



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Oriole Alico West, MPD

Request: Rezone from: AG-2 To: MPD

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:

Rezone ± 30.65-acres from Agricultural (AG-2) to Mixed Planned Development (MPD) to allow 350,000 SF of commercial, retail and industrial uses. The project is located at the northwest corner of Alico Road and Oriole Rd

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Quattrone & Associates, Inc

Address: 4301 Veronica Shoemaker Blvd

City, State, Zip: Fort Myers, FL 33916

Phone Number: 239-936-5222

E-mail Address: permits@qainc.net

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: _____

Contact Person: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

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: Alan C Freeman

Address: 28120 Hunters Ridge Blvd #5

City, State, Zip: Bonita Springs, FL 34135

Phone Number: 239-267-8888

Email: fregroup@aol.com

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): 10/04/2022

**PART 3
PROPERTY INFORMATION**

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

04-46-25-L3-00003.0020

B. Street Address of Property: Access Undetermined

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: 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: Vacant

2. Intended uses of property are: Mixed-Use Development

G. Future Land Use Classification (Lee Plan):

Industrial Development	<u>30.65</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>±1282</u>	Feet		
2. Depth (average if irregular parcel):	<u>±1035</u>	Feet		
3. Total area:	<u>30.65</u>	Acres or square feet		
4. Frontage on road or street:	<u>±1272</u>	Feet on	<u>Alico Road</u>	Street
2 nd Frontage on road or street:	<u>±780</u>	Feet on	<u>Oriole Road</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>30.65</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>3.12</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>3.12</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0.950</u>	Acres
4. Non-residential use areas ^{(1) (2)}			Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>27.53</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		<u>0</u>	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			Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands			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)

0 **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: _____

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	_____ x _____	equals	_____
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	c. Total impacted wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	d. Total Allowed Standard Units ⁽¹⁾			_____
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			_____
	b. Transferrable Dwelling Units			_____
	c. Sub-total			_____
3.	Total Permitted Units ⁽¹⁾			_____

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**

		Height	Total Floor Area (Square Feet)
A. Commercial			
1. Medical		65'	TBD
2. General Office		65'	TBD
3. Retail		65'	TBD
4. Other: _____			
5. TOTAL FLOOR AREA			Min 30,000 Max 320,000
		Height	Total Floor Area (Square Feet)
B. Industrial			
1. Under Roof		65'	TBD
2. Not Under Roof			
3. TOTAL FLOOR AREA			Min 30,000 Max 350,000
		Depth	Total Acres
C. Mining			
1. Area to be excavated		N/A	N/A
		Height	Total Beds/Units
D. Assisted Living Facilities			
1. Dependent Living Units		N/A	N/A
2. Independent Living Units		N/A	N/A
3. TOTAL BEDS/UNITS			N/A
		Height	Total Rental Units
E. Hotels/Motels (Room Size)			
1. < 425 sq. ft.		N/A	N/A
2. 426-725 sq. ft.			
3. 725 < sq. ft.			
4. TOTAL UNITS			N/A

**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:**
- 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)]**
 - 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

- 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.]
 Please see the attached Topographic Boundary Survey prepared by Harris Jorgenson.
-
- 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)].
 Conservation easement has already been established and recorded inst. #2016-000164936
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
 Conservation easement has already been established and recorded inst#2016-000164936
-
- 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.]
- 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:
 Not Applicable
-
- 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:
 Not Applicable
 2. Quality of the effluent:
 Not Applicable

3. Expected life of the facility:
Not Applicable
-

4. Who will operate and maintain the internal collection and treatment facilities:
Not Applicable
-

5. Receiving bodies or other means of effluent disposal:
Not Applicable
-

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

1. The location and approximate area of the spray fields:
Not Applicable
-

2. Current water table conditions:
Not Applicable
-

3. Proposed rate of application:
Not Applicable
-

4. Back-up system capacity:
Not Applicable
-

**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 Zone C 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]

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Alan C. Freeman, 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 04-46-25-L3-00003.0020 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Alan C. Freeman, Trustee
Property Owner

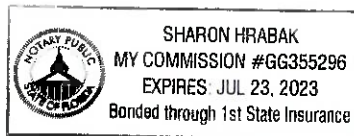
Alan C. Freeman
Print Name

*****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 11-23-22 (date) by Alan C. Freeman as Trustee (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]
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, Alan C. Freeman (name), as Trustee (owner/title) of strap # 04-46-25-L3-00003.0020 (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.

Alan C. Freeman, Trustee
Signature

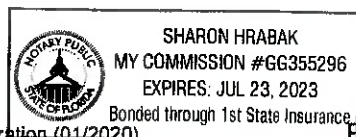
11/23/2022
Date

*****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 23 day of November, 2022, by Alan C. Freeman (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]
Signature of Notary Public

**ALICO ORIOLE WEST**

MPD REZONING

±30.65 ACRES

STRAP#: 04-46-25-L3-00003.0020

Fort Myers, FL 33912

The applicant, Alan C. Freeman, is requesting approval for a Mixed Use Planned Development (MPD) for a 30.65-acre site located in Section 04, Township 46 South, Range 25 East, Lee County, Florida which is on the northwest corner of Alico Road and Oriole Road. The property is in the Gateway/Airport Planning Community and falls within the Industrial Development Future Land Use Category.



The applicant is requesting a rezoning from Agriculture (AG-2) to Mixed Use Planned Development (MPD) to allow up to 350,000 square feet of office, retail, commercial and/or industrial uses. All square footage uses will be deducted from the maximum allowable square footage on a one-to-one basis.

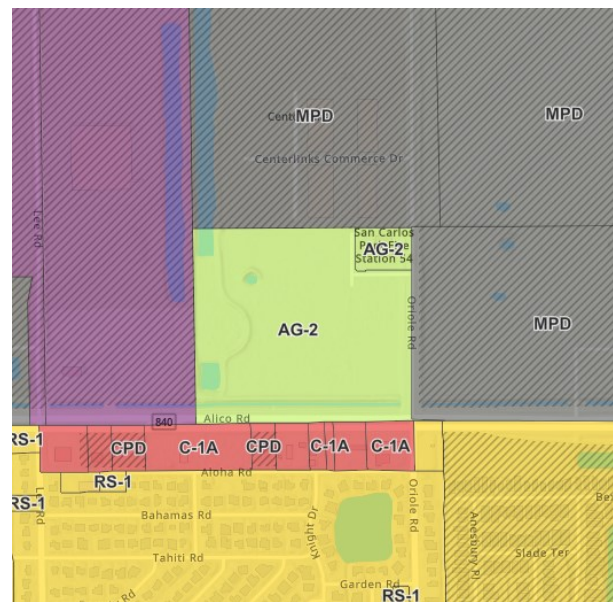
The project proposes three full driveway connections, one onto Alico Road and two onto Oriole Road. Internal roads and driveways will be spaced to meet the minimum road/driveway separations as required by the LDC, subject to any deviations requested. The proposed development will connect to Lee County Utilities for potable water and sanitary sewer.

Since this is an industrial/commercial subdivision divided into lots that will be developed over a period of time, we request that the termination of agricultural uses will not be triggered by approval of a development order for non-vertical improvements such as plats, infrastructure improvements, landscaping, surface water management, or other non-vertical development.

