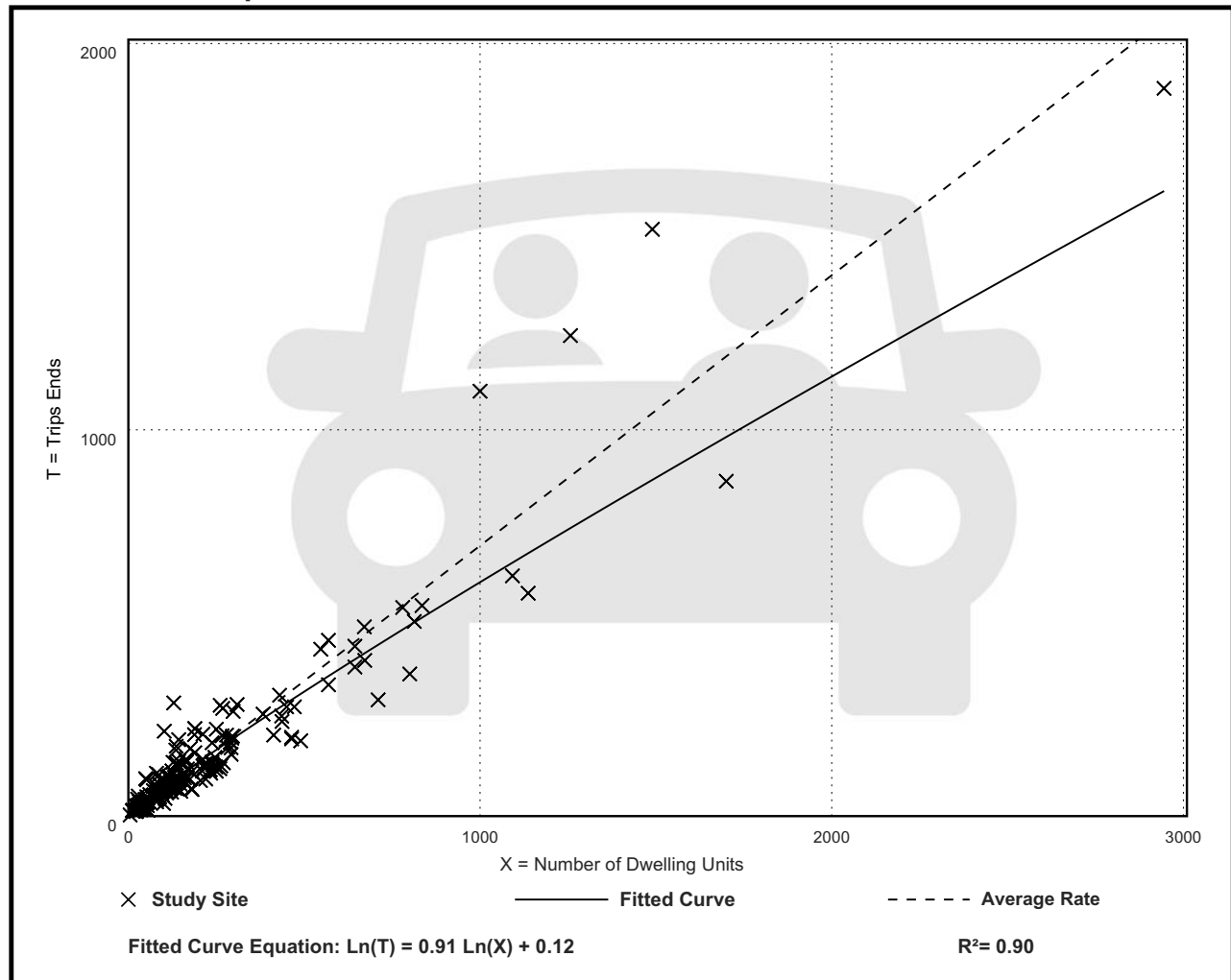
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

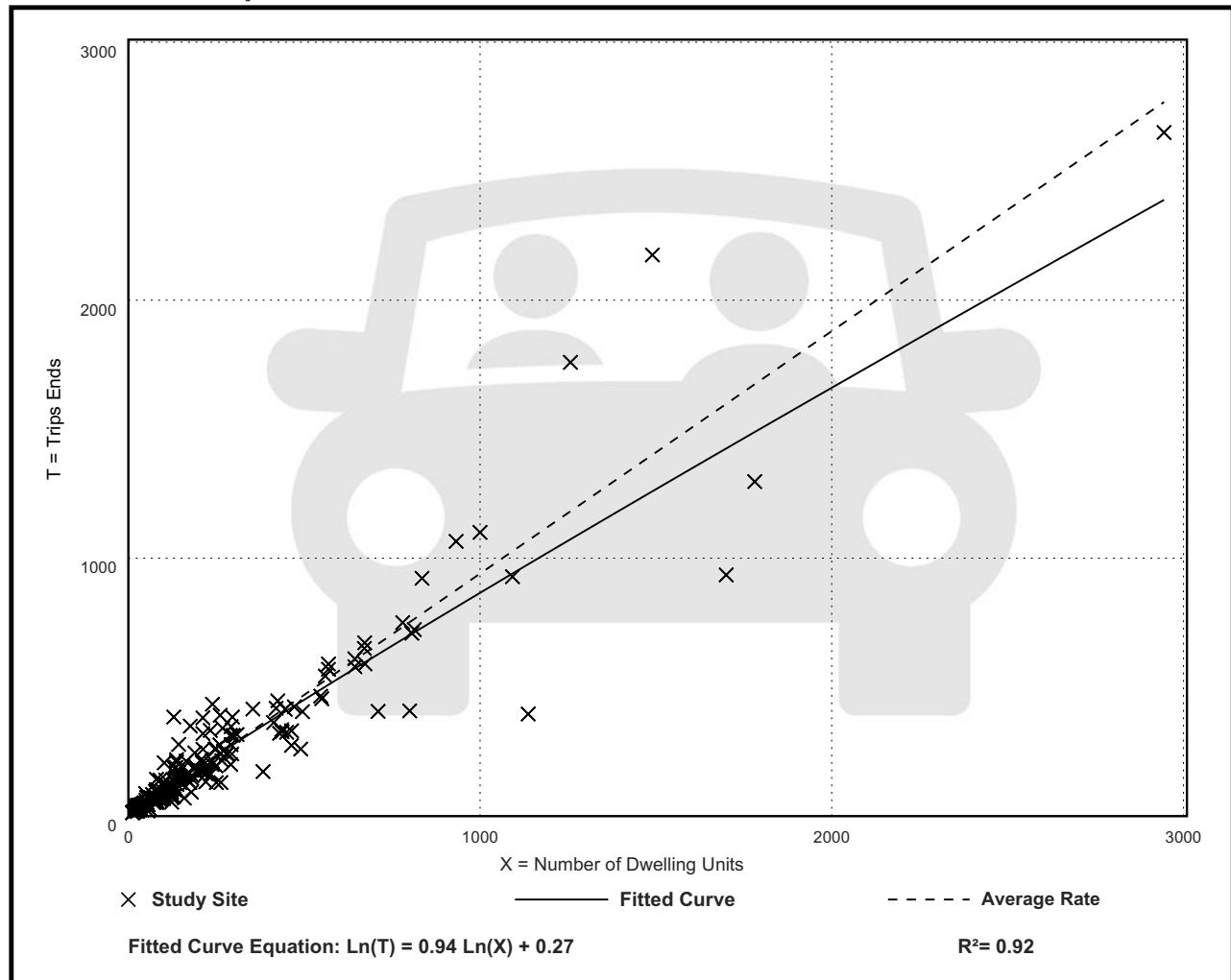
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



APPENDIX C
2045 COST FEASIBLE PLAN

[illegible]

Table 4-1: Roadway Needs List (\$ Millions, 2020 Present Day Cost)

Project #	Rank	Facility	From	To	Jurisdiction	Improvement	Unweighted Score	Weighted Score	Cost	Length (miles)
1	18	1 st Street	Fowler St	Palm Beach Blvd	Fort Myers	Two way	40	3.7	\$ 2.50	1.00
2	47	2ndStreet	Fowler St	Palm Beach Blvd	Fort Myers	Two way	30	2.28	\$ 2.50	1.00
3	54	40 th Street	End of 40th Street	Alabama	County	New 2L	10	1.6	\$ 4.51	0.20
4	56	Airport Haul Rd Ext	Corkscrew Road	Alico Road	County	New 4 lanes	24	1.33	\$ 93.60	3.70
5	53	Alico Road/Alico Road Connector	Airport Haul Road	SR 82	County	2 to 4 lanes/New 4 L.	29	1.68	\$ 96.88	9.20
6	24	Bonita Beach Rd	US 41	Old US 41	County	4 to 6 lanes	32	3.23	\$ 27.70	1.70
7	30	Buckingham Road	Orange River Blvd.	SR 80	County	2 to 4 lanes	30	3	\$ 50.30	2.60
8	14	Burnt Store Road	Van Buren Parkway	Charlotte Co. Line	County	2 to 4 lanes	45	3.9	\$ 57.09	5.50
9	39	Chiquita Blvd.	Cape Coral Parkway	Pine Island Road	Cape Coral	4 to 6 lanes	31	2.75	\$ 98.50	5.50
10	1	Colonial	McGregor	US 41	County	Intersections	50	5.28	\$ 44.45	1.20
11	5	Corkscrew Road	US 41	Three Oaks Pkwy	County	4 to 6 lanes	48	4.68	\$ 18.20	1.30
12	7	Corkscrew Road	Three Oaks	I-75	County	4 to 6 lanes	50	4.58	\$ 7.70	1.00
13	63	CR 951 Extension	Lee Co/L.	Corkscrew Road	County	New 4 lanes	10	0.85	\$ 426.00	11.80
14	36	Crystal Drive	US 41	Metro Pkwy	County	2 to 3 lanes	30	2.83	\$ 10.25	1.20
15	61	Crystal Drive Ext.	Plantation	Six Mile Cypress	County	New 2L	15	1.03	\$ 8.10	1.00
16	23	Daniels Parkway	Gateway Blvd	SR 82	County	4 to 6 lanes	30	3.28	\$ 38.00	2.80
17	71	Del Prado Extension	e/o US 41	e/o Prairie Pines	County	2 to 4 lanes	7	0.55		3.00
18	65	Del Prado Extension	e/o Prairie Pines	I-75	County	New 4 lanes	12	0.73		1.30
19	60	Del Prado Extension	I-75	SR 31	County	New 4 lanes	17	1.05	\$ 263.20	6.80
20	51	Diplomat Parkway	Burnt Store Road	US 41	Cape Coral	4 to 6 lanes	18	1.98	\$ 49.11	8.80
21	72	East West	Ben Hill Griffin	Airport Haul Road	Developer	New 2 lane	7	0.48	\$ 46.90	2.60
56	50	Edison Ave Extension	Arcadia Street	Ortiz Avenue	Fort Myers	New 2 lanes	32	2.03		
22	73	Estero Ext.	Ben Hill Griffin	Airport Haul Ext	County	New 2 lanes	7	0.48	\$ 34.50	1.20
23	10	Fowler Street	Metro/Fowler	SR 82	State	Reconstruct 3/2	43	4.08		
24	57	Hanson Street	US 41	Fowler St	Fort Myers	2 to 4 lanes	20	1.28	\$ 13.60	0.60
25	49	Homestead Road	SR 82	Milwaukee	County	2 to 4 lanes	20	2.1	\$ 36.41	2.30
26	48	Homestead Road	Milwaukee	Sunrise	County	2 to 4 lanes	20	2.1	\$ 21.30	1.60
27	37	I-75	Collier Co. Line	SR80	State	Managed Lanes	29	2.8	\$1,534.00	
28	28	I-75	at Daniels Parkway		State	Interchange	32	3.1	\$ 19.30	0.50
29	34	I-75	SR 78		State	Interchange	37	2.85	\$ 40.00	1.00
30	46	Joel Blvd	17th St	Palm Beach Blvd	County	2 to 4 lanes	25	2.35	\$ 60.30	3.25
61	Not Ranked	Joel Blvd	Leeland Heights	East 17th Street	County	Reconstruction			\$33.69	4.5
31	33	Leeland Heights Boulevard	Lee Blvd	Bell Blvd	County	4 to 6 lanes	38	2.88	\$ 39.40	1.70
32	68	Luckett Road ext.	e/o I-75	Buckingham Rd	County	New 4 lanes	12	0.73	\$ 124.90	3.90
33	66	Luckett Road ext.	Buckingham Rd	Gunnery Rd	County	New 4 lanes	12	0.73	\$ 67.20	2.10
34	67	Luckett Road ext.	Gunnery Rd	Sunshine Blvd	County	2 to 4 lanes	12	0.73	\$ 34.00	1.90
35	26	Metro Parkway	Daniels Parkway	South of Winkler Avenue	State	4 to 6 lanes	42	3.18	\$ 101.10	4.10
36	27	MidPoint Bridge	Del Prado	W. of Summerlin	County	4 to 6 lanes	34	3.18	\$ 106.00	3.30
37	52	NE 24th Avenue	Pondella Road	NE 28th Street	Cape Coral	2 to 4 lanes	21	1.78	\$ 53.10	2.50
38	44	NE 24th Avenue	NE 28th Street	Del Prado Boulevard	Cape Coral	New 4 lanes	28	2.48	\$ 32.10	0.80

APPENDIX D
ROAD SEGMENT ANALYSIS
DOCUMENTS



PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT 2021 INVENTORY AND PROJECTIONS



9/23/2021

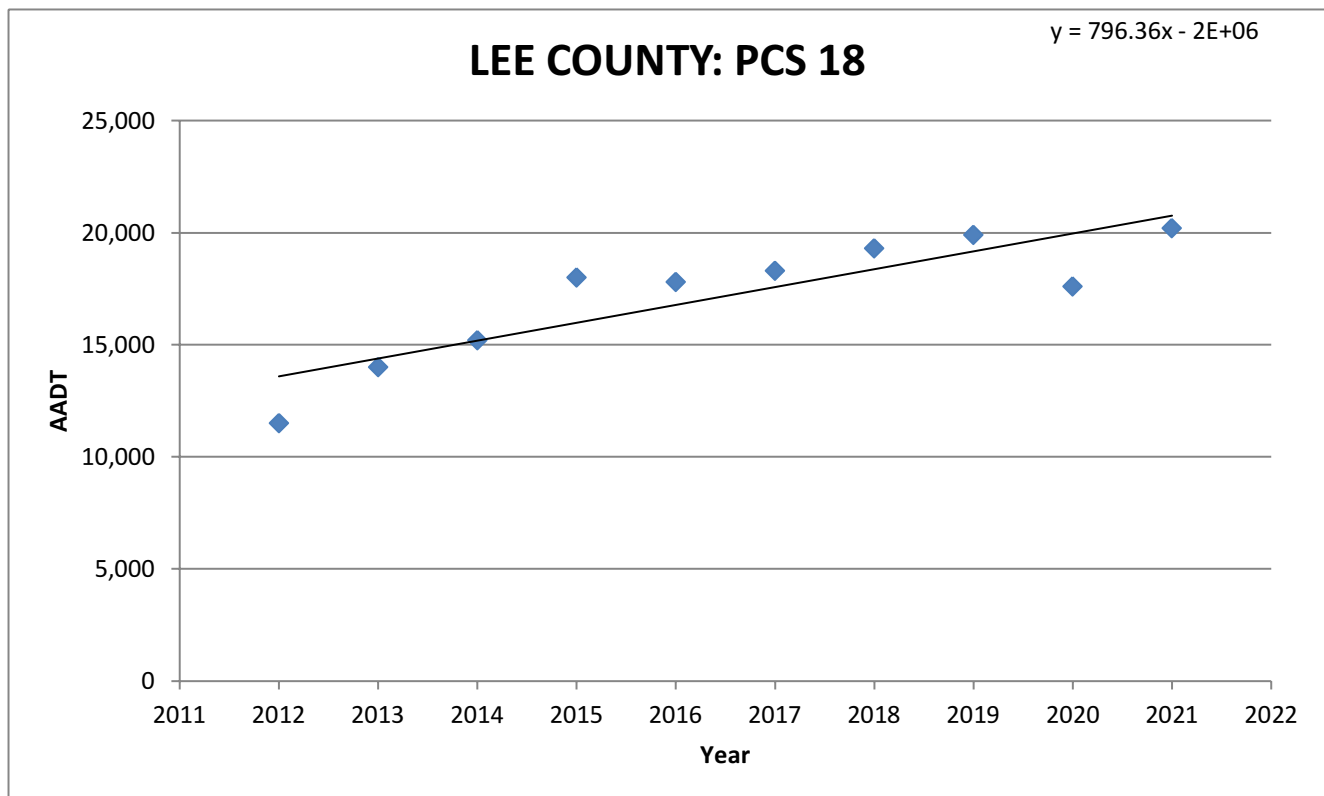
LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2020 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	594	E	644	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,621	D	2,037	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,580	C	1,855	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	489	C	535	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	293	D	552	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	293	C	308	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	285	C	414	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	740	D	778	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	510	C	536	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	B	774	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,101	B	1,176	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,094	B	1,150	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	93	C	98	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	77	C	89	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	77	C	81	
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS B.	MAIN ST	2LD	D	970	F	1,022	F	1,151	Constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,022	C	1,151	PD&E Study
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	970	C	689	C	767	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	2,100	C	689	C	767	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	448	C	471	*
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	D	591	D	621	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	937	E	985	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	294	C	309	*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,512	C	1,764	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,481	B	1,556	
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,069	B	1,272	
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,038	B	1,091	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,038	A	1,091	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	399	C	419	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	640	D	673	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	652	C	831	PD&E/SEIR Study
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	820	B	460	B	669	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	211	C	237	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	712	E	813	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	712	E	809	
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,896	A	2,126	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,896	A	1,993	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,896	A	1,993	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,517	C	1,618	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,489	B	1,565	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,526	B	1,604	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,526	B	1,604	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,189	D	1,250	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,189	D	1,250	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	42	C	53	Old Count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	443	C	466	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	443	C	466	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	730	E	767	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	D	600	D	630	
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	E	855	F	1,012	Copperhead
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,502	B	1,685	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	855	B	964	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	855	B	1,198	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	199	C	209	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	188	D	701	Elementry U.
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,050	A	1,288	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	799	A	840	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	793	A	833	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,020	C	2,273	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	1,901	C	2,354	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,069	C	2,812	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,069	C	2,467	

Updated 3/31/22			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
SIX MILE CYPRESS PKWY	N OF WINKLER AVE	18	11500	14000	15200	18000	17800	18300	19300	19900	17600	20200
SLATER RD	N OF BAYSHORE RD (SR 78)	389		6600		7600		7600				
STALEY RD	S OF ORANGE RIVER BLVD	398		3400		2600		3900		4300		
STRINGFELLOW BLVD	N OF CASTILE RD	27	4000	4000	4200	4400	4500	4600	4600	4600	4500	4400
STRINGFELLOW BLVD	N OF AVENUE C	399	7700	8000	8100	8700	8400	9300	9400	8600	10900	
SUMMERLIN RD	E OF JOHN MORRIS RD	36	18300	18900	19700	20800	21200	21600	21800			
SUMMERLIN RD	E OF PINE RIDGE RD	19	26300	32100	33500	32000	31800	35700	35000	34200	33800	38100
SUMMERLIN RD	S OF LAKEWOOD BLVD	47	22000	22200	23300	24300	22800	24700	25700	26500	22000	25000
SUMMERLIN RD	S OF UNINVERSITY DR	66	22000	24500	28000	30500		32500	33300	32700	27300	31400
SUMMERLIN RD	N OF PARK MEADOWS	35	26400	28100	29800	29000	31500	32700	33400	32900	26200	30700
SUMMERLIN RD	N OF MATTHEWS RD	74		18100	19100	19700	19000	19300	18800	20000	17100	18800
SUMMERLIN RD	S OF COLONIAL BLVD	411			20000							
SUNNILAND BLVD	N OF LEE BLVD						2500					
SUNSHINE BLVD	N OF IMMOKALEE RD	413		3900	4000		3900		3300			
SUNSHINE BLVD	S OF LEE BLVD	406		6100	7100		7500		7500		8500	
SUNSHINE BLVD	N OF LEE BLVD (CR 884)	412		10300	8300		10100		12100		14000	

LEE COUNTY: PCS 18
SIX MILE CYPRESS PARKWAY, NORTH OF WINKLER AVENUE

Year	AADT ⁽¹⁾	Equation		Growth
2021	20,200	y_1	x_1	3.8% per year
2020	17,600	20,764	2021	
2019	19,900			
2018	19,300	y_2	x_2	
2017	18,300	23,949	2025	
2016	17,800			
2015	18,000			
2014	15,200			
2013	14,000			
2012	11,500			



Footnotes:

(1) Lee County Traffic Count Report

PCS 18 - Six Mile Cypress Pkwy at Winkler Rd

2021 AADT =

20,200 VPD

Hour	NB	SB	Total
0	0.28%	0.18%	0.47%
1	0.18%	0.13%	0.30%
2	0.14%	0.10%	0.24%
3	0.13%	0.14%	0.27%
4	0.22%	0.35%	0.57%
5	0.49%	1.08%	1.57%
6	1.16%	3.04%	4.21%
7	2.17%	3.96%	6.14%
8	2.44%	3.44%	5.89%
9	2.75%	2.91%	5.66%
10	3.23%	3.01%	6.24%
11	3.60%	3.19%	6.79%
12	3.82%	3.50%	7.32%
13	3.67%	3.46%	7.13%
14	3.87%	3.43%	7.29%
15	4.16%	3.11%	7.27%
16	4.38%	3.00%	7.38%
17	4.61%	2.76%	7.36%
18	3.25%	2.52%	5.77%
19	2.46%	1.89%	4.35%
20	1.72%	1.38%	3.10%
21	1.21%	0.96%	2.17%
22	0.92%	0.64%	1.55%
23	0.63%	0.33%	0.97%

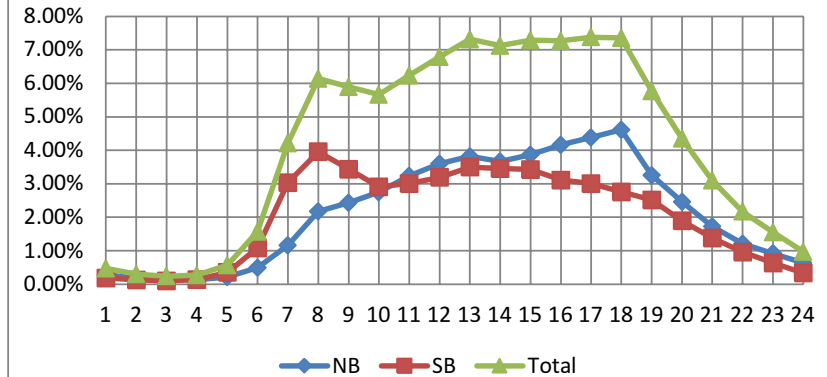
Month of Year	Fraction
January	0.98
February	1.04
March	1.07
April	1.05
May	0.98
June	0.97
July	0.92
August	0.94
September	0.96
October	1
November	1.04
December	1.04

Day of Week	Fraction
Sunday	0.73
Monday	1.03
Tuesday	1.08
Wednesday	1.09
Thursday	1.08
Friday	1.1
Saturday	0.88

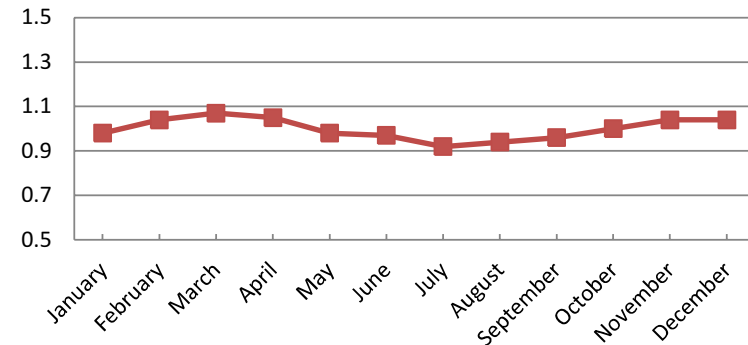
Directional Factor		
AM	0.72	SB
PM	0.59	NB

Design Hour Volume		
#	Volume	Factor
5	2120	0.105
10	2078	0.103
20	1970	0.098
30	1885	0.093
50	1853	0.092
100	1793	0.089
150	1758	0.087
200	1735	0.086

Hour of Day



Month of Year



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

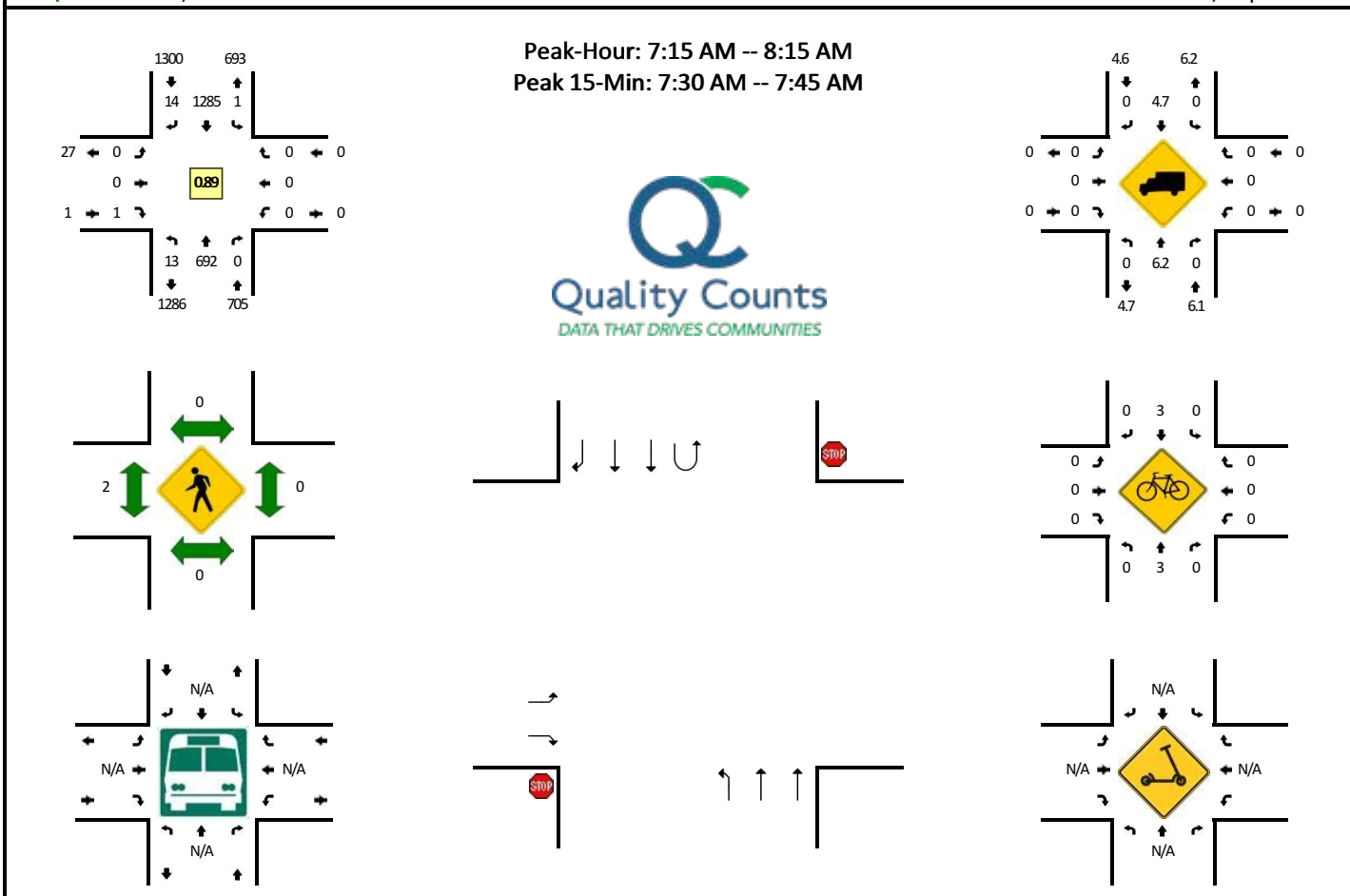
APPENDIX E
INTERSECTION ANALYSIS
DOCUMENTS

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Six Mile Cypress Pkwy -- Crystal Dr
CITY/STATE: Lee, FL

QC JOB #: 15948601
DATE: Wed, Sep 21 2022



15-Min Count Period Beginning At	Six Mile Cypress Pkwy (Northbound)				Six Mile Cypress Pkwy (Southbound)				Crystal Dr (Eastbound)				Crystal Dr (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	3	113	0	0	0	283	0	0	0	0	0	0	0	0	0	0	399	
7:15 AM	1	143	0	0	0	355	3	0	0	0	0	0	0	0	0	0	502	
7:30 AM	1	176	0	0	0	386	2	1	0	0	0	0	0	0	0	0	566	
7:45 AM	2	187	0	0	0	297	5	0	0	0	0	0	0	0	0	0	491	1958
8:00 AM	9	186	0	0	0	247	4	0	0	0	1	0	0	0	0	0	447	2006
8:15 AM	13	155	0	0	0	250	9	1	0	0	0	0	0	0	0	0	428	1932
8:30 AM	7	149	0	0	0	242	6	0	0	0	1	0	0	0	0	0	405	1771
8:45 AM	7	199	0	0	0	251	7	0	0	0	3	0	0	0	0	0	467	1747
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	4	704	0	0	0	1544	8	4	0	0	0	0	0	0	0	0	2264	
Heavy Trucks	0	36	0	0	0	60	0	0	0	0	0	0	0	0	0	0	96	
Buses																		
Pedestrians	0	0			0	0			0	0			0	0			0	
Bicycles	0	0	0		8	0			0	0	0		0	0	0		8	
Scoters																		

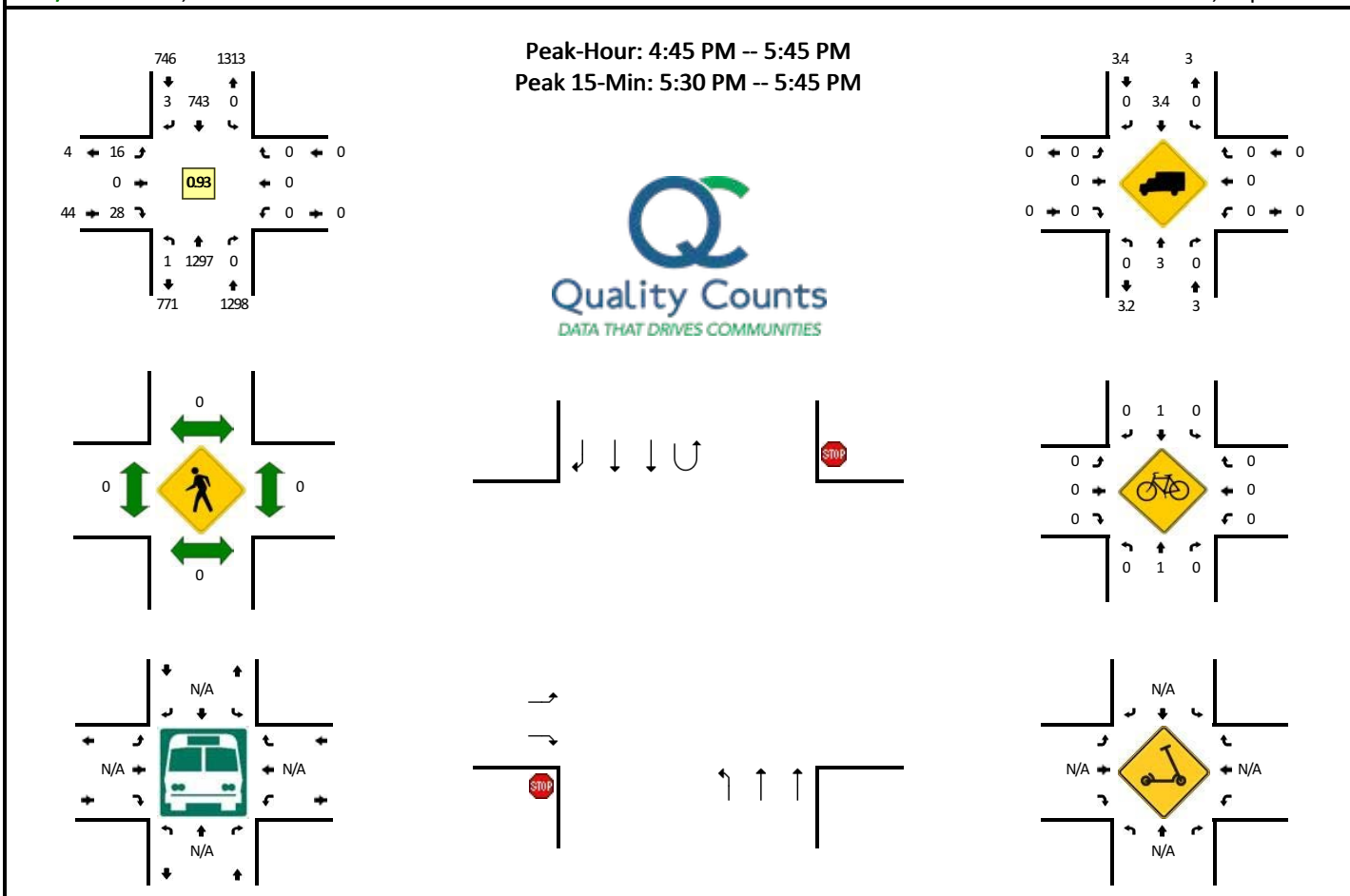
Comments:

Report generated on 11/2/2022 6:31 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

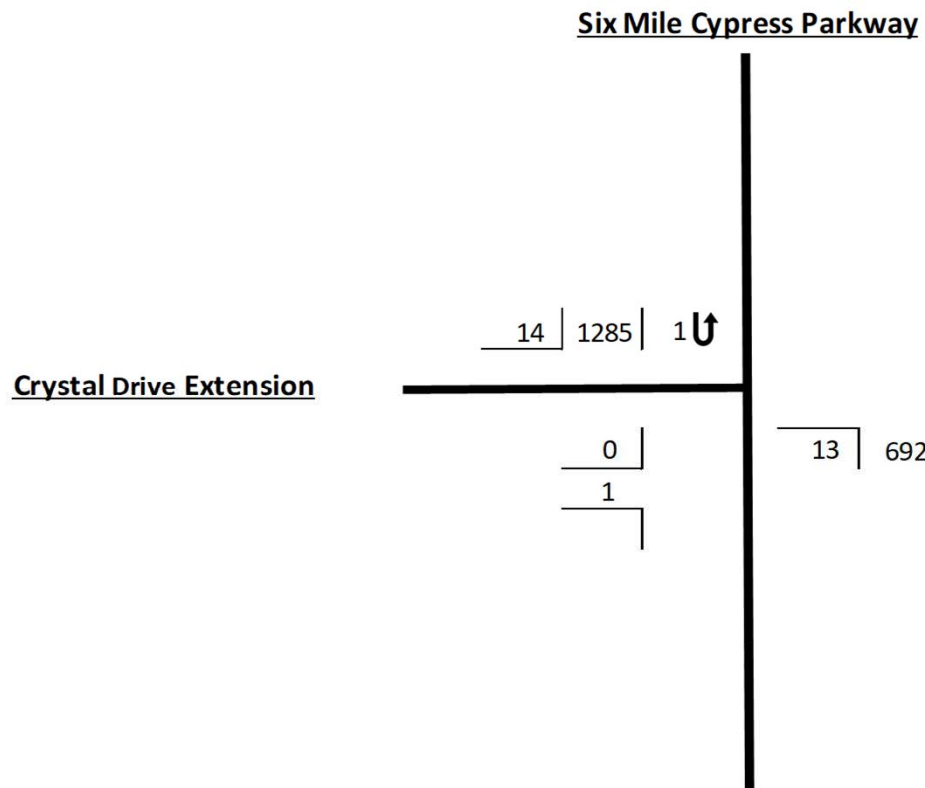
LOCATION: Six Mile Cypress Pkwy -- Crystal Dr**QC JOB #:** 15948602**CITY/STATE:** Lee, FL**DATE:** Tue, Sep 20 2022

15-Min Count Period Beginning At	Six Mile Cypress Pkwy (Northbound)				Six Mile Cypress Pkwy (Southbound)				Crystal Dr (Eastbound)				Crystal Dr (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	280	0	0	0	195	0	1	1	0	0	0	0	0	0	0	477	
4:15 PM	0	282	0	0	0	198	0	1	3	0	2	0	0	0	0	0	486	
4:30 PM	0	296	0	1	0	186	0	0	2	0	1	0	0	0	0	0	486	
4:45 PM	0	308	0	0	0	177	0	0	0	0	4	0	0	0	0	0	489	1938
5:00 PM	0	317	0	0	0	203	2	0	5	0	10	0	0	0	0	0	537	1998
5:15 PM	1	323	0	0	0	174	0	0	1	0	4	0	0	0	0	0	503	2015
5:30 PM	0	349	0	0	0	189	1	0	10	0	10	0	0	0	0	0	559	2088
5:45 PM	0	309	0	0	0	163	1	0	1	0	6	0	0	0	0	0	480	2079
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	1396	0	0	0	756	4	0	40	0	40	0	0	0	0	0	2236	
Heavy Trucks	0	44	0	0	0	24	0	0	0	0	0	0	0	0	0	0	68	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	4	
Scoters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Comments:

Report generated on 11/2/2022 6:35 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