**Table 1: Inventory of Surrounding Lands**

	FUTURE LAND USE	ZONING	EXISTING LAND USES
NORTH	Industrial	MPD	Industrial + Commercial
SOUTH	Urban Community	C-1A + CPD	Commercial
EAST	Industrial Commercial Interchange	MPD	Industrial + Commercial
WEST	Industrial	IPD	Industrial + Commercial

The adjacent property to the north is zoned Three Oaks Distribution Center, MPD (Mixed Planned Development) and developed with Centerlinks Industrial Development containing 9 flex space buildings with a mix of light industrial and distribution uses. To the east is zoned Three Oaks Marketplace, MPD (Mixed Planned Development) currently being developed with a Home Depot store infrastructure and proposed commercial out parcels. To the south is Alico Road ROW then zoned C-1A + CPD and developed with commercial uses such as a shopping Plaza, tire store and restaurants. To the west is zoned Formosa Commerce Center, IPD (Industrial Planned Development) and partially developed with a Race Trac Convenient/Gas station store.



REZONING JUSTIFICATION

The proposed rezoning request allows the Property to be developed in a similar manner to the surrounding properties. The Alico Road corridor has experienced rapid growth and development of several mixed use and industrial planned developments. The current AG-2 zoning will not allow intense development suitable for the Property's central location and significant transportation network, interstate highway access, and surrounding development.

There is considerable demand for convenience retail with arterial roadway and interstate accessibility, as well as to support the surrounding neighborhoods of San Carlos Park, Three Oaks, and Miromar. Demand for warehousing, manufacturing, and research space is increasing due to changes in the



national and global supply chains. Larger distribution centers are in high demand as Lee County and the region's population is growing to a range that has attracted national companies. Recent examples in the corridor include Amazon, Wayfair and other online retailers. For these reasons, the requested intensity and uses are needed to position the project for the intensive market-driven demand of distribution and employment-generating uses intended for the Industrial future land use category.

The site is also in an area of the county where the proposed intensity is appropriate based upon the surrounding land use pattern, arterial roadway network, and proximity to major economic engines including RSW, the Alico Road industrial corridor, Florida Gulf Coast University, and Gulf Coast Town Center.

LEE PLAN VISION

Goal 1: Future Land Use

Policy 1.1.7: *The Industrial Development future land use category plays an important role in strengthening the county's economic base and will become increasingly important as the county grows in size and urban complexity. To a great extent these are the areas to which Lee County must look for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These uses have special locational requirements that are more stringent than those for residential areas, including transportation needs (e.g. air, rail, highway); industrial levels of water, sewer, fire protection, and other urban services; and locations that are convenient for employees to reach. The Industrial Development future land use category is reserved mainly for industrial activities and selective land use mixtures. Appropriate land use mixtures include industrial, manufacturing, research, recreational uses and office complex that constitute a growing part of Florida's economic development sector. Retail, recreational and services uses are allowed as follows:*

1. *Retailing and/or wholesaling of products manufactured or directly related to that manufactured on the premises; or*
2. *Recreational, service and retail uses may not exceed 20% of the total acreage within the Industrial Development future land use categories of each Planning Community.*

Applicant Narrative: **The subject property is located within the Industrial Development Future Land Use Category. The proposed rezoning is intended to be developed primarily into commercial uses such as office and some retail along the road frontages, and light industrial, manufacturing, and warehousing type uses and to a lesser degree, commercial uses such as office and retail.**

The Industrial FLU category's intention, as the applicant understands, is to be an employment center with convenient travel options and adequate utilities to support industrial activities. The requested schedule of uses and intensity are consistent with the intended uses in the Industrial category including but not limited to manufacturing, research, recreational uses, and related office complexes. Retail, recreational, and service uses will also support the development area.. In this case, market demand and the intention of the Industrial Development future land use category are working hand-in-hand as demand for these uses are increasing as is the demand for large gross floor area all of which is consistent with the set aside Industrial lands



POLICY 1.4.6: Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the Future Land Use Map. Upland conservation lands will be subject to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation Lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation, and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flow-ways, flood prone areas, and well fields. Conservation 20/20 lands designated as conservation are also subject to more stringent use provisions of the 20/20 Program or 20/20 ordinances. (Ord. No. 98-09, 02-02)

OBJECTIVE 1.5: WETLANDS. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with § 373.019(27), Fla. Stat. through the use of the unified state delineation methodology described in Fla. Admin. Code R. 62-340, as ratified and amended in § 373.4211, Fla. Stat. (Ord. No. 94-30, 21-09)

POLICY 1.5.3: Wetlands that are conservation lands will be subject to the provisions of Policy 1.4.6 as well as the provisions of Objective 1.5. The most stringent provisions of either category will apply. Conservation wetlands will be identified on the Future Land Use Map to distinguish them from non-conservation wetlands. (Ord. No. 98-09)

Applicant Narrative: The wetlands designated on the future Land Use Map has been updated based on the 3.114-acre wetland preserve established in the ERP permit #36-05268-P. The proposed MCP honors this permit, and the preserve area is consistent with Policy 1.4.6 and Objective 1.5.

OBJECTIVE 1.6: SPECIAL TREATMENT AREAS. Designate on the Future Land Use Map, as overlays, special treatment areas that contain special restrictions or allowances in addition to all of the requirements of their underlying categories. (Ord. No. 18-06)

Zone C and D allow existing and new construction and land uses as would otherwise be permitted by the LDC. These zones require formal notification as provided for in the LDC. (Ord. No. 00-22, 02-02, 03-02. 16-16)

Applicant Narrative: The proposed rezoning falls within the Airport Noise zone C which does not restrict new construction or land uses but requires formal notification as provided for in the Land Development Code. The property also falls within the School Protection zone as outlined in Sec. 34-1007 and Appendix C Map 4 of the Land Development Code (LDC). The code states that “constructing public or private educational facilities are prohibited within the established Airport School Protection Zones for SWFIA and Page Field”. It is noted that no schools are being proposed with this rezoning.

POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan’s horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals



for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:

1. For each Planning District the County will maintain a parcel-based database of existing land use.
2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.
3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted. (Ord. No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13, 21-09)

Applicant Narrative: The proposed development would comply with the Gateway/Airport limitation of a maximum of 20% commercial uses for the Planning District as a whole as the development within the district is currently well below the maximum allocation of commercial uses within the Gateway/Airport Planning Community (currently at approximately 2.31%) as indicated below.

Industrial Development FLUM Commercial Inventory

Report Generated: Tuesday, 22 November, 2022

Future Land Use	Commercial	Industrial	Acreage	Retail	Undeveloped	Vacant Zoned Industrial	Other
Gateway/Airport - 10.00							
Airport	31.18	60.04	6,306.89	31.18 0.49%	17.67	0.00	6,198.00
Conservation Lands Uplands and Wetlands	0.00	0.00	66.02		0.00	0.00	66.02
Conservation Lands Wetland	0.00	0.00	20.39		0.00	0.00	20.39
General Interchange	43.35	35.77	227.13	43.35 19.09%	82.90	16.89	65.11
Industrial Commercial Interchange	23.97	0.00	239.32	23.97 10.02%	198.01	0.00	17.34
Industrial Development	40.73	380.35	1,760.27	40.73 2.31%	957.66	512.55	381.53
MLUC*	5.59	19.25	511.77	5.59 1.09%	346.27	178.90	140.66
New Community	100.43	76.46	2,548.80	95.08 3.73%	98.85	0.00	2,273.06
none/not recorded	0.00	0.00	55.75		29.00	0.00	26.75
Public Facilities	0.00	0.00	198.75		0.00	0.00	198.75
Rural	0.00	0.00	41.43		37.50	0.00	3.93
Wetlands	0.00	0.00	201.55		0.00	0.00	201.55
Sub-Outlying Suburban	0.00	0.00	613.73		295.95	0.00	317.78
Tradeport	74.62	159.46	3,055.73	73.36 2.40%	2,059.42	425.20	762.23
Urban Community	0.00	31.00	412.14		347.50	140.42	33.64
University Village Interchange	1.63	0.00	5.58	1.63 29.21%	3.95	0.00	0.00
Wetlands	0.00	0.00	84.59		0.00	0.00	84.59
Total for PD# 10	321.50	762.33	16,349.84	314.89	4,474.68	1,273.96	10,791.33

The proposed uses are compatible with uses in the surrounding area and consistent with the intent of the Industrial Development land use as described above.