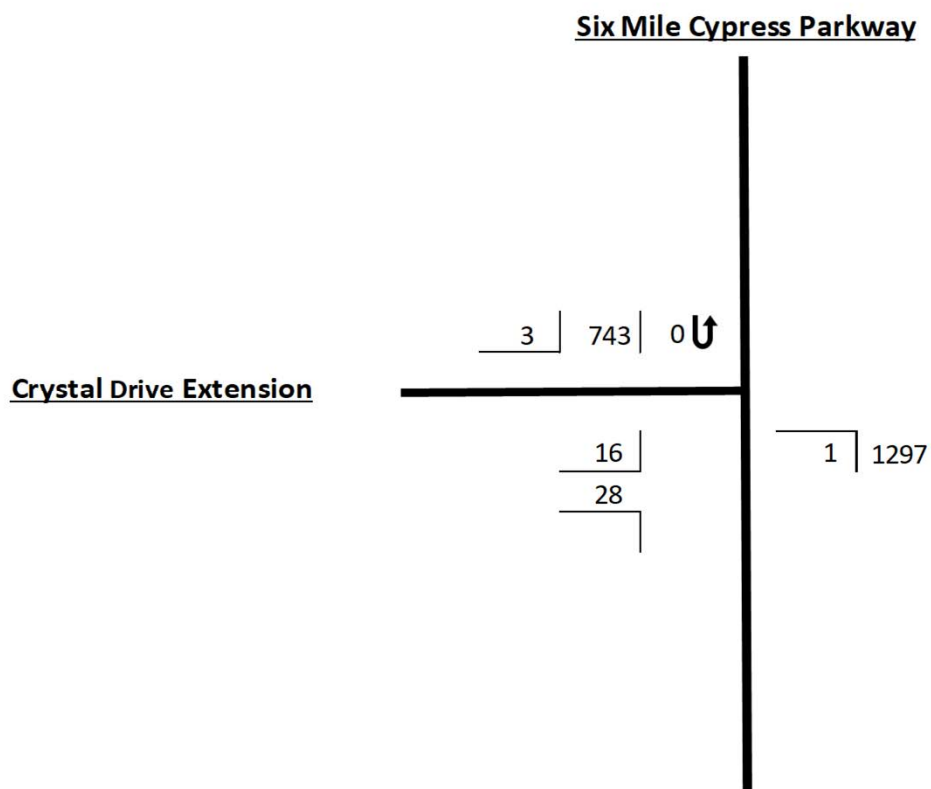


PRATT'S PRESERVE RPD

EXISTING 2022 AM INTERSECTION
TURNING MOVEMENT COUNTS

22523/1122

APPENDIX
E.1a

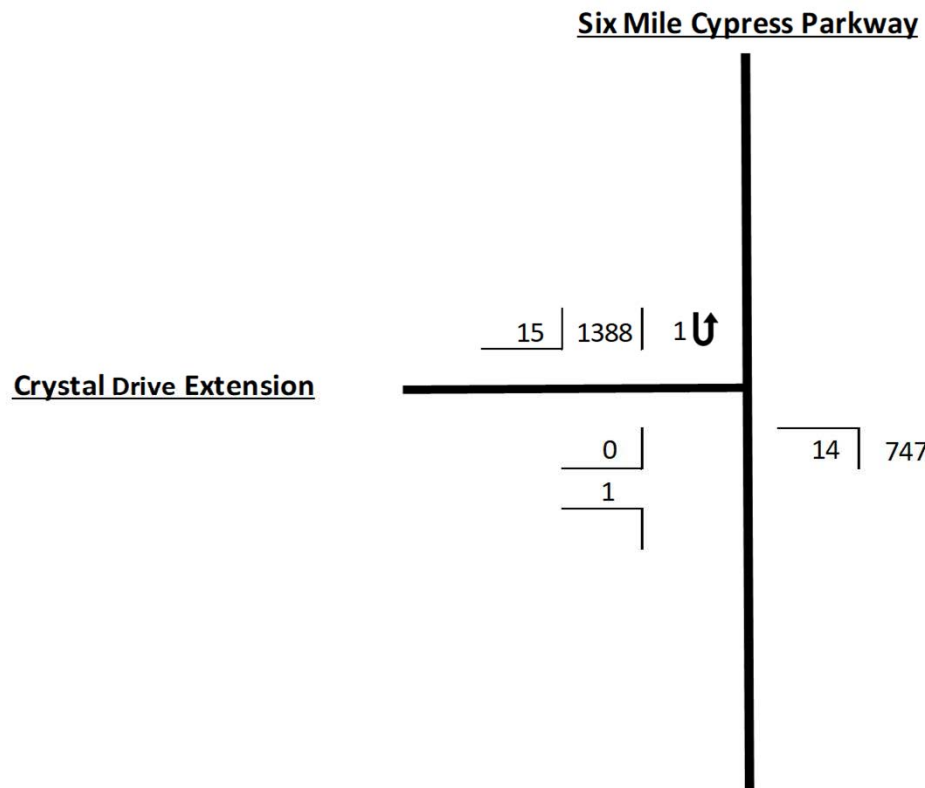


PRATT'S PRESERVE RPD

EXISTING 2022 PM INTERSECTION
TURNING MOVEMENT COUNTS

22523/1122

APPENDIX
E.1b

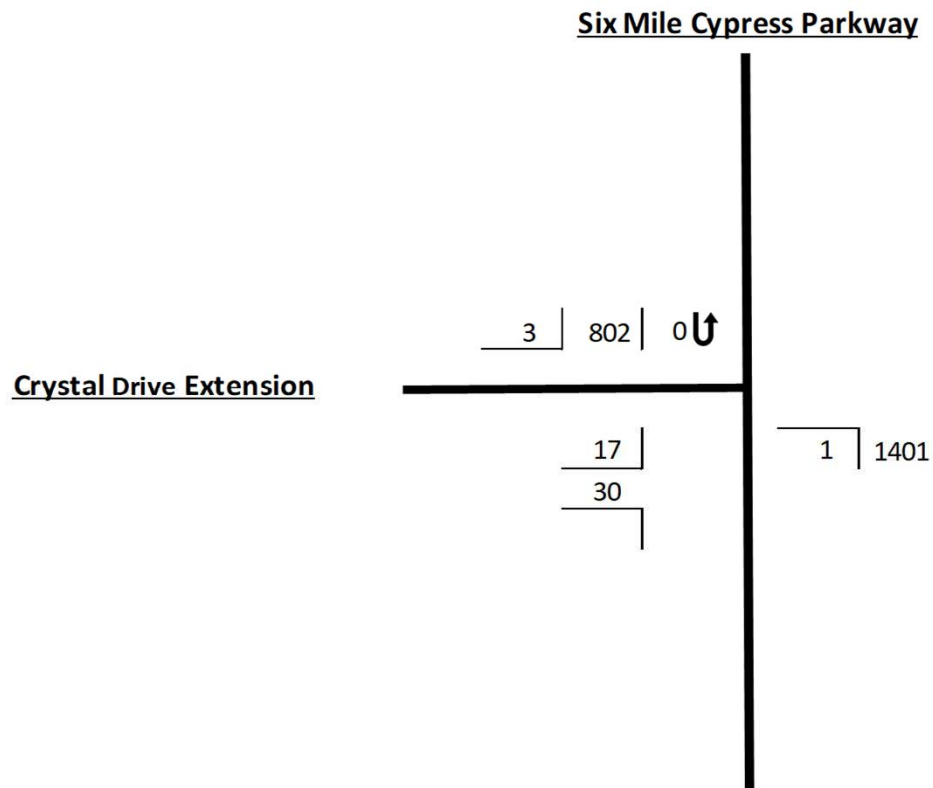


PRATT'S PRESERVE RPD

EXISTING 2022 PEAK SEASON AM
INTERSECTION TURNING MOVEMENT
COUNTS

22523/1122

APPENDIX
E.2a

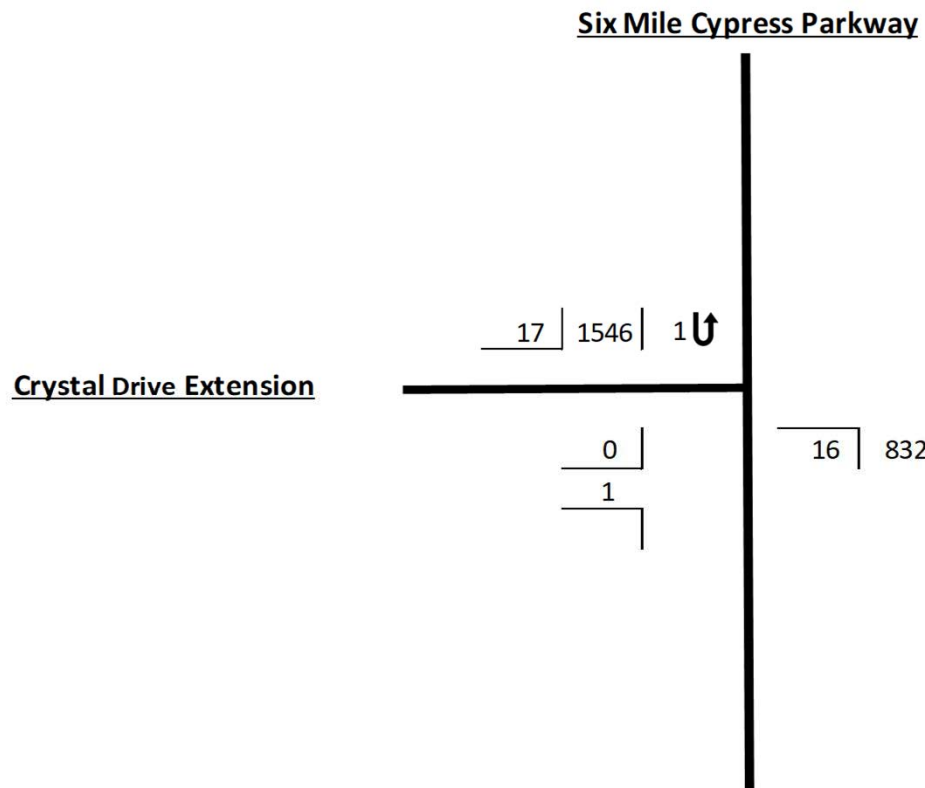


PRATT'S PRESERVE RPD

EXISTING 2022 PEAK SEASON PM
INTERSECTION TURNING MOVEMENT
COUNTS

22523/1122

APPENDIX
E.2b

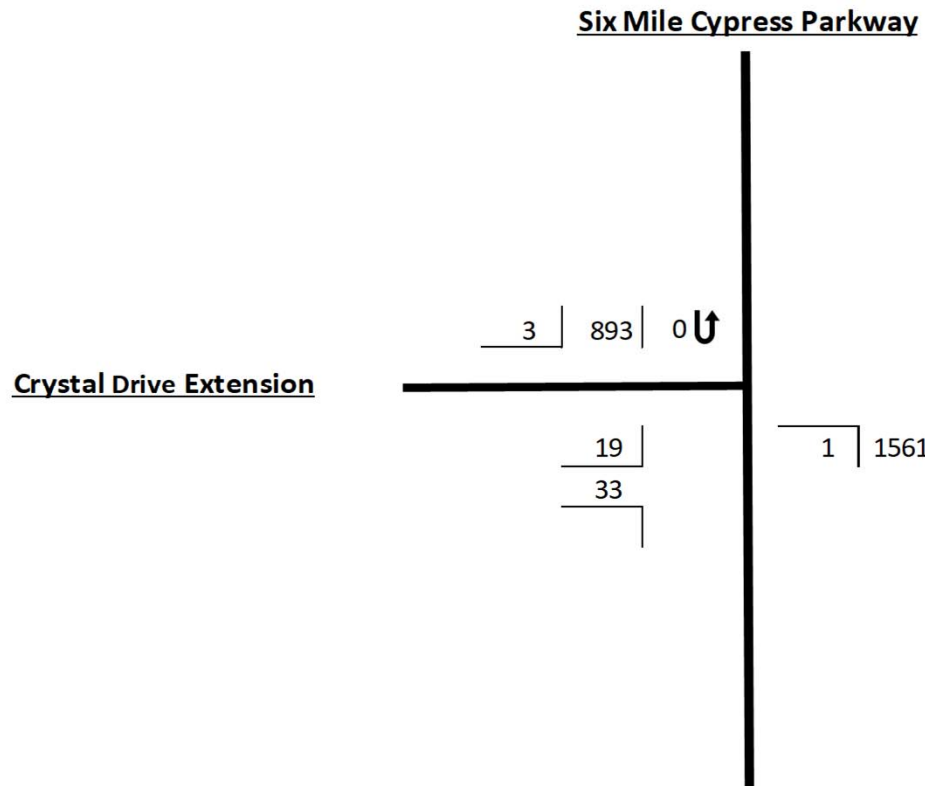


PRATT'S PRESERVE RPD

FUTURE 2025 AM INTERSECTION
TURNING MOVEMENT COUNTS

22523/1122

APPENDIX
E.3a

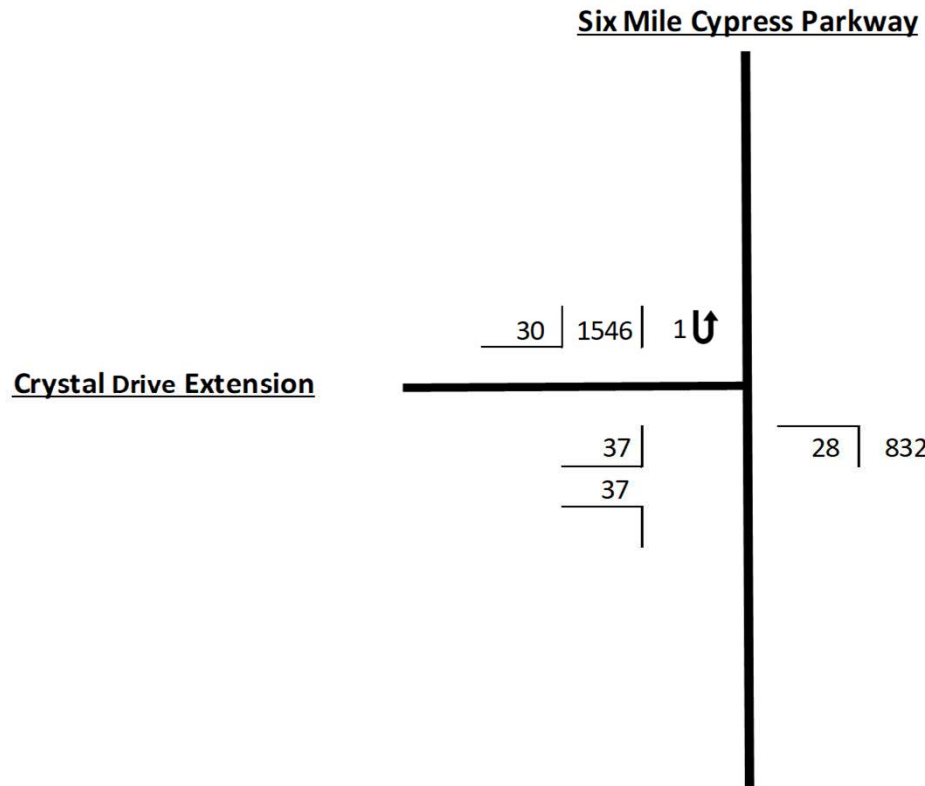


PRATT'S PRESERVE RPD

FUTURE 2025 PM INTERSECTION
TURNING MOVEMENT COUNTS

22523/1122

APPENDIX
E.3b



PRATT'S PRESERVE RPD

FUTURE 2025 WITH PROJECT AM
INTERSECTION TURNING MOVEMENT
COUNTS

22523/1122

APPENDIX
E.4a

HCM 6th TWSC

165: Six Mile Cypress Parkway & Crystal Drive Extension

11/08/2022

Intersection

Int Delay, s/veh 1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	37	37	28	832	1546	30
Future Vol, veh/h	37	37	28	832	1546	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	Free
Storage Length	0	0	475	-	-	375
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	6	5	0
Mvmt Flow	42	42	31	935	1737	34

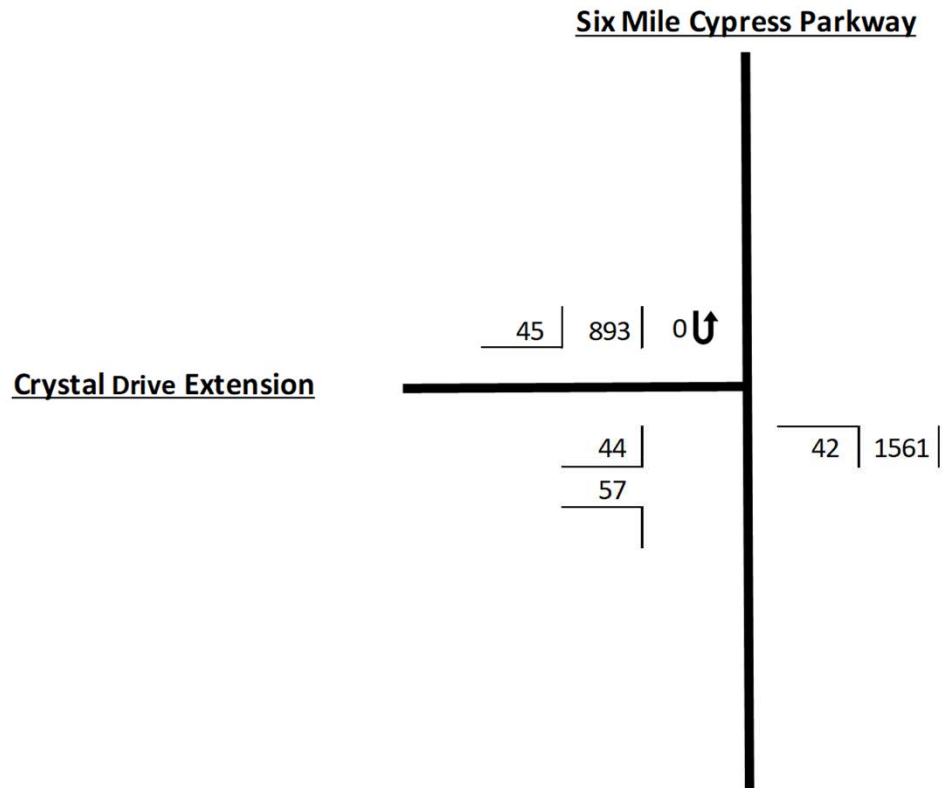
Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	2267	869	1737
Stage 1	1737	-	-
Stage 2	530	-	-
Critical Hdwy	6.8	6.9	4.1
Critical Hdwy Stg 1	5.8	-	-
Critical Hdwy Stg 2	5.8	-	-
Follow-up Hdwy	3.5	3.3	2.2
Pot Cap-1 Maneuver	~ 35	299	367
Stage 1	130	-	-
Stage 2	560	-	-
Platoon blocked, %			-
Mov Cap-1 Maneuver	~ 32	299	367
Mov Cap-2 Maneuver	97	-	-
Stage 1	119	-	-
Stage 2	560	-	-

Approach	EB	NB	SB
HCM Control Delay, s	43.3	0.5	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT
Capacity (veh/h)	367	-	97	299	-
HCM Lane V/C Ratio	0.086	-	0.429	0.139	-
HCM Control Delay (s)	15.7	-	67.5	19	-
HCM Lane LOS	C	-	F	C	-
HCM 95th %tile Q(veh)	0.3	-	1.8	0.5	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon



PRATT'S PRESERVE RPD

FUTURE 2025 WITH PROJECT PM
INTERSECTION TURNING MOVEMENT
COUNTS

22523/1122

APPENDIX
E.4b

HCM 6th TWSC

165: Six Mile Cypress Parkway & Crystal Drive Extension

11/08/2022

Intersection

Int Delay, s/veh 1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	44	57	42	1561	893	45
Future Vol, veh/h	44	57	42	1561	893	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	Free
Storage Length	0	0	475	-	-	375
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	3	3	0
Mvmt Flow	47	61	45	1678	960	48

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	1889	480	960
Stage 1	960	-	-
Stage 2	929	-	-
Critical Hdwy	6.8	6.9	4.1
Critical Hdwy Stg 1	5.8	-	-
Critical Hdwy Stg 2	5.8	-	-
Follow-up Hdwy	3.5	3.3	2.2
Pot Cap-1 Maneuver	63	537	725
Stage 1	337	-	-
Stage 2	350	-	-
Platoon blocked, %			-
Mov Cap-1 Maneuver	59	537	725
Mov Cap-2 Maneuver	178	-	-
Stage 1	316	-	-
Stage 2	350	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21.2	0.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT
Capacity (veh/h)	725	-	178	537	-
HCM Lane V/C Ratio	0.062	-	0.266	0.114	-
HCM Control Delay (s)	10.3	-	32.4	12.6	-
HCM Lane LOS	B	-	D	B	-
HCM 95th %tile Q(veh)	0.2	-	1	0.4	-

HCM 6th TWSC

172: Crystal Drive Extension & Project Entrance

11/08/2022

Intersection

Int Delay, s/veh 6.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
----------	-----	-----	-----	-----	-----	-----

Lane Configurations

Traffic Vol, veh/h 0 0 0 25 73 0

Future Vol, veh/h 0 0 0 25 73 0

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Free Free Free Free Stop Stop

RT Channelized - None - None - None

Storage Length - - - - 0 -

Veh in Median Storage, # - 0 0 - 0 -

Grade, % - 0 0 - 0 -

Peak Hour Factor 92 92 92 92 92 92

Heavy Vehicles, % 2 2 2 2 2 2

Mvmt Flow 0 0 0 27 79 0

Major/Minor	Major1	Major2	Minor2
-------------	--------	--------	--------

Conflicting Flow All - 0 - 0 14 -

Stage 1 - - - - 14 -

Stage 2 - - - - 0 -

Critical Hdwy - - - - 6.42 -

Critical Hdwy Stg 1 - - - - 5.42 -

Critical Hdwy Stg 2 - - - - 5.42 -

Follow-up Hdwy - - - - 3.518 -

Pot Cap-1 Maneuver 0 - - - 1005 0

Stage 1 0 - - - 1009 0

Stage 2 0 - - - - 0

Platoon blocked, % - - - -

Mov Cap-1 Maneuver - - - - 1005 -

Mov Cap-2 Maneuver - - - - 1005 -

Stage 1 - - - - 1009 -

Stage 2 - - - - -

Approach	EB	WB	SB
----------	----	----	----

HCM Control Delay, s 0 0 8.9

HCM LOS A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
-----------------------	-----	-----	-----	-------

Capacity (veh/h) - - - 1005

HCM Lane V/C Ratio - - - 0.079

HCM Control Delay (s) - - - 8.9

HCM Lane LOS - - - A

HCM 95th %tile Q(veh) - - - 0.3

HCM 6th TWSC

172: Crystal Drive Extension & Project Entrance

11/08/2022

Intersection

Int Delay, s/veh 3.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↓	
Traffic Vol, veh/h	0	0	0	83	49	0
Future Vol, veh/h	0	0	0	83	49	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	90	53	0

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	-	0	- 0 45 -
Stage 1	-	-	- 45 -
Stage 2	-	-	- 0 -
Critical Hdwy	-	-	- 6.42 -
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	-	-	- 3.518 -
Pot Cap-1 Maneuver	0	-	- 965 0
Stage 1	0	-	- 977 0
Stage 2	0	-	- - 0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	- 965 -
Mov Cap-2 Maneuver	-	-	- 965 -
Stage 1	-	-	- 977 -
Stage 2	-	-	- - -

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	965
HCM Lane V/C Ratio	-	-	-	0.055
HCM Control Delay (s)	-	-	-	8.9
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.2

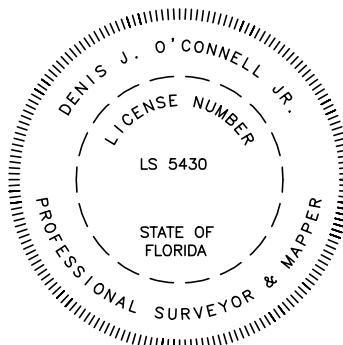
SKETCH AND DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 10, LOT 12, LOT 18, LOT 19, LOT 20 AND A PORTION OF LOT 11 OF THAT CERTAIN UNRECORDED SUBDIVISION KNOWN AS SUBURBAN RANCHETTES, BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE S.00°04'17"E., ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 1326.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE S.88°50'31"W., ALONG SAID SOUTH LINE ALSO BEING THE CENTERLINE OF CRYSTAL DRIVE, A 60 FOOT RIGHT OF WAY, A DISTANCE OF 1303.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE N.00°39'02"W., ALONG THE WEST LINE OF SAID FRACTION, FOR A DISTANCE OF 30.00' TO THE SOUTHEAST CORNER OF SAID LOT 12 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.88°50'31"W., ALONG THE SOUTH LINE OF SAID LOT 12, FOR A DISTANCE OF 622.03 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BLASINGIM ROAD, A 60 FOOT RIGHT OF WAY; THENCE N.00°56'24"W., ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 458.60 FEET; THENCE N.88°48'09"E., A DISTANCE OF 231.00 FEET; THENCE N.00°56'24"W., A DISTANCE OF 173.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11; THENCE S.88°48'09"W., ALONG SAID NORTH LINE, FOR A DISTANCE OF 231.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11 AND A POINT ON THE EAST RIGHT OF WAY LINE OF SAID BLASINGIM ROAD; THENCE N.00°56'24"W., ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 330.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE N.88°46'58"E., ALONG THE NORTH LINE OF SAID LOT 10 AND LOT 18, FOR A DISTANCE OF 1253.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 18 AND THE WEST RIGHT OF WAY LINE OF JV PARKER LANE, A 60.00 FOOT RIGHT OF WAY; THENCE S.00°21'37"E., ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 963.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE S.88°50'31"W., ALONG THE SOUTH LINE OF SAID LOT 20, FOR A DISTANCE OF 622.03 FEET TO THE POINT OF BEGINNING.

TOTAL COMBINED AREA OF PARCELS SURVEYED IS 26.695 ACRES, MORE OR LESS.



Denis O'Connell
Digitally signed by Denis O'Connell
Date: 2022.11.10 11:09:55 -05'00'

BY: DENIS J. O'CONNELL Jr.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

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

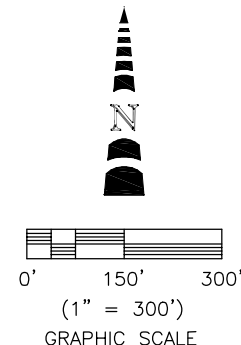
NOTES:

1. BEARINGS ARE BASED ON THE RIGHT OF WAY LINE OF BLASINGIM ROAD AS BEARING N 00°56'24" W
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

TITLE:		LEGAL DESCRIPTION	
METRON SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB# 7071		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
FILE NAME: 15330sk.dwg	FIELD BOOK/PAGE: 686/21	PROJECT NO.: 15330	SHEET: 1 OF 2
EXHIBIT DATE: 11/09/22	DRAWN BY: BUD	SCALE: 1"= 300'	CHECKED BY: DJO
		FILE NO. (S-T-R)	17-45-25

DCI2022-00055 Lee County ePlan

P.O.C.
FCM 6x6 NO ID
NE CORNER OF THE NW 1/4
SEC 17, TWP 45S, RNG 25E
(FCM 3x3 NO ID 4.2' SW)



NOTES:

1. BEARINGS ARE BASED ON THE RIGHT OF WAY LINE OF BLASINGIM ROAD AS BEARING N 00°56'24" W
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = ROADWAY EASEMENT
FCM = FOUND CONCRETE MONUMENT
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE

TITLE:		SKETCH OF DESCRIPTION			
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB# 7071		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
FILE NAME: 15330sk.dwg		FIELD BOOK/PAGE: 686/21		PROJECT NO.: 15330	
EXHIBIT DATE: 11/09/22		DRAWN BY: BUD		CHECKED BY: DJO	
		SCALE: 1"= 300'		FILE NO. (S-T-R) 17-45-25	
				<u>2</u> OF <u>2</u>	

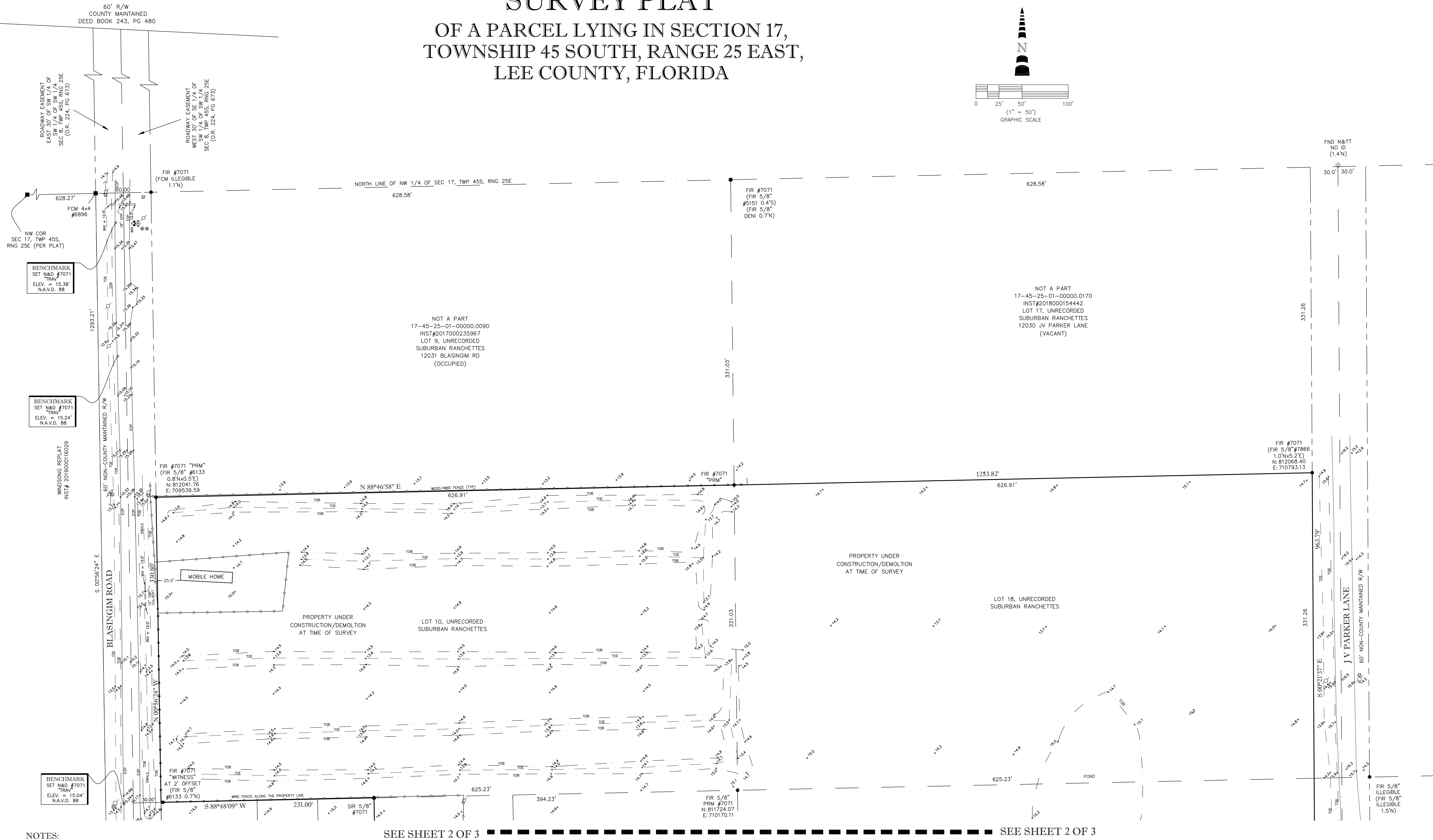
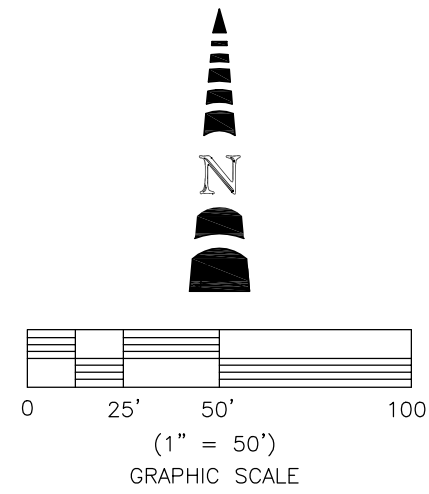
OF A PARCEL LYING IN SECTION 17,
TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

SEE SHEET 3 OF 3



DCI2022-00055 Lee County ePlan

SURVEY PLAT
OF A PARCEL LYING IN SECTION 17,
TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



NOTES:

SURVEY IS BASED ON THE LEGAL DESCRIPTION AS SHOWN, CERTIFIED CORNER RECORDS ON FILE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, LAND RECORDS ON FILE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE EAST LINE OF WINDSONG REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2019000116029 AS BEARING S.00°56'24"E.

THE COORDINATES SHOWN HEREON ARE STATE PLANE, IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 1988, (NAVD 88) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND CHECKED TO LEE COUNTY SURVEY BENCHMARK A-031 (ELEVATION 20.56' N.A.V.D. 88)

PARCEL LIES WITHIN FLOOD ZONE "AH" AND AE BOTH HAVING A BASE FLOOD ELEVATION OF 16.2 NAVD 88 PER FLOOD INSURANCE RATE MAP (FIRM) 125124 0429 G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.

SITE ADDRESS' AS LISTED PER LEE COUNTY PROPERTY APPRAISERS WEBSITE.

ADJOINING OWNER INFORMATION WERE TAKEN FROM THE LEE COUNTY PROPERTY APPRAISERS WEBSITE.

THIS PLAT PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
SIR = SET IRON ROD (LB #7071)
FIR = FOUND IRON ROD (D AS SHOWN)
N&D = NAIL AND DISC
O.R. = OFFICIAL RECORDS BOOK
D.B. = DEED BOOK
INST = INSTRUMENT
PG = PAGE
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
R/W = RIGHT-OF-WAY
W/ = WITH
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
NAVD 88 = NORTH AMERICAN VERTICAL DATUM 1988
EOP = EDGE OF PAVEMENT
CONC = CONCRETE

MES = MITERED END SECTION
CPP = CORRUGATED PLASTIC PIPE
RCP = REINFORCED CONC PIPE
CMP = CORRUGATED METAL PIPE
RMP = ROUND METAL PIPE
INV = INVERT
COV = COVERED
TYP = TYPICAL
FND = FOUND
TYP = TYPICAL
+ 15.2 = EXISTING SPOT ELEVATION
IIR = IRRIGATION VALVE
W = WATER METER
E = ELECTRIC SERVICE
F = FLAG POLE

○ = NAIL & DISC (D AS SHOWN)
● = IRON ROD (D AS SHOWN)
■ = CONCRETE MONUMENT
□ = WOOD UTILITY POLE
⊗ = MITERED END SECTION
⊕ = TELEPHONE SERVICE BOX
—○— = GUY WIRE ANCHOR
⊖ = WELL
⊞ = CONCRETE PAD
⊗ = WATER METER
⊞ = ELECTRIC SERVICE
⊕ = TELEPHONE SERVICE BOX

SUBURBAN RANCHETTES, LENNAR HOMES

BOUNDARY AND TOPOGRAPHIC SURVEY			
		10970 S. CLEVELAND AVENUE, SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
LAND SURVEYORS PLANNERS		LB# 7071	
FILE NAME:	15330SR.DWG	FIELD BOOK/PAGE:	686/21 & 728/51
SURVEY DATE:	11/09/2022	PROJECT NO.:	15330
DRAWN BY:	BUD	CHECKED BY:	DJO
SCALE:	1" = 50'	SHEET:	3 OF 3
		(S-T-R)	
		17-45-25	

**THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:**

Jennifer Lawton Marquina, Esq.
Lennar Homes, LLC
433 Plaza Real, Suite 244
Boca Raton, Florida 33432

Folio Number:17-45-25-01-00000.0100

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** this ("**Deed**") is made as of the 7 day of July, 2022, by **CATHERINE SUE PARKER**, a single person, and **DAVID M. PARKER**, a single person, each as to an undivided one half interest, whose address is 12091 Blasingim Road, Fort Myers, FL 33966 ("**Grantor**"), to **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 10481 6 Mile Cypress Parkway, Fort Myers, Florida 33966 ("**Grantee**").
(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

W I T N E S S E T H :

THAT, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, its successors and/or assigns forever, all that certain real property situate in Lee County, State of Florida, and legally described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that (i) the Property is free and clear of all liens and encumbrances except for taxes for the year 2022, and subsequent years, which are not yet due and payable, and except for reservations and encumbrances of record, provided, that this reference shall not serve to reimpose the same; (ii) Grantor is lawfully seized of the Property in fee simple; (iii) Grantor has good right and lawful authority to sell and convey the Property; and (iv) Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

By: Kaylee Tule
Print Name: Kaylee Tule

Catherine Sue Parker
CATHERINE SUE PARKER

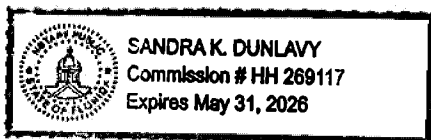
By: David M. Parker
Print Name: David M. Parker

David M. Parker
DAVID M. PARKER

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 5 day of July, 2022, by CATHERINE SUE PARKER and
DAVID M. PARKER, who personally appeared before me and is ☐ personally known to me
or ☒ has produced Drivers licenses as identification.

[NOTARY SEAL]



Sandra K. Dunlavy
Notary Public Signature

Typed or Printed Notary Name
Notary Public-State of _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

Lot 10 of that certain unrecorded subdivision known as SUBURBAN RANCHETTES, more particularly described as follows:

The South Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 17, Township 45 South, Range 25 East, Lee County, Florida, EXCEPTING THEREFROM the Westerly 30 feet thereof.

TOGETHER WITH an easement for ingress and egress over and across the East 30 feet of the West Half of the West Half of the Northwest Quarter and the West 30 feet of the East Half of the West Half of the Northwest Quarter of Section 17, Township 45 South, Range 25 East, Lee County, Florida.

And

Lot 18 of that certain unrecorded subdivision known as SUBURBAN RANCHETTES, more particularly described as follows:

The South Half of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 17, Township 45 South, Range 25 East, Lee County, Florida; EXCEPTING THEREFROM the Easterly 30 feet thereof.

TOGETHER WITH an easement for ingress and egress over and across the East 30 feet of the West Half of the East Half of the Northwest Quarter and the West 30 feet the of the East Half of the East Half of the Northwest Quarter of Section 17, Township 45 South, Range 25 East, Lee County, Florida.

And

Lot 19 of that certain unrecorded subdivision known as SUBURBAN RANCHETTES, more particularly described as follows:

The North Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 17, Township 45 South, Range 25 East, Lee County, Florida; EXCEPTING THEREFROM the Easterly 30 feet thereof.

TOGETHER WITH an easement for ingress and egress over and across the East 30 feet of the West Half of the East Half of the Northwest Quarter and the West 30 feet of the East Half of the East Half of the Northwest Quarter of Section 17, Township 45 South, Range 25 East, Lee County, Florida.

And

Lot 20 of that certain unrecorded subdivision known as SUBURBAN RANCHETTES, more particularly described as follows:

The South Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 17, Township 45 South, Range 25 East, Lee County, Florida; EXCEPTING THEREFROM the Southerly 30 feet and the Easterly 30 feet thereof.

TOGETHER WITH an easement for ingress and egress over and across the East 30 feet of the West Half of the East Half of the Northwest Quarter and the West 30 feet the of the East Half of the East Half of the Northwest Quarter of Section 17, Township 45 South, Range 25 East, Lee County, Florida.

This Instrument was Prepared By:

Eric J. Brooks, Esq.
Law Offices of Mark R. Komray, Esq., PLLC
1882 N. Tamiami Trail, #3434
Fort Myers, FL 33918

Record and Return To:

Lennar Homes, LLC
10481 6 Mile Cypress Parkway
Fort Myers, FL 33966

Property Appraiser Parcel (Strap) Number:
17-45-25-01-00000.0110

WARRANTY DEED

THIS WARRANTY DEED made this 13th day of May, 2022 by JOHN MICHAEL WOODS, a married man, joined by his wife, LORI ANN WOODS (the "Grantors"), whose mailing address is 12151 Blasingim Road, Fort Myers, Florida 33966, to LENNAR HOMES, LLC, a Florida limited liability company (the "Grantee"), whose mailing address is 10481 6 Mile Cypress Parkway, Fort Myers, Florida 33966.

WITNESSETH:

That Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantors in hand paid by or on behalf of Grantee, the receipt, and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee the real property (the "Property") located in Lee County, Florida, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments, easements and appurtenances thereto belonging or in any way appertaining to the Property.

SUBJECT TO all easements, covenants, restrictions, and reservations of record, and real property taxes for the year 2022 and thereafter.

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

AND the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the day and year first above written.

[Grantors, Witnesses, and Notary's signatures appear on the following page]

SIGNED AND SEALED IN THE
PRESENCE OF:

EAD
Print Name: Eric Brooks

Susan Janeen Jones
Print Name: Susan Janeen Jones

EAD
Print Name: Eric Brooks

Susan Janeen Jones
Print Name: Susan Janeen Jones

GRANTORS:

JOHN MICHAEL WOODS
John Michael Woods

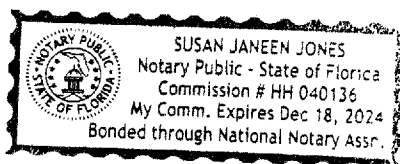
LORI ANN WOODS
Lori Ann Woods

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 13 day of May, 2022 by JOHN MICHAEL WOODS and LORI ANN WOODS, husband and wife, who is/are personally known to me or who has/have produced driver license(s) as identification.

Notary Seal/Stamp:



Susan Janeen Jones
Notary Signature
Name: Susan Janeen Jones
(Type, print or stamped)
Title or Rank:
Serial number, if any: # 4040136

Exhibit A

Lot 11, of that certain unrecorded subdivision known as SUBURBAN RANCHETTES, more particularly described as:

The North 1/2 (N 1/2) of the Southeast 1/4 (SE 1/4) of the Northwest 1/4 (NW 1/4) of the Northwest 1/4 (NW 1/4) of Section 17, Township 45 South, Range 25 East, EXCEPTING THEREFROM the Westerly 30 feet thereof;

TOGETHER WITH:

Non-exclusive easement for ingress and egress over and across the East 30 feet of the West half of the West half of the Northwest Quarter and the West 30 feet of the East half of the West half of the Northwest Quarter of Section 17, Township 45 South, Range 25 East, Lee County Florida, as granted in that certain Warranty Deed, dated July 28, 1968, recorded in Official Records Book 1693, Page 3286, of the Public records of Lee County, Florida.

And

Non-exclusive easement for ingress and egress over and across the West 30 feet of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 45 South, Range 25 East, Lee County Florida, as granted in that certain Warranty Deed, dated November 23, 1963, recorded in Official Records Book 224, Page 673, of the Public records of Lee County, Florida, lying South of the center line of the County Road deeded in Deed Book 243, Page 480, or South of the center line of existing roadway.

And

Non-exclusive easement for ingress and egress over and across the East 30 feet of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 45 South, Range 25 East, Lee County Florida, as granted in that certain Warranty Deed, dated November 23, 1963, recorded in Official Records Book 224, Page 673 and that certain Warranty Deed dated November 23, 1963, recorded in Official Records Book 224, Page 677, of the Public records of Lee County, Florida, lying South of the center line of the County Road deeded in Deed Book 243, Page 480, or South of the center line of existing roadway.

Prepared by and return to:
William A. Keyes, Jr.
Attorney at Law
Stewart & Keyes, P.L.
2125 First Street, Suite 101
Post Office Drawer 790
Fort Myers, FL 33902-0790
239-334-7477

[Space Above This Line For Recording Data]

**PREPARED WITHOUT
REVIEW OF TITLE**

Quit Claim Deed

THIS IS A CORRECTORY DEED TO CLEAR TITLE CAUSED BY THE INCORRECT LEGAL DESCRIPTION CONTAINED IN THE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4733, PAGE 1391, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THE LIS PENDENS RECORDED AT 2010000298885, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND THE CERTIFICATE OF TITLE RECORDED AT 2012000112475, PUBLIC RECORDS OF LEE COUNTY FLORIDA.

This Quit Claim Deed made this 15 day of July, 2013, between Richard W. Pringle as the Successor Trustee of the Michael M. Strayhorn Profit Sharing Plan and Trust Effective as of January 3, 2003, whose post office address is PO Box 1545, Fort Myers, FL 33902, grantor, and Mark Freeman, as Trustee of the Mark Freeman Revocable Living Trust Agreement dated October 14, 2003, whose address is 3350 N Key Drive, #102A, North Fort Myers, FL 33903, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Lee County, Florida** to-wit:

THE SOUTH-HALF OF THE SOUTHEAST-QUARTER OF THE NORTHWEST-QUARTER OF THE NORTHWEST-QUARTER OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 30.00 FEET, THE EAST 30.00 FEET, AND THE SOUTH 30.00 FEET THEREOF.