Goal 2: Growth Management

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, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)

Applicant Narrative: As demonstrated in the attached graphics, land along Alico Road has established an entitlement trend of commercial, industrial and mixed



use planned development zoning. This trend is expected to continue along Oriole Road given their proximity to I-75, residential developments to the south, the Gulf Coast Town Center to the east, the proximity to Southwest Florida International Airport and Florida Gulf Coast University. The proposed development is an infill parcel with existing industrial development to the north and west and commercial and interchange development to the east. The proposed request exhibits contiguous and compact growth and does not bypass larger tracts of land in favor of development more distant from services and existing communities.

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, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No. 94-30, 00-22, 17-19)

Policy 2.2.1: *Rezoning and Development-of-Regional-Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)*

Applicant Narrative: The subject property is in proximity to Alico Road, an Arterial roadway and Oriole Road, a Major Collector. As summarized in the Transportation Impact Statement a functioning roadway network is in place to support the level of industrial and commercial development expected for the MPD. The road network in the region has been specifically constructed to support large-scale employment centers and industrial activity that is dependent on shipping and access to major transportation networks. Alico Road connects to I-75 and the RSW airport, shortening trip lengths for shipping and trucking traffic and reducing the need to use other surrounding roadway networks.

The applicant has provided letters of availability with this application package demonstrating there is existing utility infrastructure in place to support the project. Lee County utilities has both sewer and water infrastructure available to the property with capacities to serve the requested intensity and the surrounding area approved zoning to the west north and south of Alico Road. The area, as part of the Industrial Development FLUC, is designed to be an intense employment center that places industrial and commercial centers near major networks, utility services and compatible, similar land uses.

Pedestrian, bicycle and transit facilities are available along Oriole Road and the proposed project will connect in accordance with Land Development Code requirements.

Goal 4: General Development Standards.

Objective 4.1: Water, Sewer, and Environmental Standards.



Consider water, sewer, and environmental standards during rezoning process. Ensure the standards are met prior to issuing a local development order. (Ordinance No. 17-13)

Applicant Narrative: Utility service is available at or near the proposed project through Lee County Utilities. The developer will undertake any improvements that may be required to connect the project to these existing services. Availability letters are enclosed as a supplement to the rezoning application.

Goal 6: Commercial Land Uses.

Policy 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

a. *Traffic and Access impacts (rezoning and development orders)*

Applicant Narrative: The development will be designed to protect the traffic carrying capacity of the adjacent roads and streets. See attached Transportation Study.

c. *Screening and buffering (Planned development rezoning and development orders):*

Applicant Narrative: The project intends to meet all buffering, open space and landscape requirements other than where deviations are requested that will complement the design and layout of the Master Concept Plan.

d. *Availability and adequacy of services and facilities (rezoning and development orders)*

Applicant Narrative: Adequate services and facilities are available to serve the development. This property is in the center of the Industrial Development FLUC. This area is programmed to be a major employment center. Lee County Utilities has adequate services for substantial industrial and business park development as evident by the letter of utility availability in the zoning package. Zoning approvals of surrounding properties along Oriole Road include substantial gross floor area for mixed-use approvals. Development is taking place in this corridor serviced by an expanded Alico Road. The property is served by the San Carlos Fire District with a primary station (#54) located adjacent to the property. The Lee County Sheriff provides service in South Zone I.

e. *Impact on adjacent land uses and surrounding neighborhoods (rezoning)*

Applicant Narrative: The proposed project land uses are compatible and complementary with the existing and proposed land uses adjacent to the property. No residential uses exist adjacent to the property.

f. *Proximity to other similar centers (rezoning);*

Applicant Narrative: The surrounding area west of I-75 is approved for or pending approval for similar industrial and commercial uses.

To the North of the subject property is the Three Oaks Distribution Center MPD occupying 93+/- acres. Initial approvals were in 2020 (Z-20-002) for 600,000 sf industrial and 600,000 sf commercial.

To the East is the Three Oaks Marketplace, MPD occupying 40+/- acres. Initial approvals were in 2018 (Z-18-037) for 400,000 sf Mixed Use- (Maximum 400,000 of



commercial and industrial with a (Minimum of 30,000 sf commercial and minimum of 30,000 sf industrial).

Directly to the west along Lee Road is the Formosa Commerce Center IPD occupying 130+/- acres. Initial approvals were in 2011 (Z-11-020) for 30,000 sf commercial and 1,100,000 sf industrial

Finally, to the South abutting Alico Rd. are conventionally (C-1A, CN-1) zoned commercial parcels.

g. Environmental considerations (rezoning and development orders).

Applicant Narrative: See the attached Environmental Report.

POLICY 6.1.3: Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:

- provide visual harmony and screening;
- reduce dependence on the automobile;
- promote pedestrian movement within the development;
- utilize joint parking, access and loading facilities;
- avoid negative impacts on surrounding land uses and traffic circulation;
- protect natural resources; and
- provide necessary services and facilities where they are inadequate to serve the proposed use. (Ordinance No. 94-30, 00-22)

Applicant Narrative: The proposed MPD will require a visual harmony and screening throughout the development, to develop as a cohesive interconnected industrial and commercial center with consistent architectural themes, pedestrian access and protection of natural resources. Please see attached MCP.

POLICY 6.1.5: The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements. (Ord. No. 94-30, 00-22)

Applicant Narrative: The development has two access points onto Oriole Road and proposing an access point onto Alico Road. Site design as depicted on the MCP enables utilizing reverse frontage roads and full traffic circulation between developments within the MPD. The circulation also includes an access point to the abutting property to the north to encourage travel between properties and to lessen the impact on Oriole Road.

Policy 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally



designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

Applicant Narrative: The project intends to be developed without substantial deviations to landscaping, open space, or buffering. The project proposes to meet open space requirements of the LDC for the development as a whole and to meet or exceed landscaping requirements, subject to the deviations requested.

Goal 7: Industrial Land Uses

OBJECTIVE 7.1: *All development approvals for industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan. (Ordinance No. 94-30)*

POLICY 7.1.2: *Industrial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as Planned Developments designed to arrange uses as an integrated and cohesive unit in order to:*

- *promote compatibility and screening;*
- *reduce dependence on the automobile;*
- *promote pedestrian movement within the development;*
- *utilize joint parking, access and loading facilities;*
- *avoid negative impacts on surrounding land uses and traffic circulation;*
- *protect natural resources; and*
- *provide necessary facilities and services where they are inadequate to serve the proposed use. (Ordinance No. 94-30, 98-09, 00-22)*

Applicant Narrative: The project intends to construct retail and commercial uses abutting Oriole Road and Alico Road, a mix of industrial and commercial/office flex properties and industrial uses on Tract "A". The project intends to develop as a coherent, consistent development with roadway interconnections, pedestrian access where possible, as well as shared access and common loading areas where appropriate. The project will be developed without any substantial deviations to buffers, screening or landscaping and will provide compatible architectural themes throughout the development.

POLICY 7.1.3: *Industrial land uses must be located in areas appropriate to their special needs and constraints, including, but not limited to, considerations of: topography; choice and flexibility in site selection; access by truck, air, deep water, and rail; commuter access from home-to-work trips; and utilities; greenbelt and other amenities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses. (Ordinance No. 93-25, 94-30, 00-22)*

Applicant Narrative: The Industrial Development area was designated as a major employment area for Lee County that would include a mix of industrial uses, such as warehousing and manufacturing and allow for supporting office and retail commercial. This Industrial corridor was programmed over the last 20+ years to have multiple access points to all forms of shipping particularly truck and vehicle access to major transportation corridors, including excellent access to Alico



Road, Three Oaks Parkway (including the eventual connection to Daniels Parkway), US 41 (via Alico) and I-75 and Ben Hill Griffin Parkway.