Parcel Identification Number: 17-45-25-01-00000.0120

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nancy L Pratt
Witness Name: Nancy L Pratt

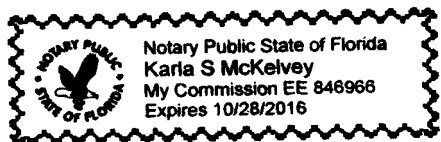
Karla S McKelvey
Witness Name: Karla S McKelvey

Richard W. Pringle
RICHARD W. PRINGLE, Successor Trustee of
the Michael M. Strayhorn Profit Sharing Plan and
Trust Effective as of January 3, 2003

State of Florida
County of Lee

The foregoing instrument was acknowledged, sworn and subscribed before me this 15 day of July, 2013 by Richard W. Pringle, who ☒ is personally known or ☐ has produced _____ as identification.

[Notary Seal]



Karla S McKelvey
Notary Public

Printed Name: Karla S McKelvey

My Commission
Expires: 10/28/16



PARKER LANE RPD

SURFACE WATER MANAGEMENT NARRATIVE:

I. Existing Facilities

The proposed project consists of 26.71 acres with 18.55 acres (parent tract) previously approved as a single-family residential development under rezoning application DCI2021-00010, and two (2) parcels of 8.16 acres of adjacent agriculturally zoned property fronting along Blasingim Road. The two (2) new parcels are generally flat with elevations ranging between 14 feet to 15 feet NAVD.

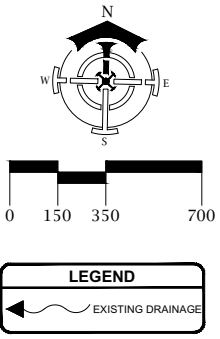
Surface water from the subject properties and the parent tract generally sheet flows to the roadside swales along Blasingim Road and JV Parker Lane. The run-off to Blasingim Road crosses Blasingim Road just north of the property via an 18" plastic pipe and then west through the Windsong development via a 42" RCP pipe to an existing ditch that runs west to Ten Mile Canal. Run-off to JV Parker Lane drains south through an existing preserve to the Six Mile Cypress Parkway roadside ditch.

II. Proposed Facilities

Stormwater run-off from the proposed residential development will be directed into an on-site master stormwater pond designed to provide water quality treatment in accordance with SFWMD design criteria. The pond will also be designed to limit discharge rates from the development to a 25-Year, 3-day storm peak discharge rate of 37 cubic-feet-per-square-mile (CSM), which is the required Level of Service standard for Lee County and SFWMD. The control elevation for the water management facilities is 14.30 feet NAVD based on SFWMD ERP# 36-105309-P, which was approved for the parent tract on April 28, 2022.

Discharge from the 26.71-acre development will be to JV Parker Lane where the parent tract has been designed and permitted through the SFWMD. A map is attached that depicts how drainage from the development discharges to the Six Mile Cypress Parkway roadside ditch by way of JV Parker Lane.

K:\21568 - PARKER LANE RPD\EXHIBITS\DOT\21568-01_FDOT-REGIONAL-DRAINAGE.DWG
1/17/2022 10:25 AM





DELISI FITZGERALD, INC.
Planning - Engineering - Project Management
a Division of RESPEC Company LLC

1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax

Florida
Registry License
Number 33253

ENGINEER OF RECORD:
ANDREW D. FITZGERALD, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56776

NOT VALID WITHOUT SEAL, SIGNATURE AND DATE

OWNER / DEVELOPER:
LENNAR
10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33906
(239) 128-1177

PROJECT:
PARKER LANE RPD

PLAN REVISIONS	
#	DATE

EXISTING REGIONAL
DRAINAGE MAP

Project Manager: ADF

Drawn By: CAS

Checked By: ADF

Project Number: 21568

Located in Section(s): 17

Township: 45 S Range: 25 E

County, State: LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO PERMIT APPROVALS

Sheet Number:

1

**PRATT'S PRESERVE
LEE COUNTY PROTECTED SPECIES SURVEY**

Revised November 2022

Prepared For:

Lennar
10481 Six Mile Cypress Parkway
Fort Myers, Florida 33966
(239) 278-1177

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

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INTRODUCTION

This report documents the Lee County protected species survey (PSS) conducted by Passarella & Associates, Inc. on Pratt's Preserve (Project). The purpose of the survey was to review the property for protected species in accordance with Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project totals 26.70± acres and is located in Section 17, Township 45 South, Range 25 East, Lee County (Figure 1). The Project site is an assemblage of parcels including Parker Lane (Zoning Resolution No. Z-21-024), Woods Parcel, and Freeman Parcel. An aerial showing the individual parcels is provided as Figure 2. A PSS was conducted on the Parker Lane site on February 9, 2021. A PSS was conducted on the remaining parcels on September 27, 2022. This report documents the results of both the February 9, 2021 and September 27, 2022 protected species surveys conducted on the Project site.

The dominant land uses on the property include improved pasture, single-family homes, disturbed land, mixed exotics, and horse farm. The Project site contains areas dominated by the exotic vegetation species Brazilian pepper (*Schinus terebinthifolia*) and earleaf acacia (*Acacia auriculiformis*). The Project is bordered to the north by a single-family residence and undeveloped forested land, to the east by J.V. Parker Lane, to the south and southwest by single-family home sites and disturbed forested land, and to the west by Blasingim Road.

LAND USES AND VEGETATION ASSOCIATIONS

Vegetation mapping for the Project was conducted using a 2022 Lee County rectified aerial. Groundtruthing to map the vegetative communities was conducted on July 31, 2020, March 4, 2021, December 14, 2021, and August 10, 2022, utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote hydrologic conditions. "E" codes were used to identify levels of exotic infestation (e.g., Brazilian pepper and earleaf acacia). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map.

A total of eleven vegetative associations and land uses (i.e., FLUCFCS codes) were identified on the property. The Project site consists entirely of non-indigenous land use types including improved pasture, horse farm, and mixed exotic vegetation. Table 1 provides the breakdown of the FLUCFCS codes by acreage, while a description of each of the classifications follows. An aerial with FLUCFCS and wetlands map is provided as Appendix A.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
110	Single-Family, Low Density	2.95	11.0
112	Old Mobile Home	0.44	1.6

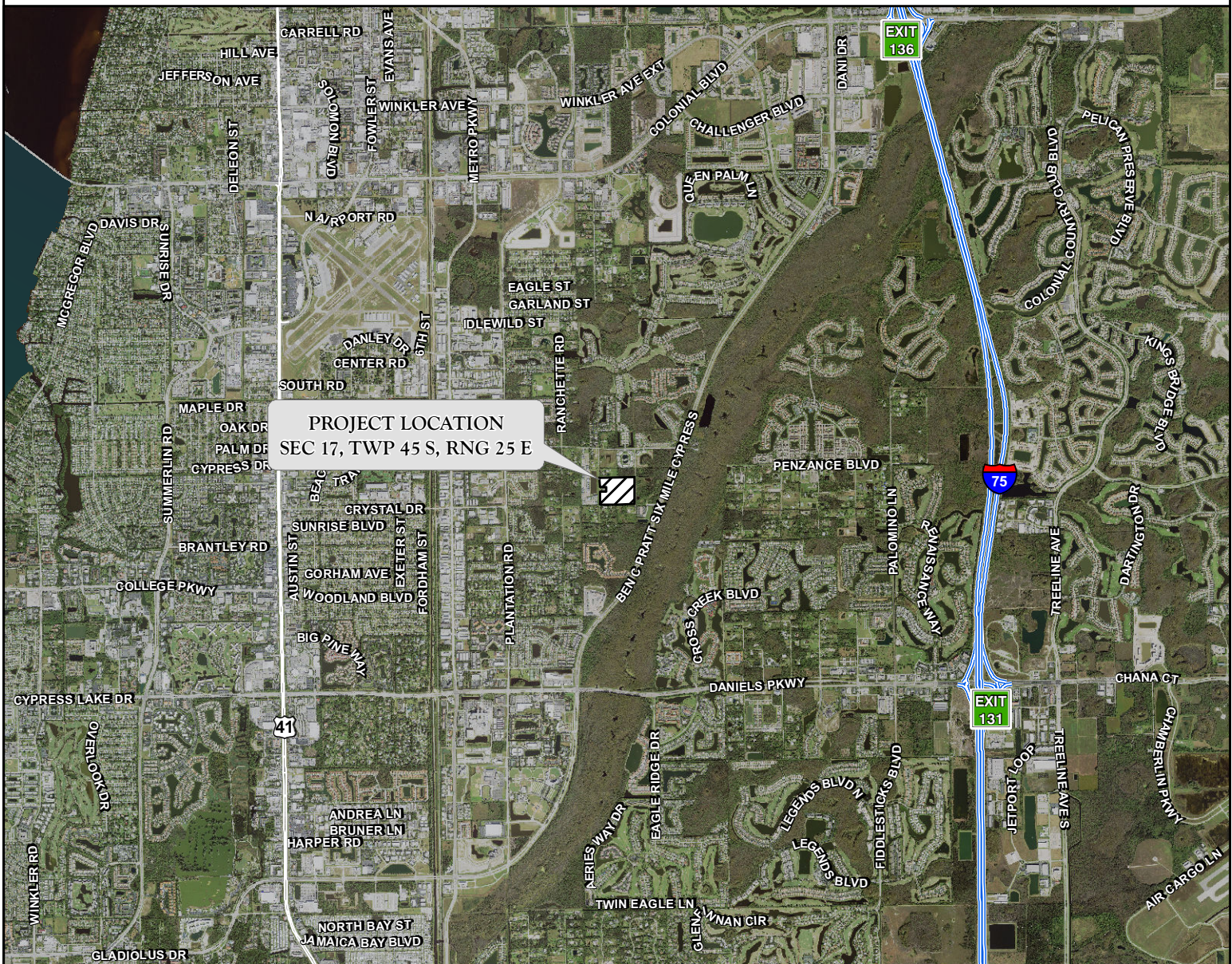
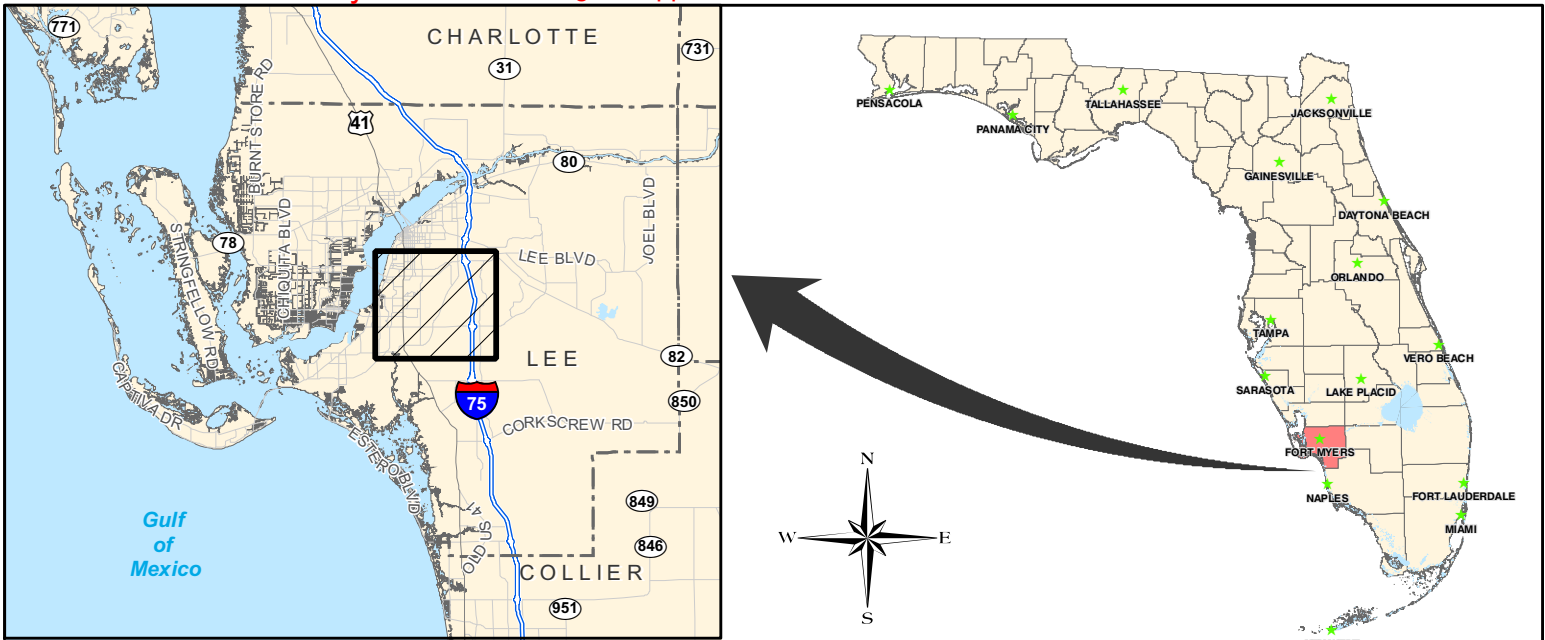


FIGURE 1. PROJECT LOCATION MAP
PRATT'S PRESERVE

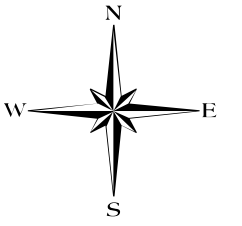
DRAWN BY	DATE
T.S., P.F.	10/17/22
REVIEWED BY	DATE
B.T.	10/17/22
REVISED	DATE
P.F.	11/9/22

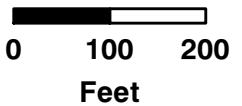
J:\2022\22LL3872\GIS\2022\FSS\FIGURES\FIGURE 2_AERIAL_WITH_BOUNDARY_110922.MXD - 11/10/2022 @ 9:20:15 AM



LEGEND

 PRATT'S PRESERVE





NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2022.

PRATT'S PRESERVE PROPERTY BOUNDARY PER DELISI FITZGERALD DRAWING No. 21568-PARKER-LANE-MCP-BNDY-2022-II-09.DWG DATED NOVEMBER 9, 2022.

REVISIONS		DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Fort Myers, Florida 33912 Phone (239) 274-0067 Fax (239) 274-0069		PRATT'S PRESERVE AERIAL WITH BOUNDARY		DRAWING No.	
Revised property boundary		10/25/22	T.S.	10/19/22					22LLL3872	
Revised property boundary		11/9/22	B.T.	10/19/22					SHEET No.	
			S.J.	10/19/22					FIGURE 2	

Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
211	Improved Pasture	12.61	47.2
251	Horse Farm	2.63	9.9
422	Brazilian Pepper	0.69	2.6
439 E4	Mixed Exotics (76-100% Exotics)	3.37	12.6
514	Ditch	0.79	3.0
520	Pond	0.39	1.5
740	Disturbed Land	1.62	6.1
7401	Disturbed Land, Hydric	0.81	3.0
747	Berm	0.40	1.5
Total		26.70	100.0

Single-Family, Low Density (FLUCFCS Code 110)

This land use type occupies 2.95± acre or 11.0 percent of the property and consists of existing single-family residences and associated lot located on the Project site.

Old Mobile Home (FLUCFCS Code 112)

This land use type occupies 0.44± acre or 1.6 percent of the property and consists of two old mobile homes that appear to be abandoned. The canopy and sub-canopy of this land use contain live oak (*Quercus virginiana*), Benjamin fig (*Ficus benjamina*), bamboo (*Bambusa vulgaris*), Brazilian pepper, and earleaf acacia. The ground cover includes St. Augustine grass (*Stenotaphrum secundatum*), dog fennel (*Eupatorium capillifolium*), and creeping oxeye (*Sphagneticola trilobata*).

Improved Pasture (FLUCFCS Code 211)

This land use occupies 12.61± acres or 47.2 percent of the property. The canopy and sub-canopy of this land use are mostly open with scattered cabbage palm (*Sabal palmetto*), Brazilian pepper, and melaleuca (*Melaleuca quinquenervia*). The ground cover includes St. Augustine grass, bahiagrass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), carpetgrass (*Axonopus* sp.), torpedograss (*Panicum repens*), broomsedge (*Andropogon virginicus*), dog fennel, spermacoce (*Spermacoce verticillata*), frog-fruit (*Phyla nodiflora*), Southern sida (*Sida acuta*), Asiatic pennywort (*Centella asiatica*), and marsh pennywort (*Hydrocotyle umbellata*).

Horse Farm (FLUCFCS Code 251)

This land use occupies 2.63± acres or 9.9 percent of the property and consists of a horse stable with individual stalls; an outdoor training arena; and an open, grassy area. The canopy and sub-canopy of this land use contain live oak, laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), Brazilian pepper, and wax myrtle (*Morella cerifera*). The ground cover includes many of the same vegetation species located in the Improved Pasture (FLUCFCS Code 211).

Brazilian Pepper (FLUCFCS Code 422)

This land use occupies 0.69± acre or 2.6 percent of the property. The canopy and sub-canopy vegetation consist of Brazilian pepper and widely scattered Java plum (*Syzygium cumini*). The ground cover is mostly open with scattered caesarweed (*Urena lobata*).

Mixed Exotics (76-100% Exotics) (FLUCFCS Code 439 E4)

This upland community occupies 3.37± acre or 12.6 percent of the property. The canopy contains scattered laurel oak and earleaf acacia. The sub-canopy contains Brazilian pepper. The ground cover includes St. Augustine grass, creeping oxeye, and dog fennel.

Ditch (FLUCFCS Code 514)

This land use occupies 0.79± acre or 3.0 percent of the property. The canopy of this land use is open. The sub-canopy contains scattered Mexican primrose willow (*Ludwigia octovalvis*) along the edges. The ground cover includes torpedograss, water hyssop (*Bacopa monnieri*), marsh pennywort, and Asiatic pennywort.

Pond (FLUCFCS Code 520)

This land use occupies 0.39± acre or 1.5 percent of the property. The canopy and sub-canopy are open. The ground cover includes torpedograss along the margins.

Disturbed Land (FLUCFCS Code 740)

This land use occupies 1.62± acres or 6.1 percent of the property. The canopy is mostly open with scattered laurel oak, earleaf acacia, and Brazilian pepper. The sub-canopy is mostly open with scattered Brazilian pepper, cabbage palm, lead tree (*Leucaena leucocephala*), and Peruvian primrose willow (*Ludwigia peruviana*). The ground cover consists of St. Augustine grass, caesarweed, spermacoce, marsh pennywort, beggarticks (*Bidens alba*), beggar's lice (*Desmodium* sp.), broomsedge, wedelia (*Sphagneticola trilobata*), dog fennel, flatsedge (*Cyperus ligularis*), and Bermuda grass.

Disturbed Land, Hydric (FLUCFCS Code 7401)

This land use occupies 0.81± acre or 3.0 percent of the property. The canopy is mostly open with widely scattered laurel oak and earleaf acacia and Java plum on the edges. The sub-canopy is mostly open with scattered Mexican primrose willow, Peruvian primrose willow, and climbing cassia (*Senna pendula* var. *glabrata*). The ground cover consists of Bermuda grass, marsh pennywort, and scattered caesarweed, dog fennel, and torpedograss.

Berm (FLUCFCS Code 747)

This land use occupies 0.40± acre or 1.5 percent of the property. The canopy and sub-canopy consist of scattered slash pine, laurel oak, Brazilian pepper, Java plum, and earleaf acacia. The ground cover is mostly open with scattered caesarweed.

METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types as outlined in Appendix H of the LDC. The frequency of transects

performed in these habitats was designed to meet the 80 percent minimum coverage requirement where applicable. cursory surveys were also conducted in those habitats not technically required to be surveyed per the LDC. However, based on past experience and conversations with Lee County Department of Community Development staff, these areas were reviewed for certain protected species as a precautionary measure. Table 2 outlines those protected species that may inhabit or utilize a particular vegetation association.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code	Description	Potential Protected Species
110*	Single-Family, Low Density	N/A
112*	Old Mobile Home	N/A
211*	Improved Pasture	Florida sandhill crane (<i>Grus canadensis pratensis</i>) Florida panther (<i>Puma concolor coryi</i>)
251*	Horse Farm	N/A
422*	Brazilian Pepper	N/A
439 E4*	Mixed Exotics (76-100% Exotics)	N/A
514*	Ditch	American alligator (<i>Alligator mississippiensis</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Reddish egret (<i>Egretta rufescens</i>)
		Roseate spoonbill (<i>Platalea ajaja</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tri-colored heron (<i>Egretta tricolor</i>)
		Everglades mink (<i>Neovison vison evergladensis</i>)
520*	Pond	American alligator (<i>Alligator mississippiensis</i>)
		Everglade snail kite (<i>Rostrhamus sociabilis plumbeus</i>)
		Limpkin (<i>Aramus guarana</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Reddish egret (<i>Egretta rufescens</i>)
		Roseate spoonbill (<i>Platalea ajaja</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tri-colored heron (<i>Egretta tricolor</i>)
		Everglades mink (<i>Neovison vison evergladensis</i>)
740*	Disturbed Land	N/A
7401*	Disturbed Land, Hydric	N/A
747*	Berm	N/A

*Habitat surveyed for the species noted, although not required per the LDC.