The development of this property is also in a prime location to reduce work-to-home trips. Within 1-2 miles are 1,000's of roof tops including San Carlos Park, and Three Oaks south of Alico, Miromar Lakes and Esplanade on Alico Road east of Ben Hill Griffin Parkway. To the north within the 3-4-mile range is the Gateway residential and mixed-use development

POLICY 7.1.5: *The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities. (Ordinance No. 00-22)*

Applicant Narrative: Existing services and facilities are available to adequately serve the site. Lee County Utilities infrastructure is in place for water and sewer and a roadway network is available to accommodate traffic generated from the development. Pedestrian, bicycle and transit facilities are in place in the surrounding area. Furthermore, the planned Three Oaks Parkway Extension (4-lane arterial continuing north to Daniels Parkway) which is expected to begin construction in the near future will provide additional support for the continued growth in the area, providing an alternate north south corridor and helping to distribute traffic.

POLICY 7.1.8: *Land development regulations will require that industrial uses be adequately buffered and screened from adjacent existing or proposed residential areas so as to prevent visual blight and noise pollution. (Ordinance No. 00-22)*

Applicant Narrative: No residential uses exist or are planned adjacent to the property.

POLICY 7.1.9: *Industrial development will not be permitted if it allows industrial traffic to travel through predominantly residential areas. (Ordinance No. 00-22)*

Applicant Narrative: Industrial traffic will access the project from the adjacent arterial and collector roadways and will not travel through any residential areas.

Goal 11: Mixed Use

OBJECTIVE 11.1: *Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development. (Ordinance 17-13)*

Applicant Narrative: The diverse mix of uses that are envisioned for this project will allow for a range of options for end user businesses within a growing market, while providing a compact and functional mixed industrial and commercial development. This project will attract industrial, commercial, and office users and contribute to the expansion and diversification of Lee County's economic base. The mix of uses proposed will promote a diversified economy and will provide positive employment opportunities for local workers. The proximity of



complementary uses within the master plan will help to reduce and distribute traffic through internal trip capture, shared loading, and vehicle circulation areas.

GOAL 60: Coordinated surface water management and land use planning on a watershed basis.

OBJECTIVE 60.4: Incorporation of natural systems into the surface water management system. Incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. (Ord. No. 03-06, 18-28, 19-02)

POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways. (Ord. No. 03-06, 18-28, 19-02)

POLICY 60.4.2: The County encourages new developments to design their surface water management system to incorporate existing wetland systems. (Ord. No. 03-06, 19-02)

Applicant Narrative: This MPD is part of a central water management system under ERP # 36-05268-P. The development contains a natural preserve, and the system will be designed to fulfill this objective upon completion of the development.

POLICY 61.1.1: Lee County recognizes that all fresh waters are a resource to be managed and allocated wisely and will support allocations of the resource on the basis 1) of ensuring that sufficient water is available to maintain or restore valued natural systems, and 2) of assigning to any specified use or user the lowest quality freshwater compatible with that use, consistent with financial and technical constraints.

Applicant Narrative: The Applicant has obtained Environmental Resource Permit (ERP # 36-05268-P) from the South Florida Water Management District.

GOAL 77: Development Design Requirements.

OBJECTIVE 77.3: New developments must use innovative open space design to preserve existing native vegetation, provide visual relief, and buffer adjacent uses and proposed and/or existing rights-of-way. This objective and subsequent policies are to be implemented through the zoning process. (Ord. No. 02-02)

POLICY 77.3.1: Any new development with existing indigenous vegetation is encouraged to provide half of the required open space as existing native plant communities. Any new development with existing native trees without associated native groundcover or understory is encouraged to provide half of the required open space with areas containing existing native trees. The planting of native shrub species within native tree protection areas is encouraged. (Ord. No. 02-02)

POLICY 77.3.2: Open space areas must be designed with adequate widths to preserve and allow the continued growth and viability of existing native trees. (Ord. No. 02-02)



POLICY 77.3.3: *The County encourages new developments to incorporate existing native plant communities and/or native trees along proposed and/or existing rights-of-way. (Ord. No. 02-02)*

POLICY 77.3.4: *The County encourages new developments to incorporate large, contiguous open space areas in the development design. (Ord. No. 02-02)*

POLICY 77.3.5: *Proposed planned developments must submit an open space design plan with an assessment of the existing native plant communities and native trees. The open space design plan must delineate the indigenous preserves and/or native tree preservation areas. (Ord. No. 02-02)*

APPLICANT NARRATIVE: As part of the Three Oaks Parkway-Oriole Road water management system that was permitted through South Florida Water Management District (SFWMD), along the western edge of the project there is a 3.12-acre native wetland preserve, 1.34-acres of lakes, and a 0.21-acre open space tract (Tract "D") for a total of 4.67 acres which is 15.2% of the overall project area.

All development Tracts or Parcels used for commercial development shall provide an additional 15% open space (total 30%) and all parcels used for industrial development shall provide an additional 5% open space (total 20%).

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

Applicant Narrative: As mentioned, the Applicant has obtained the requisite ERP # 36-05268-P. The site design will ensure pretreatment of stormwater prior to discharge off-site.

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.*

Applicant Narrative: The property is part of an ERP permit #36-05268-P from the South Florida Water Management District

Land Development Code Analysis

The proposed rezoning complies with the general standards in the Land Development Code Section 34-411 as follows:

(A) *All planned developments must be consistent with the provisions of the Lee Plan.*

The proposed rezoning to a MPD is consistent with the Comprehensive Plan as demonstrated above.

(b) *All planned developments must be designed and constructed in accordance with the provisions of all applicable County development regulations in force at that time. Deviations from the general provisions of this chapter may be permitted if requested as part of the application for a planned development in accordance with section 34-373(a)(9) and approved by the Board of County Commissioners based on the findings established in section 34-377(b)(4). Pursuant to section 34-373(a)(10) the establishment of property*



development regulations for planned developments does not require deviations from articles VI and VII of this chapter. Amendments to approved master concept plans may be reviewed pursuant to section 34-380.

The proposed development will comply with applicable Lee County regulations and includes any deviation requests contemplated for the project.

(c) *The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water.*

The proposed rezoning to MPD is compatible with surrounding land uses. The 30.65-acre site can adequately accommodate the proposed structures, open space, pedestrian ways, buffers, parking, access, utilities and storm water management.

(d) *All planned developments must have access to existing or proposed roads. Access must comply with the requirements of chapter 10 and be located so that site-related industrial traffic does not travel through predominantly residential areas.*

The proposed MPD has access to Oriole Road (Major Collector) and is proposing access to Alico Road (Arterial Roadway).

(e) *If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.*

The property is within the Lee Tran public transit service area, route 60. Lee Tran stops #11635 is adjacent to the property

(f) *Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.*

The proposed development will not create any hazards to persons or property and will comply with all applicable regulations.

(g) *Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.*

The site has previously been cleared and did not show any environmentally critical or sensitive areas. The proposed MPD will not create any new adverse effects.



(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

The proposed MPD will meet the open space requirements of the Land Development Code (LDC). The site does not have any environmentally sensitive lands and is not within the archaeological sensitivity zone.

(i) Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

The proposed development will be designed to minimize any potential negative impacts to surrounding land uses by meeting the requirements of the LDC.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The proposed Mixed-Use Planned Development (MPD) is consistent and is compatible with existing development patterns.

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

The proposed project design is compatible and consistent with the existing development patterns. The surrounding land use patterns are equivalent in intensity, type of uses (commercial and industrial) and of similar approved and proposed densities.

(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

The requested rezoning is considered a mixed-use planned development that does not require subunits, neighborhoods or internal communities. However, internal sidewalks to encourage pedestrian activity and to expand transportation options are being proposed.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

The proposed development includes a variety of general commercial, office, and industrial uses. The MPD promotes a compact development footprint in an area of the county that is classified as Industrial development. Common open space,



parking and walkways with supportive infrastructure will be integrated within the development. The proposed development will not have conflicting uses within the planned development.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

Care has been given to selecting land uses that are consistent with adjacent development. The proposed location of the Commercial is abutting the southern boundary of the site, which abuts a Alico Road. The proposed location for Industrial uses is along the northern boundary abutting existing industrial uses.

(o) Minimum parking and loading requirements are set forth in article VII, divisions 25 and 26 of this chapter. Where land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces, subject to the condition that the parking area is constructed and maintained so as to prevent erosion of soil. In all cases, sufficient parking must be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

Sufficient parking with these uses will be provided to prevent spillover to adjacent properties and will be consistent with LDC requirements.

(p) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

The proposed Mixed Use Planned Development (MPD) will be developed with internal consistency coordinating signage, architectural and landscaping features within the development.

DECISION-MAKING COMPLIANCE

In accordance with LDC Section 34-145(d)(4), the data and analysis provided in the enclosed application demonstrate the following

a) Complies with the Lee Plan;

The application is consistent with the uses and densities set forth for the Industrial Development Future Land Use designation. The rezoning will allow for a mix of office, retail, commercial and industrial uses distributed over the MPD with the majority of the industrial and manufacturing uses concentrated on the far northern and western portion of the property and the mixed commercial/retail uses on the eastern and southern portion of the property, along the Oriole Road and Alico Road frontages.

b) Meets this Code and other applicable County regulations or qualifies for deviations.



The applicant has proved entitlement to the rezoning by demonstrating compliance with the Lee Plan, the land development code, and any other applicable code or regulation, except where a deviation is requested and demonstrates the protection of public health, safety and welfare.

- c) Is compatible with existing and planned uses in the surrounding area.

The request is compatible with existing or planned uses in the surrounding area as indicated by the adjacent MPD, IPD and CPD planned developments with similar uses in the vicinity of the project. The surrounding area contains a mixture of existing and planned industrial developments, shopping centers, hotels, institutional uses, retail and office with the commercial, retail and service uses along Alico Road, and the industrial development concentrated to the west of Oriole Road. The proposed rezoning represents a continuation of the development patterns within the surrounding area.

- d) Will provide access sufficient to support the proposed development intensity.

Just south of the subject property is Alico Road (a major arterial roadway) and the site is bounded on the east by Oriole Road (a major collector). The property proposes one access onto Alico Road and two access points onto Oriole Road, providing access to the diverse mix of uses developing throughout the area. The access points will provide ingress/egress for the individual Tracts within the development.

- e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval.

As demonstrated in the Traffic Impact Study, approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development. The projected level of service and significant impacts to the surrounding areas were analyzed and there is no expected adverse impact to roadway level of service as a result of the proposed development. The owner participated in the funding of the recently installed Traffic Signal at Alico Road and Oriole Road to enhance access and improve safety for the traveling public at this location.

- f) Will not adversely affect environmentally critical or sensitive areas and natural resources.

The site consists primarily of heavily grazed cleared pastureland. An environmental report and protected species survey were prepared and there are no environmentally critical lands on-site and no expected impacts to any protected species. All wetlands on-site have been previously identified and permitted through the State and Federal Wetlands Program and covered by SFWMD Permit 36-05268-P. An existing canal is located at the western boundary of the property which will not be negatively impacted by the proposed development. The existing wetland on-site is within the Conservation and Water Management area-within the subject property.



g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The subject property is located within the Industrial Development land use category, which is in the Future Urban area. Adequate potable water and sanitary sewer services are available to this area. The property is adjacent to arterial and collector roadways and located in an area convenient for employees to access. Adequate public services including EMS, Sheriff and fire protection are available to service the proposed development.

CONSISTENCY SUMMARY

As discussed in this application, the applicant has demonstrated that the proposed Alico Oriole West MPD is consistent with the goals, objectives, policies, and the intent of the Lee Plan and that the proposed mix of uses is consistent with the intent for growth and development within the Industrial Development Land Use Category.

The request will not cause damage, hazard, nuisance or other detriment to persons or property. It is being integrated into the existing neighborhood as a relatively low intensity development and is similar in nature to the uses in the area.

There is no error or ambiguity that must be corrected.

Urban services, as defined in the Lee Plan, are available for this site. Public utilities and a roadway network are already in place and available for use.

Sufficient evidence has been provided within this application that this rezoning is in compliance with the Lee Plan, the Land Development Code, and all other applicable rules and regulations. The requested uses will be in compliance with the general zoning provisions and supplemental regulations pertaining to the uses set forth in Chapter 34 of the LDC.

The request will meet or exceed all performance and location standards set forth for the uses allowed by the request.

The request is consistent with the densities, intensities and general uses set forth in the Lee Plan and compatible with existing or planned uses in the surrounding area.

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.



SCHEDULE OF USES AND DEVELOPMENT PARAMETERS

ALICO ORIOLE WEST MPD REZONING ±30.65 ACRES STRAP#: 04-46-25-L3-00003.0020 Fort Myers, FL 33912
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PROJECT SUMMARY

Future Land Use	Industrial Development
Existing Zoning/Requested Zoning	AG-2 to MPD
Development Program	Mixed Use Planned Development (MPD)
Maximum Building Floor Area	350,000 SF
	Commercial/Retail: Minimum 30,000 SF
	Industrial: Minimum 30,000 SF
Fire District	San Carlos Park Fire District
Water & Sanitary Sewer Utilities	Lee County Utilities



PROPERTY DEVELOPMENT REGULATIONS

Minimum Area Dimensions:

Min. Lot Size	10,000 square feet
Min. Lot Depth	100 feet
Min. Lot Width	100 feet
Maximum Height	65 feet (Heights in excess of 35' must maintain additional building setbacks and separation per LDC Section 34-2174(a))
Building Separation	One-half the sum of the heights of both buildings or 20 feet, whichever is greater per LDC Section 34-935e(4)
Maximum Lot Coverage	55% Commercial 75% Industrial
Minimum Open Space	Commercial Uses: 20% Industrial Uses: 10% (Conservation Easement, Lake Maintenance Easement, Tract D (Total of 5.35 acres) count towards overall project Open Space)

Minimum Setbacks:

Street, public	25 feet
Street, private	15 feet
Side	10 feet
Rear	15 feet
Water body	20 feet (top of bank)
Accessory Structures (side & rear)	5 feet
Minimum Development Perimeter Setback	15 feet
Buffers	15.0-foot Type 'D' Buffer - Oriole Road 20.0-foot Type 'D' Buffer - Alico Road (Type 'D' Buffers to have min. 7.5' of planting area)



SCHEDULE OF USES

Accessory Uses and Structures

Accessory apartment and accessory dwelling unit

Administrative Offices

Agricultural Uses and Agricultural Accessory Uses

Agricultural Services Office/Base Operations

Aircraft Food Services and Catering

Airport Operations Facilities

Amateur Radio Antennae and Satellite Earth Stations

Animals, Clinic or Kennel

Assisted Living Facility

ATM (automatic teller machines)

Auto Parts Store, with or without installations

Auto Repair and Service, All Groups

Automobile Service Station

-Limited to 1 for the entire MPD

Bait and Tackle Shop

Banks and Financial Establishments, Groups I and II

Bar or Cocktail Lounge – limited to 1 for the entire MPD

Boats: Boat Parts Store; Boat Repair and Service,

Boat Sales – in compliance with LDC Sec. 34-1352

Broadcast Studio, Commercial Radio and Television

Building Materials Sales

Business Services, Groups I and II

Bus Station/Depot

Caretaker's Residence

Car wash

Cleaning & Maintenance Services

Clothing Stores, General

Clubs: Commercial, Fraternal, Membership Organization

Cold Storage, Precooking, Warehouse & Processing Plant

Computer and Data Processing Services

Consumption on Premises

- In conjunction with a restaurant use, bar, cocktail lounge, hotel/motel, nightclub only

Contractors and Builders, All Groups

Convenience Food and Beverage Stores

- Limited to 1 for the entire MPD. See Self Service Fuel Pumps below.