N/A – Not Applicable

The PSS for the Project was conducted on February 9, 2021 and September 27, 2022. A summary of weather conditions during the PSS is provided in Table 3.

Table 3. Summary of Weather Conditions for the Protected Species Survey

Day	Temperature (°Fahrenheit)	Wind (mph)	Cloud Cover (Percent)
February 9, 2021	Mid 60s to Low 70s	1-4 ESE	50-75
September 27, 2022	Low to Mid-70s	9-13 WSW	100

The survey utilized meandering pedestrian transects per the WilsonMiller, Inc. methodology. Visibility on the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, total length of transects walked, and percent coverage by habitat type is provided in Table 4. An aerial with approximate locations of walked transects and species locations is provided as Appendix B.

Table 4. Summary of Habitat Coverage

FLUCFCS Code	Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility ¹ (Feet)	Percent Coverage
110*	Single-Family, Low Density	2.95	643	50	50
112*	Old Mobile Home	0.44	192	25	50
211*	Improved Pasture	12.61	4,944	50	90
251*	Horse Farm	2.63	917	50	80
422*	Brazilian Pepper	0.69	301	25	50
439 E4*	Mixed Exotics (76-100% Exotics)	3.37	1,468	25	50
514*	Ditch	0.79	585	25	85
520*	Pond	0.39	289	25	85
740*	Disturbed Land	1.62	494	50	70
7401*	Disturbed Land, Hydric	0.81	247	50	70
747*	Berm	0.40	174	25	50

¹Average visibility to one side of transect.

*Habitat surveyed although not required by the LDC.

SURVEY RESULTS

A Lee County PSS was conducted on the Project on February 9, 2021 and September 27, 2022. No Lee County protected species or their sign (i.e., scat, tracks, burrows, etc.) were documented during the PSS. Although not listed as a protected species by Lee County, common wild pine (*Tillandsia fasciculata*) was documented in the southeastern portion of the Project site. Common wild pine is listed as an endangered species by the Florida Department of Agriculture and Consumer Services.

ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type. Separate calculations will be provided if more than one of the same protected species is observed within different habitat types. Please note that density estimates for wildlife species will only be provided for direct sightings.

The typical Lee County protected species abundance calculation is provided in Table 5. However, because no Lee County protected species were recorded during the PSS, abundance calculations were not performed. Table 6 summarizes the PSS findings.

Table 5. Lee County Protected Species Abundance Calculations

Protected Species Density: = $\{n(C)/[L (W_1+W_2)]\}$ (43,560 ft.²/ac)

Where n = number of individuals observed or active plus inactive gopher tortoise burrows
 L = length of transect
 W₁ = distance of visibility to the right of transect
 W₂ = distance of visibility to the left of transect
 C = gopher tortoise conversion factor (0.5)*

*Used only for gopher tortoise calculations. Conversion factor of 0.5 is the current standard utilized by the Florida Fish and Wildlife Conservation Commission.

Table 6. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles and Amphibians					
American alligator	514	85		X	
(<i>Alligator mississippiensis</i>)	520	85		X	
Birds					
Everglade snail kite	520	85		X	
(<i>Rostrhamus sociabilis plumbeus</i>)					
Florida sandhill crane	211	90		X	
(<i>Grus canadensis pratensis</i>)					
Limpkin	514	85		X	
(<i>Aramus guarauna</i>)	520	85		X	
Little blue heron	514	85		X	
(<i>Egretta caerulea</i>)	520	85		X	
Reddish egret	514	85		X	
(<i>Egretta rufescens</i>)	520	85		X	
Roseate spoonbill	514	85		X	
(<i>Ajaia ajaja</i>)	520	85		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Snowy egret (<i>Egretta thula</i>)	514	85		X	
	520	85		X	
Tri-colored heron (<i>Egretta tricolor</i>)	514	85		X	
	520	85		X	
	7401	70		X	
Mammals					
Everglades mink (<i>Neovison vison evergladensis</i>)	514	85		X	
	520	85		X	
Florida panther (<i>Puma concolor coryi</i>)	211	90		X	

MANAGEMENT PLAN

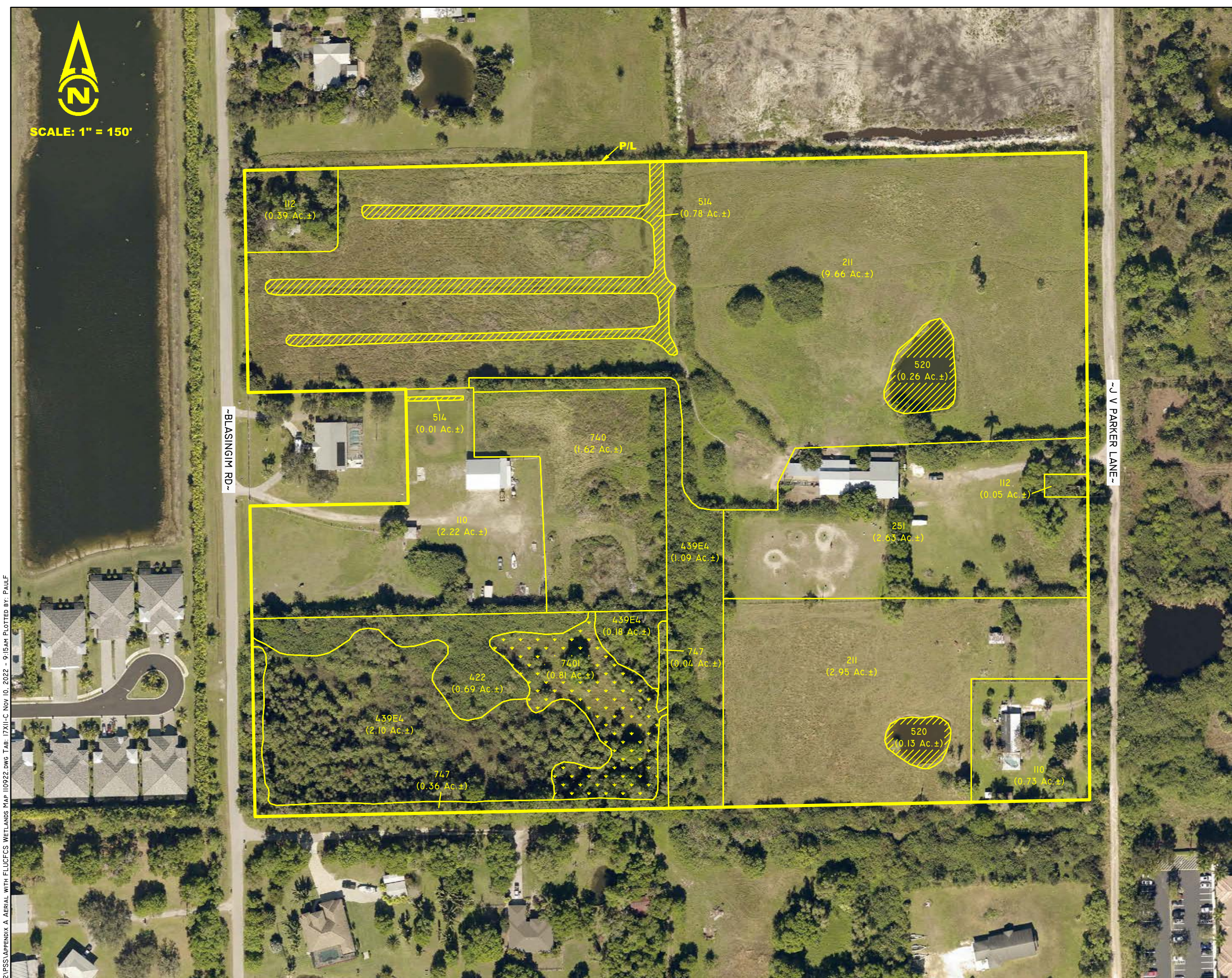
A management plan is not required since no Lee County protected species were observed on the Project site.

REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System (FLUCFCS). Procedure No. 550-010-001-a. Third Edition.

APPENDIX A

AERIAL WITH FLUCFCS AND WETLANDS MAP



LEGEND:

WETLANDS
(0.81 Ac.±)

"OTHER SURFACE WATERS"
(1.18 Ac.±)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
110	SINGLE-FAMILY, LOW DENSITY	2.95 Ac.±	11.0%
112	OLD MOBILE HOME	0.44 Ac.±	1.6%
211	IMPROVED PASTURE	12.61 Ac.±	47.2%
251	HORSE FARM	2.63 Ac.±	9.9%
422	BRAZILIAN PEPPER	0.69 Ac.±	2.6%
439 E4	MIXED EXOTICS (76-100% EXOTICS)	3.37 Ac.±	12.6%
514	DITCH	0.79 Ac.±	3.0%
520	POND	0.39 Ac.±	1.5%
740	DISTURBED LAND	1.62 Ac.±	6.1%
7401	DISTURBED LAND, HYDRIC	0.81 Ac.±	3.0%
747	BERM	0.40 Ac.±	1.5%
TOTAL		26.70 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2022.

PROPERTY BOUNDARY PER DELISI FITZGERALD DRAWING NO. 21568-PARKER-LANE-MCP-BNDY-2022-II-09.DWG DATED NOVEMBER 9, 2022.

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

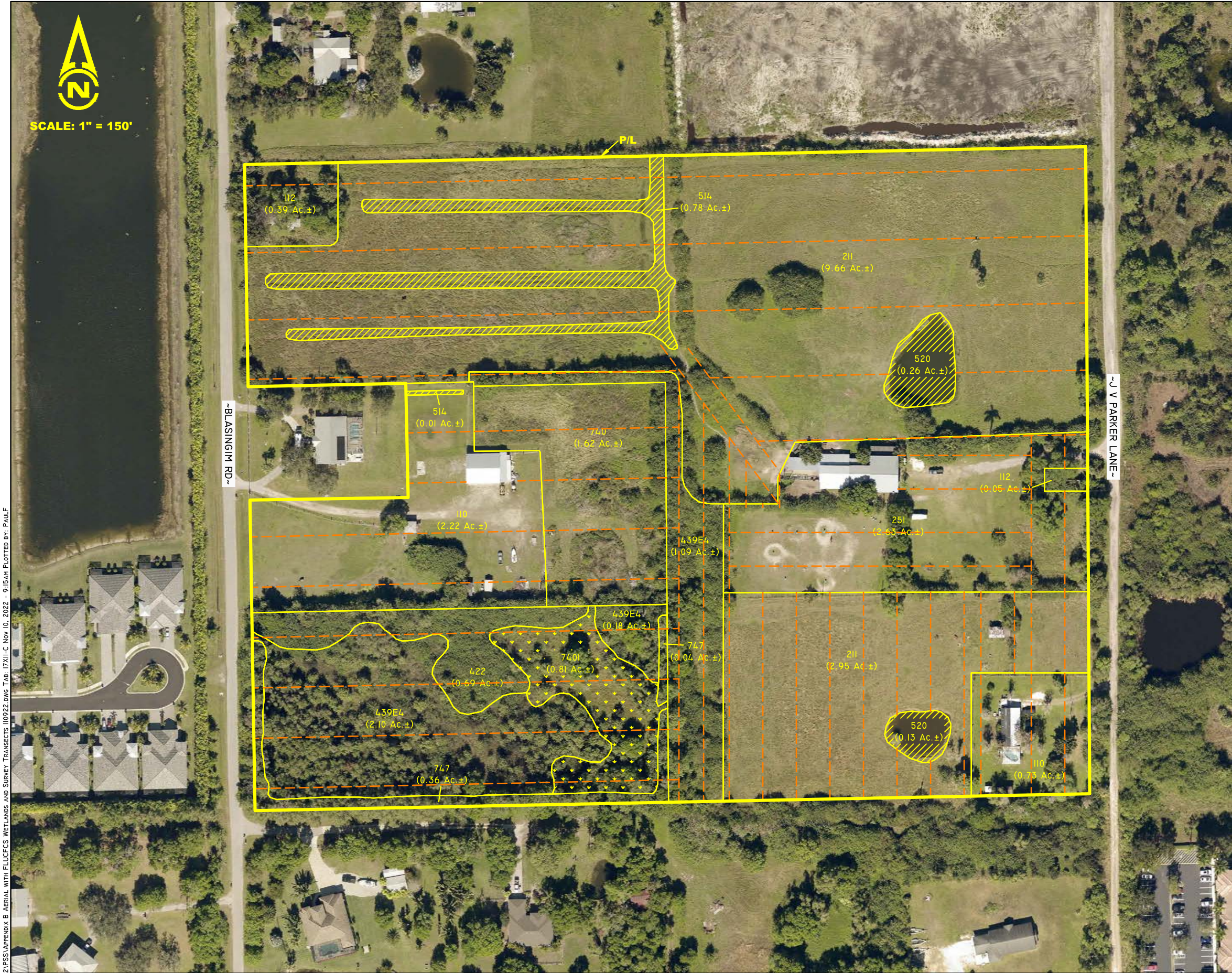
FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PARKER LANE OSW LIMITS WERE FIELD REVIEWED AND APPROVED BY SFWMD STAFF ON JUNE 2, 2021.

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

REVISIONS	DATE	DRAWN BY T.S., P.F.	DATE 10/17/22	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069		PRATT'S PRESERVE AERIAL WITH FLUCFCS AND WETLANDS MAP	DRAWING No. 22LLL3872
Revised property boundary	10/25/22	DESIGNED BY B.T.	DATE 10/17/22				SHEET No.
Revised property boundary	11/9/22	REVIEWED BY S.J.	DATE 10/17/22				APPENDIX A

J:\2022\22LLL3872\2022 PSS\APPENDIX A AERIAL WITH FLUCFCS WETLANDS MAP 110922.DWG TAB: 17X11-C NOV 10, 2022 - 9:15AM PLOTTED BY: PAULF



LEGEND:

WETLANDS
(0.81 Ac.±)

"OTHER SURFACE WATERS"
(1.18 Ac.±)

APPROXIMATE LOCATION OF WALKED
TRANSECTS

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
110	SINGLE-FAMILY, LOW DENSITY	2.95 Ac.±	11.0%
112	OLD MOBILE HOME	0.44 Ac.±	1.6%
211	IMPROVED PASTURE	12.61 Ac.±	47.2%
251	HORSE FARM	2.63 Ac.±	9.9%
422	BRAZILIAN PEPPER	0.69 Ac.±	2.6%
439 E4	MIXED EXOTICS (76-100% EXOTICS)	3.37 Ac.±	12.6%
514	DITCH	0.79 Ac.±	3.0%
520	POND	0.39 Ac.±	1.5%
740	DISTURBED LAND	1.62 Ac.±	6.1%
7401	DISTURBED LAND, HYDRIC	0.81 Ac.±	3.0%
747	BERM	0.40 Ac.±	1.5%
TOTAL		26.70 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2022.

PROPERTY BOUNDARY PER DELISI FITZGERALD DRAWING No. 21568-PARKER-LANE-MCP-BNDY-2022-II-09.DWG DATED NOVEMBER 9, 2022.

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

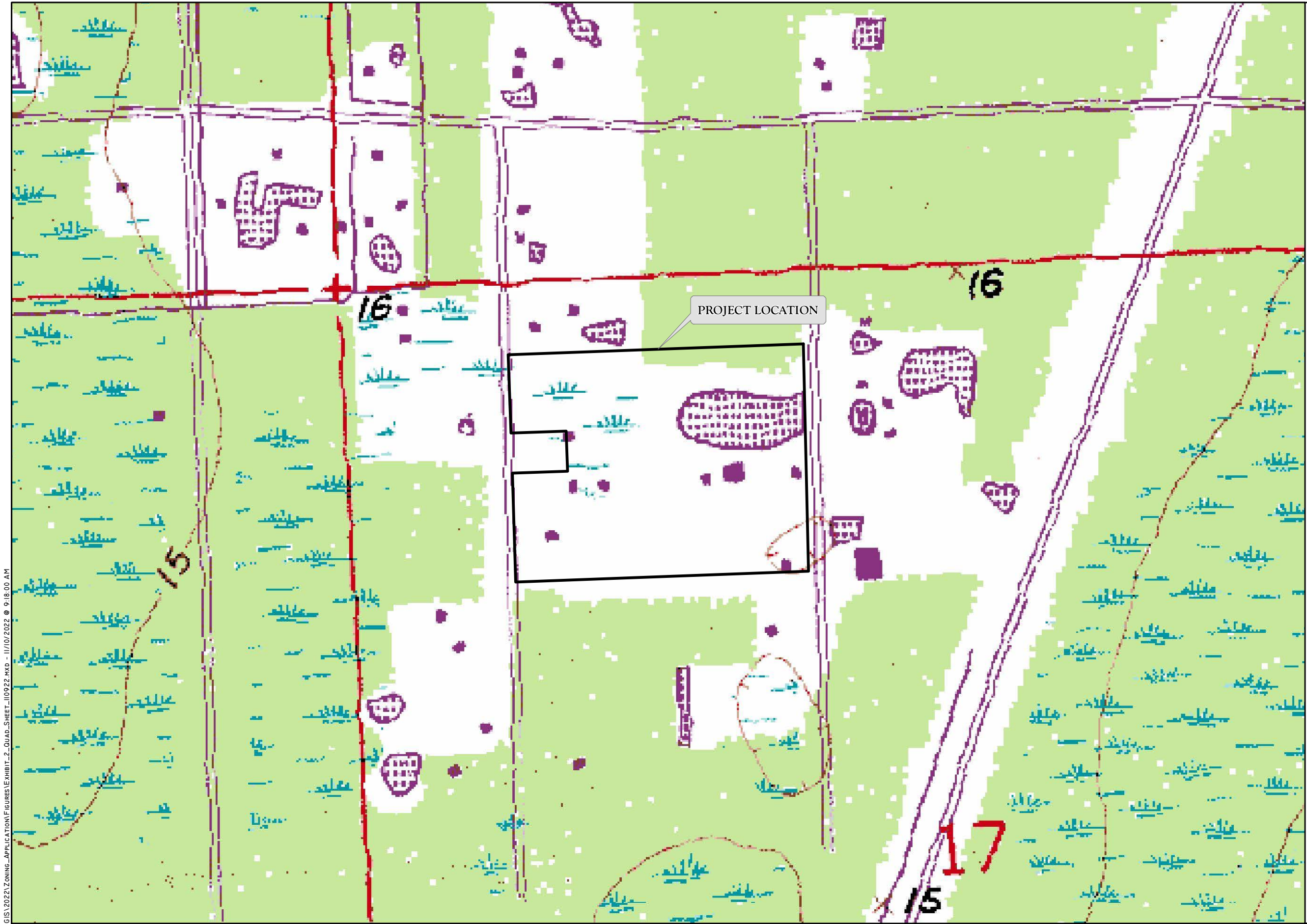
FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PARKER LANE OSW LIMITS WERE FIELD REVIEWED AND APPROVED BY SFWMD STAFF ON JUNE 2, 2021.

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

J:\2022\22LL3872\2022 PSS\APPENDIX B AERIAL WITH FLUCFCS WETLANDS AND SURVEY TRANSECTS 110922.DWG Tab: 17XII-C Nov 10, 2022 - 9:15AM PLOTTED BY: PAULF

REVISIONS	DATE	DRAWN BY T.S., P.F.	DATE 10/17/22	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069		PRATT'S PRESERVE AERIAL WITH FLUCFCS, WETLANDS, AND SURVEY TRANSECTS	DRAWING No. 22LLL3872
Revised property boundary	10/25/22	DESIGNED BY B.T.	DATE 10/17/22				SHEET No.
Revised property boundary	11/9/22	REVIEWED BY S.J.	DATE 10/17/22				APPENDIX B



LEGEND

 PRATT'S PRESERVE

Compass rose showing North (N), South (S), East (E), and West (W).

Scale bar: 0 200 400 Feet

NOTES:

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

PROPERTY BOUNDARY PER DELISI FITZGERALD DRAWING No. 21568-PARKER-LANE-MCP-BNDY-2022-II-09.DWG DATED NOVEMBER 9, 2022.