Cultural Facilities

Day Care Center, Child, Adult

Department Store

Drive through for any permitted use

Drugstore, Pharmacy

Emergency Operations Center

EMS Fire or Sheriff's Office



Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities, Group I

- Group II by Special Exception only, public hearing required.

Excavation: Water Retention

Excess Spoil Removal

Factory Outlets, Point of Manufacture Only

Fences, Walls

Food and Beverage Service, Limited

Food Stores, All Groups

Freight or Cargo Handling Systems

Funeral Home and Mortuary, with or without crematorium

Gasoline Dispensing Systems, Special

Gift and Souvenir Shop

Golf Driving Range

Hardware Store

Health Care Facilities, Groups I, II, and III

Heliport or Helistop – See Condition 17

Hobby Toy and Game Shop

Hospice

Household and Office Furnishings, All Groups

Insurance Companies

Laundromat

Laundry and Dry Cleaning, Groups I and II

Lawn and Garden Supply Store

Library

Manufacturing of:

- Apparel Products
- Boats
- Chemical and Allied Products, Groups I and II
- Electrical Machinery and Equipment
- Fabricated Metal Products, Groups I, II and III
- Food and Kindred Products, Group III
- Furniture and Fixtures
- Leather and Leather Products, Group II
- Lumber and Wood Products, All Groups
- Machinery, Groups I, II, and III
- Measuring, Analyzing and Controlling Instruments
- Novelties, Jewelry, Toys and Signs, All Groups
- Paper and Allied Products, All Groups
- Rubber and Plastic Products, Group II
- Stone, Clay, Glass and Concrete Products, Groups I-IV
- Textile Mill Products, Groups I, II, and III
- Transportation Equipment, Groups I, II, and III

Maintenance Facility (Government)

Medical Office

Motion Picture Production Studio



Nightclub – limited to 1 for the entire MPD
Nonstore Retailer, All Groups
Package Store – limited to 1 for the entire MPD
Paint, Glass and Wallpaper
Parks, Groups I and II
Parcel and Express Services
Package Store
Parking Lot
 Accessory, Commercial, Garage, Public Parking, Temporary
Personal Services, Groups I, II, III, IV
 Excluding Massage Parlors, Steam or Turkish Baths, Escort Services, Palm Readers
 Fortunetellers or Card readers
Pet Services
Pet Shop
Pharmacy
Photofinishing Laboratory
Post Office
Printing and Publishing
Processing and Warehousing
Real Estate Sales Office
Recreational Facilities, Commercial, Groups I, III and IV (Excluding Outdoor Gun Ranges)
Rental or Leasing Establishment: Group I, II, III
Repair Shops: Groups I, II, III and IV
Restaurant, Fast Food
Restaurants: All Groups
Retail and Wholesale Sales, Ancillary to an Approved Use
Self Service Fuel Pumps
 - With convenience food and beverage use, or auto service station, maximum 20
 pumps for the entire MPD Additional fuel pumps are permissible as an accessory use
 to individual businesses to provide fuel for their fleet of vehicles and equipment –
 Maximum 4 per business
Signs (in accordance with chapter 30)
Social Services: Group I-IV
Specialty Retail Shops: All Groups
Supermarket
Storage: Indoor
Storage, Open
Studios
Temporary Uses
Theater, Indoor
Transportation Services, Groups I – IV
Truck Stop, Trucking Terminal
Used Merchandise Stores: Groups I, II and III
Variety Store
Vehicle & Equipment Dealers: Groups I, II & III
Warehouse, Mini warehouse, Private, Public, Cold Storage, Hybrid
Wholesale Establishments: Groups I, II, III and IV



AGRICULTURAL CONDITION

AGRICULTURAL USES: Existing bona fide agricultural uses on this site are allowed uses in compliance with the following:

- A) Bona fide agricultural uses in the form of cattle grazing currently exist on the entire $\pm$ 30.65-acre property. Bona fide agricultural uses may continue on any portion of the property that meets the state requirements for bona fide agricultural use of the property. The approved existing agricultural uses may not be expanded beyond the boundaries that existed at the time of zoning.
- B) Upon rezoning, additional clearing of trees or other vegetation in agricultural areas must receive a vegetation removal permit from Lee County as provided for in the Lee County Development Code. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approval requests for the removal of invasive exotic vegetation.
- C) Termination of the agricultural tax exemption for any lot or portion of the property will be based on the state statute governing receipt of agricultural exemptions which requires bona fide agricultural use of the property. The Property Appraiser shall determine compliance with state regulations as of January 1 of each year. The termination of agricultural uses will not be triggered by approval of a development order for non-vertical improvements such as plats, infrastructure improvements, landscaping, surface water management, or other non-vertical development.



LIST OF DEVIATIONS AND JUSTIFICATION

ALICO ORIOLE WEST
MPD REZONING
±30.7 ACRES
STRAPS#: 04-46-25-13-0003.0020
Fort Myers, FL 33912

Surface Water Management

DEVIATION 2A

Relief from LDC §10-329(d)(1)a.2 Setbacks for Water Retention or Detention Excavations. Deviation from the requirement that no excavation will be allowed within 50 feet of any existing or proposed right-of-way line or easement for a collector or arterial street; to allow a 25-foot setback.

JUSTIFICATION: The adjacent properties are part of a master water management system under SFWMD permit # 36-05268-P which provide existing drainage easements that extend beyond the north and south property line (See "Surface Water Management System"). The request enhances the planned development and promotes the general intent of the LDC to protect the public health, safety and welfare. The developer will provide for the protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as determined by the Director.

DEVIATION 2B

Relief from LDC §10-329(d)(1)a.3 Setbacks for Water Retention or Detention Excavations. Deviation from the requirement that no excavation will be allowed within 50 feet of any private property line under separate ownership; to allow a 25-foot setback and/or to allow a zero-foot setback when the lake is combined with an adjacent property lake.

JUSTIFICATION: All adjacent properties are or are anticipated to be developed as commercial and/or industrial and as such, the additional setback is not necessary. The adjacent properties north and south are part of a master water management system under SFWMD permit # 36-05268-P which system provides an existing drainage easement which extends beyond the property line (See "Surface Water Management System"). The request also includes the existing lakes located along the west property line which are directly adjacent to the Formosa Industrial Parks lakes. The request enhances the planned development and promotes the general intent of the LDC to protect the public health, safety and welfare.

DEVIATION 2C

Relief from LDC §10-329(d)(4) Bank Slopes. Deviation from the requirement that the banks of excavations permitted under this section must be sloped at a ratio not greater than six horizontals to one vertical from the top of bank to a water depth of two feet below the dry season water; to allow the existing lake to be sloped at a ratio of four horizontal to one vertical.