J:\2022\22LL3872\GIS\2022\ZONING_APPLICATION\FIGURES\EXHIBIT_2_QUAD_SHEET_110922.MXD - 11/10/2022 @ 9:18:00 AM

REVISIONS		DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Fort Myers, Florida 33912 Phone (239) 274-0067 Fax (239) 274-0069	 PASSARELLA & ASSOCIATES INC.	PRATT'S PRESERVE QUAD SHEET		DRAWING No.
Revised property boundary		10/25/22	P.F.	10/17/22					22LLL3872
Revised property boundary		11/9/22	B.T.	10/17/22					SHEET No.
			S.J.	10/17/22					EXHIBIT 2

J:\2022\22LLL3872\GIS\2022\Zoning_Application\Figures\EXHIBIT 4 - Soils_Map_110922.mxd - 11/10/2022 @ 9:19:11 AM



LEGEND

PRATT'S PRESERVE

SOILS

0100200
Feet

Soil Unit	Description
119	Malabar fine sand-Urban land complex, 0 to 2 percent slopes
125	Oldsmar sand-Urban land, 0 to 2 percent slopes

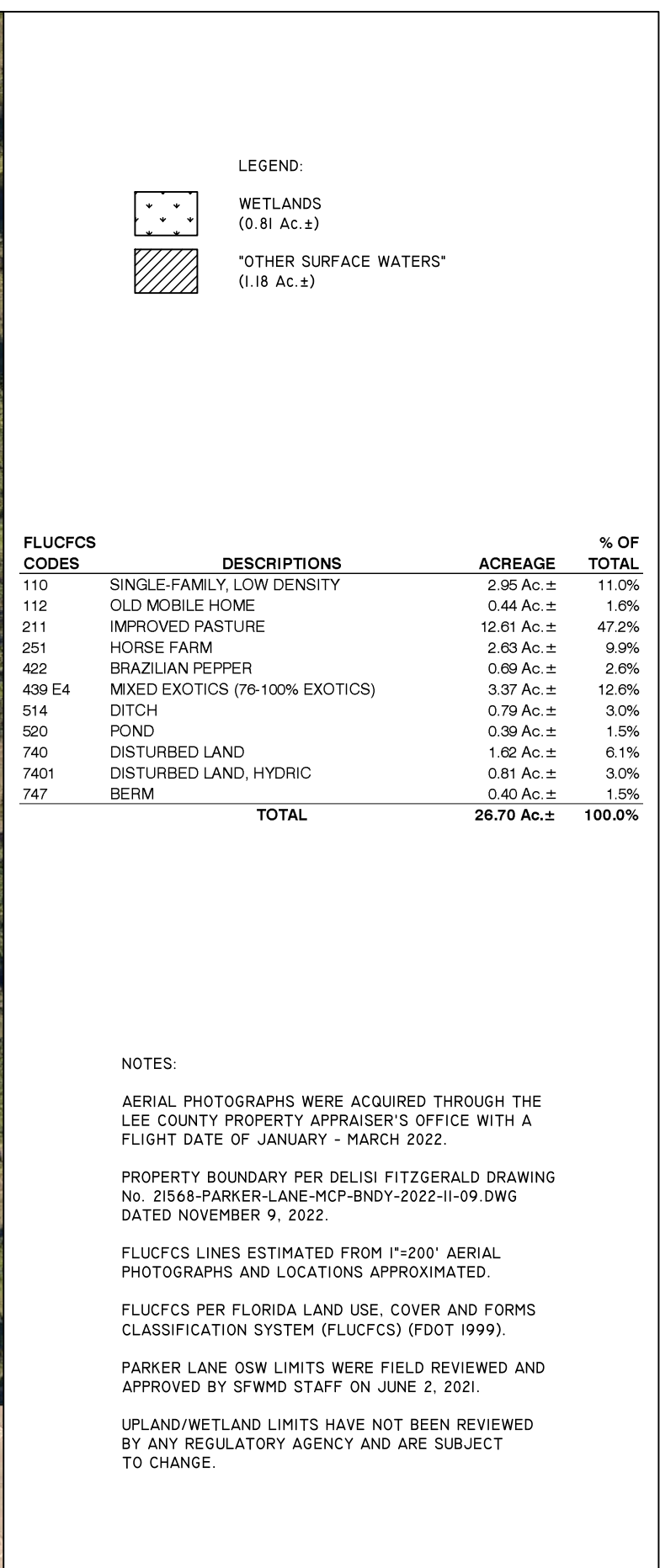
NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2022.

PROPERTY BOUNDARY PER DELISI FITZGERALD DRAWING No. 21568-PARKER-LANE-MCP-BNDY-2022-II-09.DWG DATED NOVEMBER 9, 2022.

SOILS MAPPING WAS ACQUIRED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE WEBSITE OCTOBER 2022.

REVISIONS		DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Fort Myers, Florida 33912 Phone (239) 274-0067 Fax (239) 274-0069		PRATT'S PRESERVE SOILS MAP		DRAWING No. 22LLL3872	
Revised property boundary		10/25/22	P.F.	10/17/22					SHEET No. EXHIBIT 4	
Revised property boundary		11/9/22	B.T.	10/17/22						
			REVIEWED BY	DATE						
			S.J.	10/17/22						



REVISED	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	 PASSARELLA & ASSOCIATES INC.	PRATT'S PRESERVE AERIAL WITH FLUCFCS AND WETLANDS MAP	DRAWING No.
Revised property boundary	10/25/22	T.S., P.F.	10/17/22				22LLL3872
Revised property boundary	11/9/22	B.T.	10/17/22				SHEET No.
		S.J.	10/17/22				



John E. Manning
District One

August 25, 2020

Via E-Mail

Cecil L Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Drew Fitzgerald, P.E.
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

RE: **Potable Water and Wastewater Availability**
JV Parker Lane Residential Subdivision, 12091 Blasingim Road
STRAP # 17-45-25-01-00000.0100

Dear Mr. Fitzgerald:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 74 single family residential units with an estimated flow demand of approximately 18,500 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

Sanitary sewer service will be provided by the City of Ft Myers South 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

JV Parker Lane - Letter.Docx

August 25, 2020

Page 2

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 Due Diligenceonly. 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



John E. Manning
District One

March 29, 2021

Via E-Mail

Cecil L. Pendergrass
District Two

Drew Fitzgerald

Raymond Sandelli
District Three

DeLisi Fitzgerald

Brian Hamman
District Four

1605 Hendry Street

Fort Myers, FL 33901

Frank Mann
District Five

RE: **Potable Water and Wastewater Availability**

Roger Desjarlais
County Manager

JV Park Lane Residential Subdivision STRAP # - 17-45-25-01-00000.0120

Richard Wm Wesch
County Attorney

Dear Mr. Fitzgerald:

Donna Marie Collins
*County Chief
Hearing Examiner*

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation in the area. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 19 single family residential units with an estimated flow demand of approximately 4,750 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 Corkscrew Water Treatment Plant.

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

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

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

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

JV Park Lane Residential Subdivision - Letter.Docx

March 29, 2021

Page 2

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Due Diligence 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

**BOARD OF COUNTY COMMISSIONERS**

John E. Manning
District One

December 22, 2021

Via E-Mail

Cecil L. Pendergrass
District Two

Drew Fitzgerald

Raymond Sandelli
District Three

DeLisi Fitzgerald, Inc.

Brian Hamman
District Four

1605 Hendry Street

Fort Myers, FL 33901

Frank Mann
District Five

RE: Potable Water and Wastewater Availability

Roger Desjarlais
County Manager

JV Park Lane Residential Subdivision

STRAP # 17-45-25-01-00000.0110

Richard Wm Wesch
County Attorney

Dear Mr. Fitzgerald:

Donna Marie Collins
*County Chief
Hearing Examiner*

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 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 system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 18 single family residential units with an estimated flow demand of approximately 4500 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 Corkscrew Water Treatment Plant.

Sanitary sewer service will be provided by the City of Ft Myers South 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

JV Park Lane Residential Subdivision - Letter.Docx

December 22, 2021

Page 2

approval of all State and local regulatory agencies.

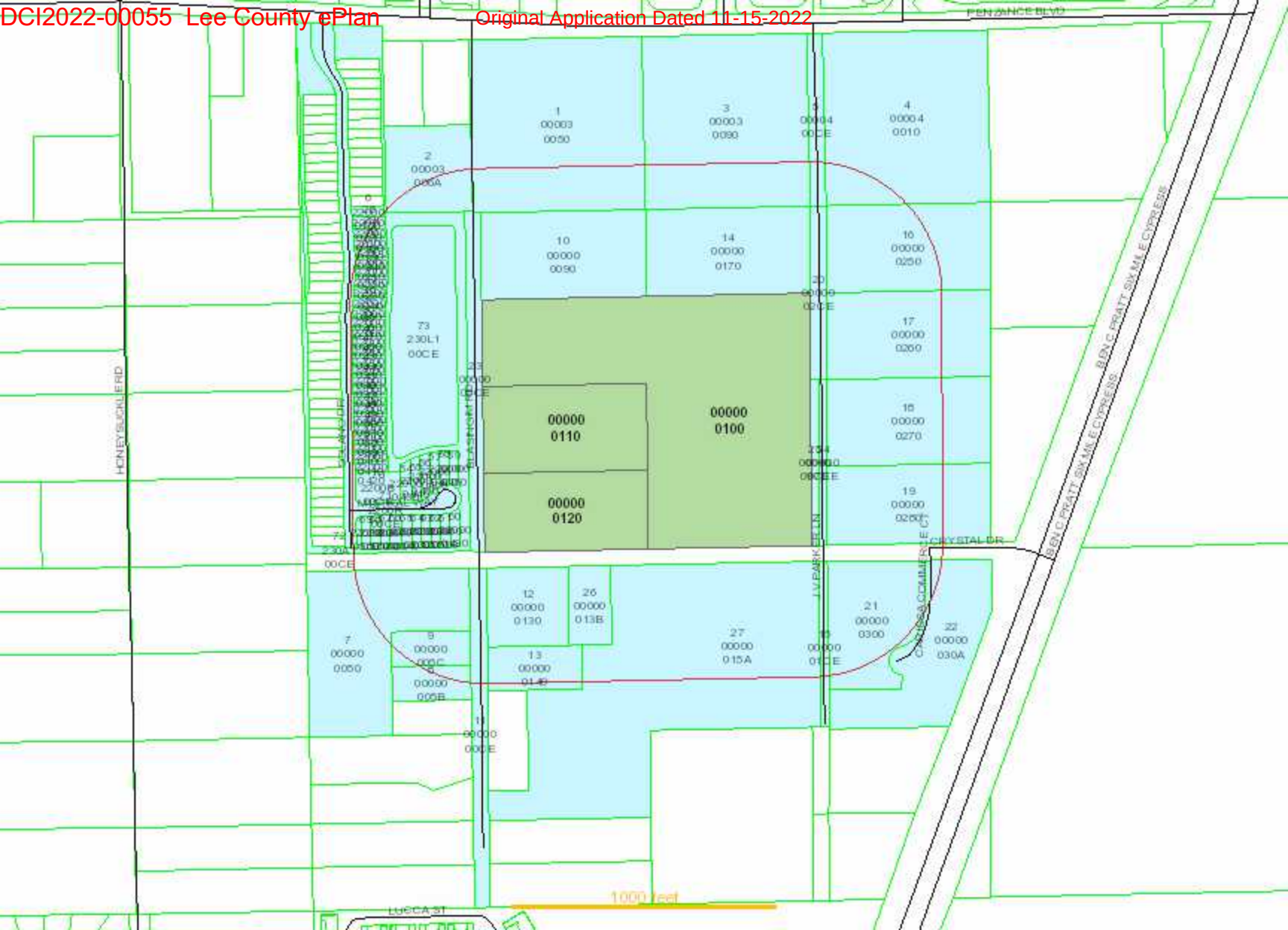
Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Due Diligence only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING



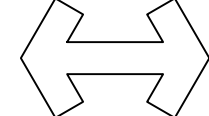
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FolioId	STRAP	OwnerName	OwnerName2	MailAddress	MailCity	MailState MailZip
10256921	17-45-25-01-00000.0100	LENNAR HOMES LLC		10481 6 MILE CYPRESS PKWY	FORT MYERS	FL 33966
10256922	17-45-25-01-00000.0110	LENNAR HOMES LLC		10481 6 MILE CYPRESS PKWY	FORT MYERS	FL 33966
10256923	17-45-25-01-00000.0120	FREEMAN MARK TR		3350 N KEY DR # 102A	NORTH FORT MYERS	FL 33903
10585557	08-45-25-00-00003.0050	TEG TOWNHOMES ON PENZANCE L		365 RTE 59 STE 110	AIRMONT	NY 10952
10588248	08-45-25-00-00003.006A	RICHARDS DAVID A + KELLY P		11950 BLASINGIM RD	FORT MYERS	FL 33966
10255859	08-45-25-00-00003.0090	CORAL WO INCORE RESIDENTIAL		PO BOX 60195	FORT MYERS	FL 33906
10255864	08-45-25-00-00004.0010	CORAL RO INCORE RESIDENTIAL		PO BOX 60195	FORT MYERS	FL 33906
10548544	08-45-25-00-00004.00CE	PARKER LANE DEVELOPMENTS LLC		3800 STEELES AVE WEST STE 400W	WOODBIDGE	ON L4L 4G9
10586154	08-45-25-L4-22000.0160	NOE MICHAEL J & ROBIN L		11660 SOLANO DR	FORT MYERS	FL 33966
10256915	17-45-25-01-00000.0050	BLASINGIM CLYDE B		12270 BLASINGIM RD	FORT MYERS	FL 33966
10256917	17-45-25-01-00000.005B	BLASINGIM ROBERT K &		12340 BLASINGIM RD	FORT MYERS	FL 33966
10440327	17-45-25-01-00000.005C	STOUFFER TAMRON		12320 BLASINGIM RD	FORT MYERS	FL 33966
10256920	17-45-25-01-00000.0090	VIXLER DEVIN NELSON		12031 BLASINGIM RD	FORT MYERS	FL 33966
10585562	17-45-25-01-00000.00CE	BLASINGIM ROAD PROPERTY LLC		5800 LAKEWOOD RANCH BLVD NORTH	SARASOTA	FL 34240
10256924	17-45-25-01-00000.0130	FOUST CHRISTOPHER &		4306 KERNEL CIR	FORT MYERS	FL 33916
10588775	17-45-25-01-00000.0140	TRASK KENNETH E & KAREN E		12345 BLASINGIM RD	FORT MYERS	FL 33966
10256928	17-45-25-01-00000.0170	KASIREDDY HEMAPRASAD R		7503 SIKI DEER WAY	FORT MYERS	FL 33916
10548541	17-45-25-01-00000.01CE	CRYSTAL SIX MILE PARTNERS LLC		PO BOX 07067	FORT MYERS	FL 33919
10256932	17-45-25-01-00000.0250	PARKER LANE DEVELOPMENTS LLC		3800 STEELES AVE W	WOODBIDGE	ON L4L 4G9
10256933	17-45-25-01-00000.0260	PARKER LANE DEVELOPMENTS LLC		3800 STEELES AVE W	WOODBIDGE	ON L4L 4G9
10256934	17-45-25-01-00000.0270	FORT MYERS APARTMENT RESIDEN		1545 PEACHTREE ST STE 260	ATLANTA	GA 30309
10256935	17-45-25-01-00000.0280	FORT MYERS APARTMENT RESIDEN		1545 PEACHTREE ST STE 260	ATLANTA	GA 30309
10548542	17-45-25-01-00000.02CE	PARKER LANE DEVELOPMENT LLC		3800 STEELES AVE W	WOODBIDGE	ON L4L 4G9
10611272	17-45-25-01-00000.0300	BLING BLING PROPERTIES		3700 S TAMIAMI TRL	SARASOTA	FL 34239
10611273	17-45-25-01-00000.030A	CRYSTAL SIX MILE PARTNERS LLC		PO BOX 07067	FORT MYERS	FL 33919
10585563	17-45-25-01-00000.05CE	BLASINGIM ROAD PROPERTY LLC		5800 LAKEWOOD RANCH BLVD NORTH	SARASOTA	FL 34240
10585564	17-45-25-01-00000.07CE	FORT MYERS APARTMENT RESIDEN		1545 PEACHTREE ST STE 260	ATLANTA	GA 30309
10585565	17-45-25-01-00000.09CE	PARKER LANE DEVELOPMENT LLC		3800 STEELES AVE W	WOODBIDGE	ON L4L 4G9
10612341	17-45-25-L1-00000.013B	TRASK KENNETH E & KAREN E		12345 BLASINGIM RD	FORT MYERS	FL 33966
10614801	17-45-25-L1-00000.015A	GCD ENVIO CYPRESS PROPERTIES L		3411 SILVERSIDE RD	WILMINGTON	DE 19810
10586171	17-45-25-L1-22000.0170	STANLEY RITA MAVIS		11664 SOLANO DR	FORT MYERS	FL 33966
10586172	17-45-25-L1-22000.0180	ST OURS SHIRLEY C TR		11668 SOLANO DR	FORT MYERS	FL 33966
10586173	17-45-25-L1-22000.0190	WIRZ RICHARD R & PATRICIA A		110 VILLAGE DRIVE	WASHINGTON	IL 61571
10586174	17-45-25-L1-22000.0200	MERGI DONALD J & DEBORAH S		11676 SOLANO DR	FORT MYERS	FL 33966
10586175	17-45-25-L1-22000.0210	KLINE BRIAN L &		11680 SOLANO DR	FORT MYERS	FL 33966

10586176	17-45-25-L1-22000.0220	TUCKNER RONALD FRANCIS &	11684 SOLANO DR	FORT MYERS	FL	33966
10586177	17-45-25-L1-22000.0230	BREFFLE HAROLD WALTER &	11688 SOLANO DR	FORT MYERS	FL	33966
10586178	17-45-25-L1-22000.0240	FORTE ROCCO STEVENS &	11692 SOLANO DR	FORT MYERS	FL	33966
10586179	17-45-25-L1-22000.0250	FRANTA STEPHEN J & JEANE L	11696 SOLANO DR	FORT MYERS	FL	33966
10586180	17-45-25-L1-22000.0260	ALEXANDER ALEXANDRO JR &	11700 SOLANO DR	FORT MYERS	FL	33966
10586181	17-45-25-L1-22000.0270	HASKINS KATHERINE NEIS &	1132 CLAYTON AVE	FEASTERVILLE TREVOS	PA	19053
10586182	17-45-25-L1-22000.0280	DAVIS BETSY L TR	11708 SOLANO DR	FORT MYERS	FL	33966
10586183	17-45-25-L1-22000.0290	JERWERS DUSTIN LEE &	11712 SOLANO DR	FORT MYERS	FL	33966
10586184	17-45-25-L1-22000.0300	VIRTUE EDWARD III &	11716 SOLANO DR	FORT MYERS	FL	33966
10586185	17-45-25-L1-22000.0310	CULP CHARLES R JR &	11720 SOLANO DR	FORT MYERS	FL	33966
10586186	17-45-25-L1-22000.0320	CAWLEY STEVEN RANDAL &	11724 SOLANO DR	FORT MYERS	FL	33966
10586187	17-45-25-L1-22000.0330	SEVIK STEVEN P TR	11728 SOLANO DR	FORT MYERS	FL	33966
10586188	17-45-25-L1-22000.0340	RILEY ROXANNE T L/E	11732 SOLANO DR	FORT MYERS	FL	33966
10586189	17-45-25-L1-22000.0350	WEILAND JANESEA R & JOHN D	11736 SOLANO DR	FORT MYERS	FL	33966
10586190	17-45-25-L1-22000.0360	BAKER KATHRYN T	11740 SOLANO DR	FORT MYERS	FL	33966
10586191	17-45-25-L1-22000.0370	DOVIN WAYNE R TR	11744 SOLANO DR	FORT MYERS	FL	33966
10586192	17-45-25-L1-22000.0380	WORTHYLAKE JOHN C &	11748 SOLANO DR	FORT MYERS	FL	33966
10586193	17-45-25-L1-22000.0390	LEMKE GRANT ARNOLD TR	215 PLEASANT ST	OCONOMOWOC	WI	53066
10586194	17-45-25-L1-22000.0400	BERGIN JAMES E &	19156 INNDAL CT	LAKEVILLE	MN	55044
10586195	17-45-25-L1-22000.0410	THOMANN TOBY & JOLYN	2408 FENCELINE DR	JACKSON	WI	53037
10586196	17-45-25-L1-22000.0420	DIRUTIGLIANO PAULA M L/E	11764 SOLANO DR	FORT MYERS	FL	33966
10586197	17-45-25-L1-22000.0430	ISRAEL-CVIK JELIN +	7015 MISTRAL WAY	FORT MYERS	FL	33966
10586198	17-45-25-L1-22000.0440	CONATY JAMES D TR	7019 MISTRAL WAY	FORT MYERS	FL	33966
10586199	17-45-25-L1-22000.0450	MCCLELLAND JAMES B	7023 MISTRAL WAY	FORT MYERS	FL	33966
10586200	17-45-25-L1-22000.0460	REVOREDO VICTOR MANUEL &	7027 MISTRAL WAY	FORT MYERS	FL	33966
10586201	17-45-25-L1-22000.0470	OUELLETTE KIM V	7031 MISTRAL WAY	FORT MYERS	FL	33966
10586202	17-45-25-L1-22000.0480	MOORE JOAN T TR	7035 MISTRAL WAY	FORT MYERS	FL	33966
10586203	17-45-25-L1-22000.0490	BRAY TRENA C TR	945 WOODSEGE DR	ERLANGER	KY	41018
10586204	17-45-25-L1-22000.0500	EVERAERT THOMAS R	7032 MISTRAL WAY	FORT MYERS	FL	33966
10586205	17-45-25-L1-22000.0510	BILMES ANYA & ALAN	7028 MISTRAL WAY	FORT MYERS	FL	33966
10586206	17-45-25-L1-22000.0520	MOREY HARTLEY DOW & ANNE G	7024 MISTRAL WAY	FORT MYERS	FL	33966
10586207	17-45-25-L1-22000.0530	SCHLENKER KENNETH M TR	8705 WESTWOOD OAKS PL	FORT MYERS	FL	33908
10586208	17-45-25-L1-22000.0540	HERSHFIELD KAREN DENISE	7016 MISTRAL WAY	FORT MYERS	FL	33966
10586209	17-45-25-L1-22000.0550	WELLING JON & LINDA GAIL	7012 MISTRAL WAY	FORT MYERS	FL	33966
10586210	17-45-25-L1-22000.0560	BESWICK CRAIG +	7008 MISTRAL WAY	FORT MYERS	FL	33966
10586211	17-45-25-L1-22000.0570	BARR MEGAN ELIZABETH	7004 MISTRAL WAY	FORT MYERS	FL	33966
10586212	17-45-25-L1-22000.0580	KRAMER DAVID +	7000 MISTRAL WAY	FORT MYERS	FL	33966