JUSTIFICATION: The existing lake was constructed in 2009 when the code allowed for lakes to be sloped at a ratio of four horizontal to one vertical. The lake banks already have established vegetation to prevent erosion, as such, the existing conditions meet the intent of the LDC and will not impact public health, safety and welfare. Furthermore, the 4:1 lake bank slope is necessary to comply with FAA requirements for lakes located within 10,000 feet of airport operations.

DEVIATION 2D

Relief from LDC §10-329(d)(6) Fencing. A four-foot fence may be required, at the discretion of the Director, to be placed around excavations for water retention when located less than 100 feet from any property under separate ownership; to not require fencing around any existing or proposed lakes.

JUSTIFICATION: The lakes are existing and, in some cases, straddle the property lines (north and south perimeter lakes). In addition, the project is surrounded by other industrial properties that are either part of the same master drainage system (north and south) or is adjacent to the drainage system of another industrial park (west side), as such, the deviation will not impact public health, safety and welfare.

Landscape Standards & Open Space

DEVIATION 3A

Relief from LDC §10-415(a) Open Space. Deviation from the requirement that all Large Industrial Developments must provide a minimum of 20% open space and all Large Commercial Developments must provide a minimum of 30% open space to allow the parcels directly adjacent to Oriole Road to include the first ten feet of the Oriole Road Right-of-Way as part of their open space requirements for Tracts B and C-1.

JUSTIFICATION: Lee County required the developer to dedicate 80 feet Right-of-Way as approved in the original development order for Oriole Rd. Per LDC §34-3206, which in part states “parcels that have been rendered unable to comply with current regulations as to required open space, because of a voluntary donation of land to a governmental authority may request relief.” Those parcels directly adjacent to Oriole Road may include the first ten feet of the Oriole Road Right-of-Way as part of their required open space requirements (i.e., lot or parcel’s road frontage on Oriole Road times 10 feet).

DEVIATION 3B

Relief from LDC §10-416(d)(4) Buffer Types. Deviation from the requirement that Type D Right-of-Way buffers must be a minimum of 15’ wide to allow the Type D buffer on Oriole Road to be 10’ wide for Tracts B and C-1.

JUSTIFICATION: Lee County required the developer to dedicate 80 feet Right-of-Way as approved in the original development order for Oriole Rd. Per LDC §34-3206, which in part states that “parcels that have been rendered unable to comply with current regulations as to required landscape buffers, because of a voluntary donation of land to a governmental authority may request relief.” The applicant will provide a 10-foot-wide Type D buffer with a minimum planting area of 7.5 feet which



will provide the same effective planting area as a 15' Type D buffer, as such, the deviation will not adversely impact the intent of the code.

DEVIATION 3C (Proposed Lakes Only)

Relief from LDC 10-418(2)(a) Planted Littoral Shelf, which requires all surface water management systems to provide a planted littoral shelf that mimics the function of a natural marsh, provide no littoral shelf in the Lake Tract A water management area

JUSTIFICATION: This is consistent with the approval for the existing water management area established in the master ERP for the area in related zoning cases such as Z-21-002 and Z-21-012.

DEVIATION 3D (Proposed Lakes Only)

Relief from LDC 10-418(2)(d)3. which allows native wetland trees to be substituted for up to 25% of the total number of herbaceous plants required, to allow native wetland trees to be substituted for 100% of the total number of herbaceous plants required.

Justification: This is consistent with the approval for the existing water management area established in the master ERP for the area in related zoning cases such as Z-21-002 and Z-21-012.

Street Design & Construction Standards

DEVIATION 4A

Relief from LDC §10-296(e)(2) d. Tree and Palm Spacing in Planting Strips. Deviate from the requirement to install trees in the 6' planting area located between the sidewalk and the road edge of pavement, to not install any trees in the planting strip.

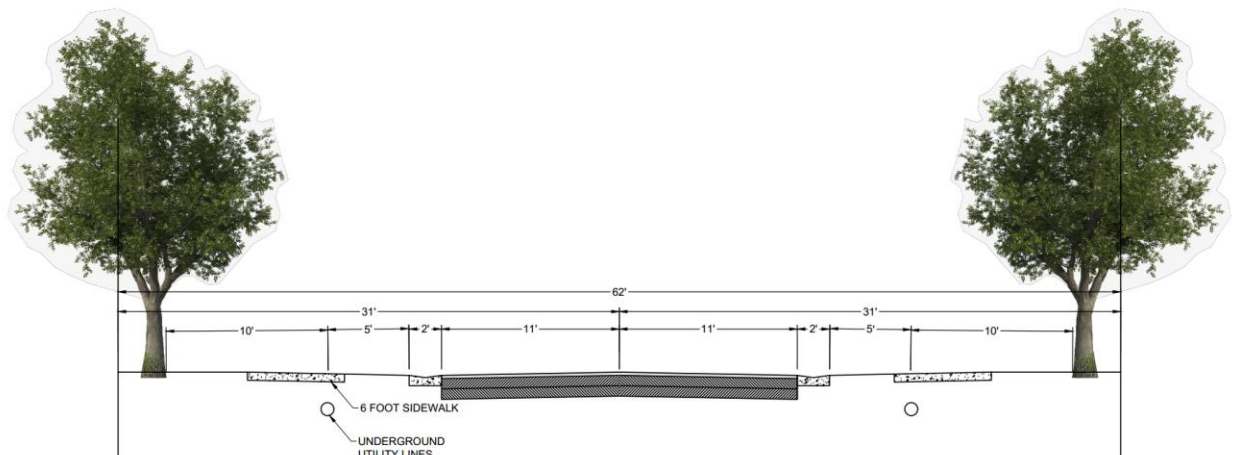
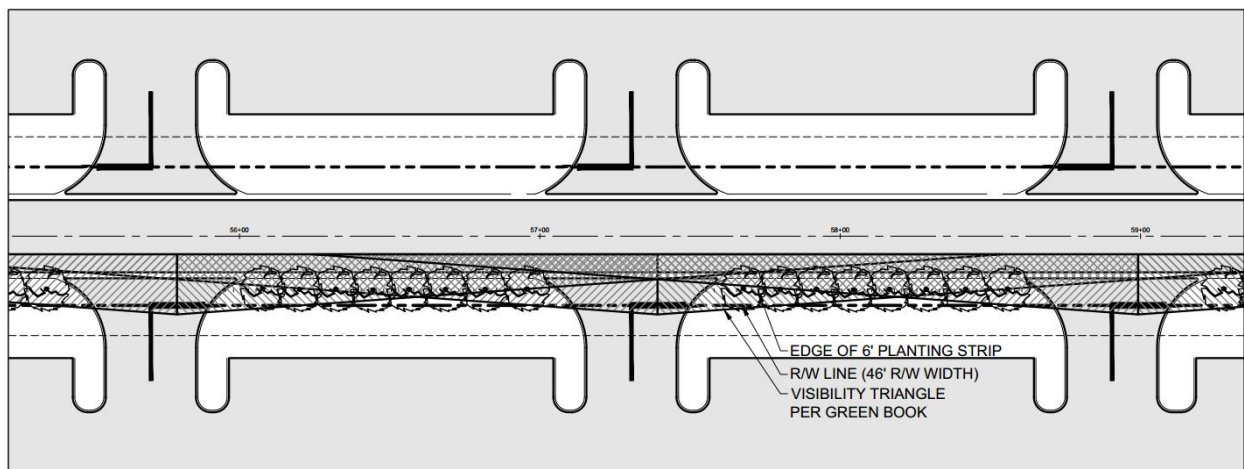
JUSTIFICATION: The Applicant is proposing to construct two east-west internal privately maintained streets and two reverse privately maintained frontage streets to accommodate internal project circulation. Therefore, based on the type of streets and anticipated use of the streets, we feel the planted planting strips are not necessary and will be more of a hinderance and liability. It's our professional opinion that trees and/or palms planted within the shared access easements will create a nuisance, cause potential root damage to any curbing and sidewalks, would be difficult to maintain and keep alive, create conflicts with proposed utilities, reduce site visibility (especially for larger trucks) and are a danger to vehicles traveling in the streets that may veer off the road.