10586248	17-45-25-L1-2200B.00CE	WINDSONG NEIGHBORHOOD ASSO 27180 BAY LANDING DR	BONITA SPRINGS	FL	34135
10586250	17-45-25-L1-2200R.00CE	WINDSONG NEIGHBORHOOD ASSO 27180 BAY LANDING DR	BONITA SPRINGS	FL	34135
10591489	17-45-25-L1-230A1.00CE	WINDSONG NEIGHBORHOOD ASSO 27180 BAY LANDING DR	BONITA SPRINGS	FL	34135
10591490	17-45-25-L1-230L1.00CE	WINDSONG NEIGHBORHOOD ASSO 27180 BAY LANDING DR	BONITA SPRINGS	FL	34135

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LEGEND

 POINT OF INGRESS / EGRESS

 LAKE

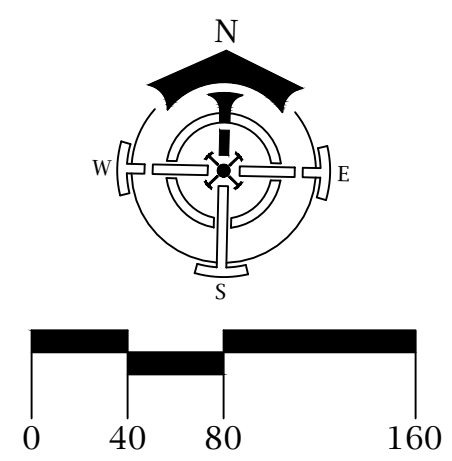
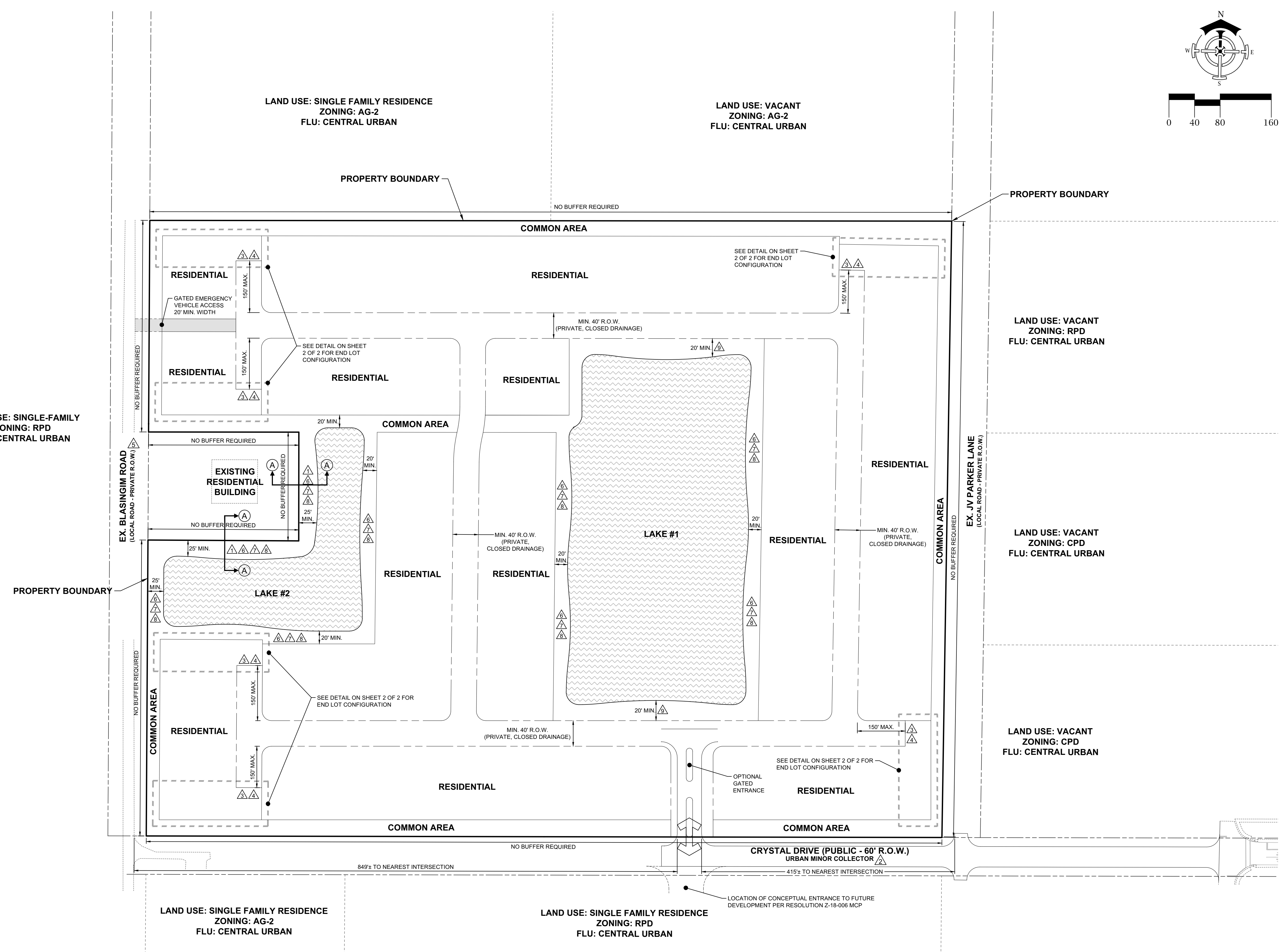
 DEVIATION LOCATION

RESIDENTIAL DEVELOPMENT PROGRAM

USE	INTENSITY
SINGLE FAMILY RESIDENTIAL	135 UNITS

OPEN SPACE SUMMARY

CATEGORY	AREA	PERCENTAGE
TOTAL PROJECT AREA	26.71 AC.	100%
OPEN SPACE REQUIRED	10.68 AC.	40%
OPEN SPACE PROVIDED		
LAKE (25% OF TOTAL)	2.67 AC.	25.0%
BUFFER / COMMON AREA	4.21 AC.	39.4%
LOT AREA (30% MIN.)	3.80 AC.	35.6%
OPEN SPACE PROVIDED	10.68 AC.	100.0%



DELISI FITZGERALD, INC.
Planning - Engineering - Project Management
a Division of RESPEC Company LLC

1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax

Florida
Registry License
Number 33253

PARKER LANE RPD

OWNER / DEVELOPER:
LENNAR
1408 E. STATE STREET, SUITE 300
FORT MYERS, FL 33901
(239) 278-1177

PROJECT:

PLAN REVISIONS	DESCRIPTION	DATE
#		

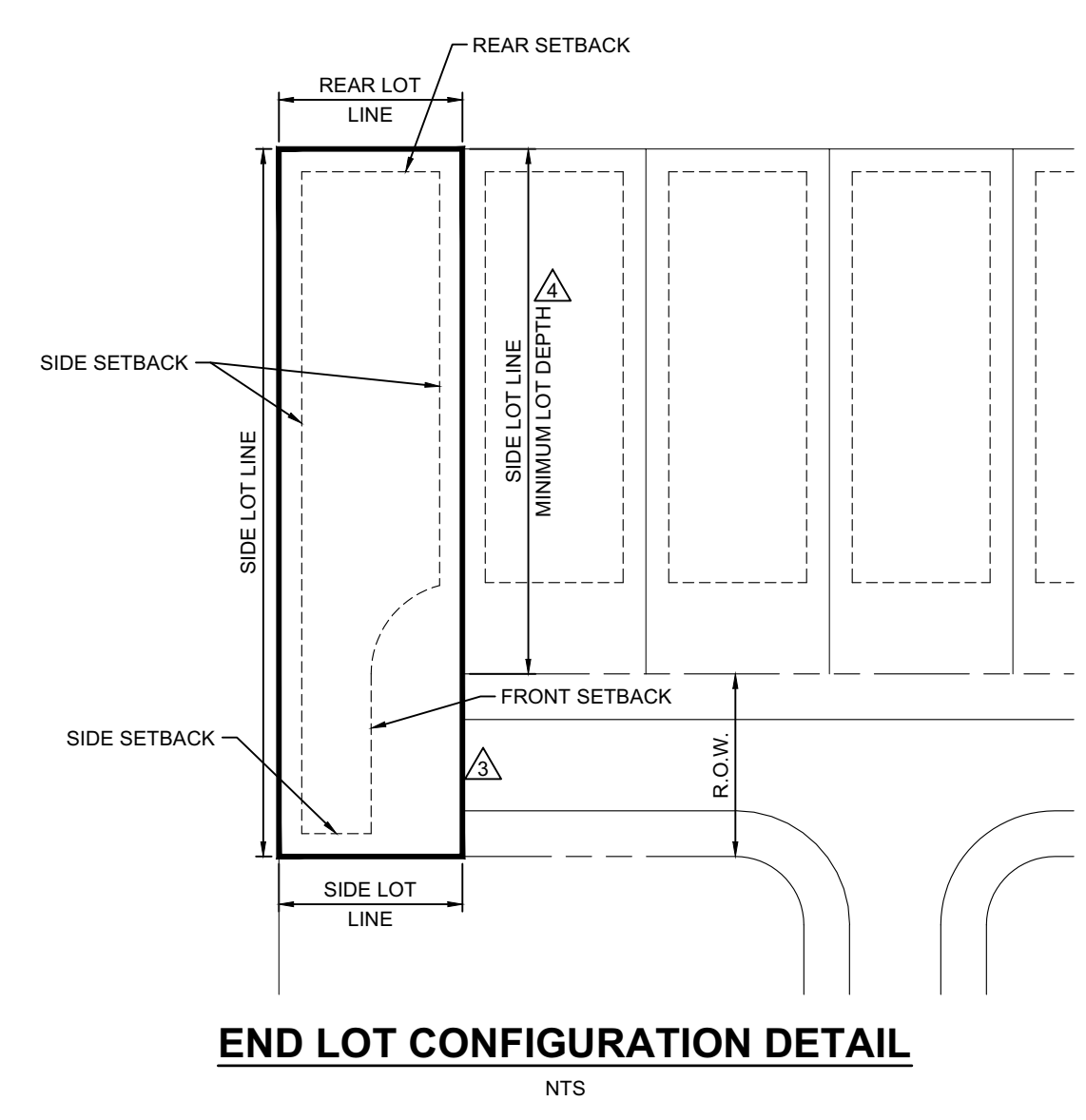
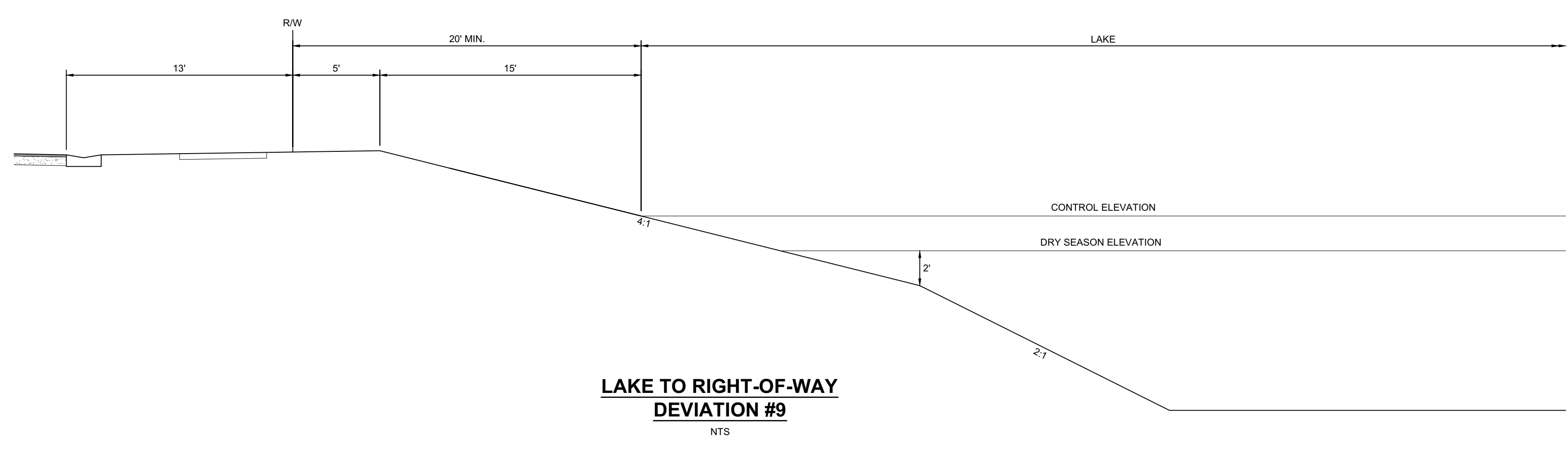
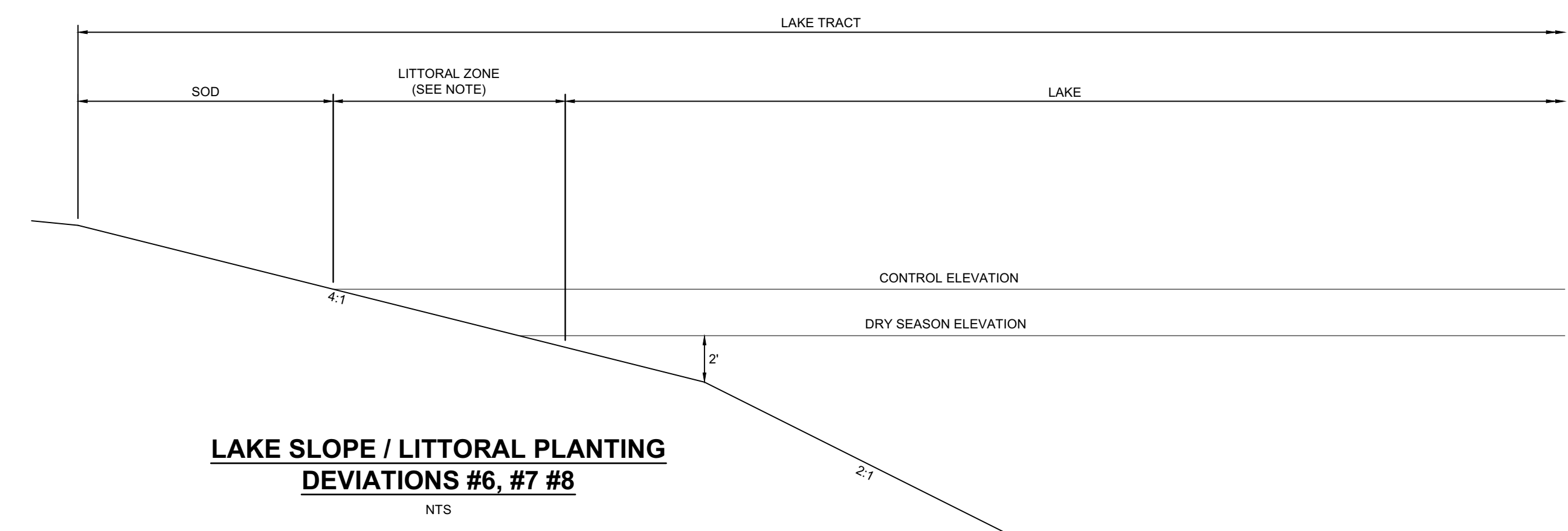
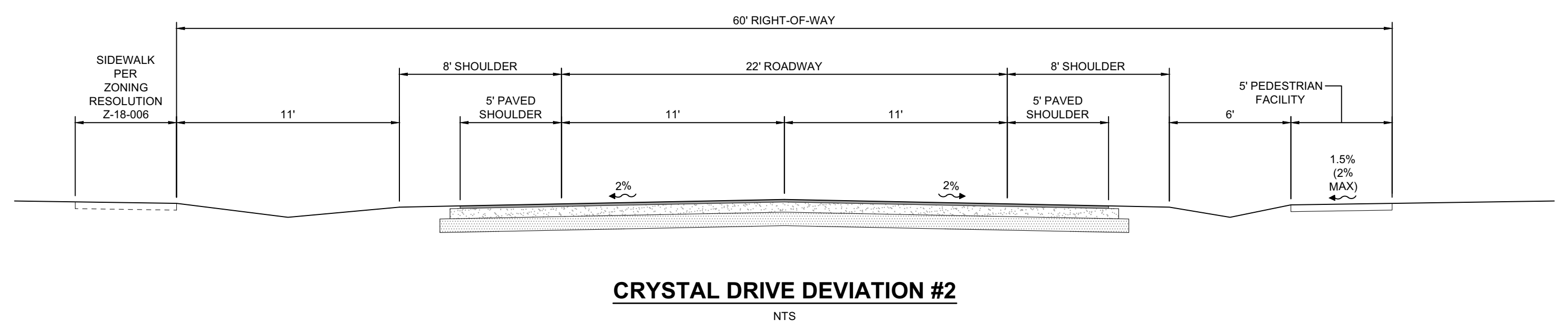
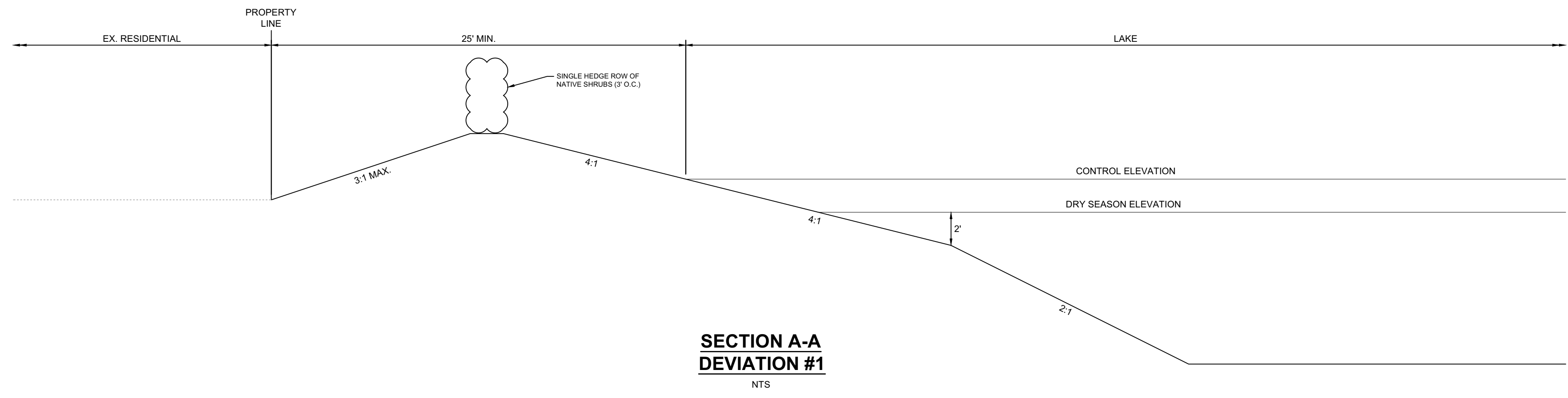
MASTER CONCEPT PLAN

Project Manager: ADF
Drawn By: CAS
Checked By: ADF
Project Number: 21568
Located in Section(s): 17
Township: 45 S Range: 25 E
County, State: LEE COUNTY, FL

Status:

Sheet Number: 1 of 2

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DELISI FITZGERALD, INC.
Planning - Engineering - Project Management
a Division of RESPEC Company LLC

1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax

Florida
Registry License
Number 33253

OWNER / DEVELOPER:
LENNAR
1408 S. PARKER LANE, SUITE 200
FORT MYERS, FL 33901
(239) 278-2177

PROJECT:
PARKER LANE RPD

PLAN REVISIONS	
#	DATE

MASTER CONCEPT PLAN
DETAILS

Project Manager: ADF
Drawn By: CAS
Checked By: ADF
Project Number: 21568
Located in Section(s): 17
Township: 45 S | Range: 25 E
County, State: LEE COUNTY, FL

Status:

Sheet Number: 2 of 2