- LDC § 10-296(d)(4) allows valley gutters to be constructed in all Lee County private streets. With a required planting strip that is 6' wide (2' of which includes the valley gutter) trees would be planted within 4' of the face of the curb (edge of pavement) which conflicts with the Green Book which requires trees to be planted a minimum of 6' from the face of curb for valley gutters.
- Code as written does not allow for reduction of trees due to driveways and as such results in tighter spacing of trees than 20'.
- The code section for industrial roads in suburban land use areas is 22' of pavement, 6' planting strip on each side and a 6' sidewalk on each side which totals 46'. This conflicts with Section 10-296 which only requires a 40' R/VV for a privately-owned local street.



Regardless, at these dimensions, the code required 6' planting strip includes the 2' curb which leaves only 4' for planting of canopy trees and palms. Lee County's own code requires a minimum of a 5' planting area for trees, now pushing the minimum R/W width to 48' feet.

- The 12' area between the edge of pavement and the R/W line is typically used for water lines and force mains. 10-296(d)(5) requires trees to be planted 10' away from underground utilities. With trees planted in the center of the 4' planting strip, this pushes utility lines a minimum of 14' from the edge of pavement and with a minimum 2' separation from the utility line to the R/W line this now pushes the R/W line 16' from the edge of pavement resulting in a minimum R/W of 54 feet.
- As per the exhibit below, all the trees end up in the sight visibility triangle. The only remedy would be to install the trees a minimum of 12' away from the edge of pavement (an additional 10'). Once combined with the other setback requirements in the R/W, this would now result in a minimum R/W width in excess of 60 feet, push the trees to the R/W line and essentially equate to doubling the number of R/W buffer trees making the number of R/W buffer trees in excess of a Type F Buffer.



**DEVIATION 4B**

Relief from LDC §10-296(k)(1) Cul-de-Sacs. Deviation from the requirement that requires dead-end streets to be closed at one end by a circular turnaround for vehicles; to allow the internal roads and/or accessways to be constructed without cul-de-sacs.

JUSTIFICATION: The dead-end roads and/or accessway or any phased road or accessway will be designed to allow vehicles and emergency vehicles to turn around using a hammer head road configuration which are typically approved by fire departments and have been previously approved for the Florida Gulf Coast Business Center in the nearby vicinity of this project. The request enhances the planned development and promotes the general intent of the LDC to protect the public health, safety and welfare.

Developer Signs

DEVIATION 5A and 5B

Relief from LDC §30-153(2)a. and §30-153(2)a.i.ii. Nonresidential Identification Signs. Deviate from the requirement that the development is permitted to have one identification sign equal to one square foot of sign area per face for everyone linear foot of frontage;

To allow one additional sign on Oriole Road for a total of two ground-mounted developer signs on Oriole Road (§30-153(2)a.); and

To allow two signs on Oriole Road with 200 square feet of sign area per face. No sign shall exceed 200 square feet of sign area per sign face. This is a deviation of an additional 300 square feet of sign area on Oriole Road.

JUSTIFICATION: The developer, or common area frontage, on roads is determined by adding the widths of the entrance roads that intersect with main roads. The developer has ±840 linear feet of frontage on Oriole Road for identification of the overall development. The deviation allows an additional 550 square feet of total sign area and two additional ground-mounted developer signs to serve the portion of Oriole Road. The supporting rationale for the additional signs and sign area is:

- The diversity and the large size of the development requires additional signage to bring clarity, order, and support to the office, retail, and industrial centers, some of which will be internal to the project and otherwise difficult to find.
- The developer signs bring order to the development. The developer signs are neutral to the development as a whole seeking to properly inform the travelling public by directing traffic to a destination, thereby avoiding confusion and lessening dangerous traffic conditions and shortening trip lengths.
- Developer area signs add beauty. The sign areas are generally well-landscaped, designed with consistent architecture, and maintained by the developer; therefore, not dependent on a particular lease, business or lot owner.
- The faster speeds on Oriole Road require additional square footage of signage to properly size the lettering to be readable at the speeds expected on collector road.



- Given the amount of frontage on each of the abutting roads (approximately ± 840 LF), there are significant distances between entrances to the development, on average over 330 feet, which allows for adequate spacing between signs.

NOTE: The signs discussed in these deviations are developer signs. They do not preclude the individual lots and buildings on Oriole Road from having building and ground-mounted signs as permitted in LDC 30-153(3).

Proposed conditions to approval:

- The developer must submit a detailed, final sign package covering the proposed signs along Oriole Road, for review and approval by the Department of Community Development in conjunction with the first local development order for the property.
- 100-foot minimum separations between common area signs.
- Limit height to 20 feet maximum.
- The signs will be placed and constructed in accordance with LDC 30-93, visibility triangle safe sight distance requirements.

Site Design Standards

DEVIATION 6A-

Relief from LDC §10-610(e). Guidelines for Commercial Buildings and Developments. Deviate from the requirement that Parking lot interconnections. Adjacent commercial uses must provide parking lot interconnections for automobile, bicycle and pedestrian traffic the development is required to allow properties with physical restraint between properties to deviate from this requirement.

DEVIATION 6B-

Relief from §34-2015(2)(f) Parking. Deviate from the requirement that adjacent commercial uses must provide parking lot interconnections for automobile traffic to allow properties with physical restraint between properties to deviate from this requirement.

JUSTIFICATION: The definition of a “Local Road” means a route providing service which is of relatively low average traffic volume, short average trip length or minimal through-traffic movements, and high land access for abutting property. The proposed parcels will have access to a private association maintained local road that serves as a reverse frontage road with a posted speed limit of 25 mph which is sufficient for safe access to these parcels. With the low-speed, limits vehicles will be able to enter and exit the commercial development safely. The requirement for connection of between out-parcels creates legal and safety concerns for drive thru circulation and private property security issues.

Connection Separation

Deviation 7 LDC §10-285(a) Connection Separation. From the requirement that motor vehicle connection(s) to a road from privately maintained streets, access roads or accessways onto local roads in future suburban areas must be separated a minimum of 125 feet apart; to allow a connection separation of 60 feet on proposed access roads from anticipated entrances on Tracts “C-



I, C-2, C-3, C-4, C-5, C-6" (proposed commercial") in accordance with the attached Master Concept Plan.

JUSTIFICATION: The proposed road will act more as an urban access road or access way with its types of uses and lower speeds (at or less than 25 mph) and as such, the reduced separation will not create a detriment to the traveling public and will allow for adequate internal circulation of each parcel. It is anticipated that all other driveways will comply with the LDC requirement of a minimum separation of 125 feet from major intersections, unless otherwise approved through another ADD.

INSTR # 2016000164936, Doc Type EAS, Pages 8, Recorded 08/03/2016 at 10:53 AM,
Linda Doggett, Lee County Clerk of Circuit Court, Rec. Fee \$69.50 Deputy
Clerk DMAYS

Permit: 36-05268-P

PARTIAL RELEASE OF CONSERVATION EASEMENT

This Partial Release of Conservation Easement ("Partial Release") is made this 1st day of August, 2016 by North Alico Property Owners Association, Inc., a Florida not for profit corporation, ("North Alico") having an address of 13891 Jetport Loop Road, Suite 9, Ft. Myers, FL 33913.

WITNESSETH:

WHEREAS, on or about April 10, 2007, Harold Horowitz, as Trustee granted to North Alico a Deed of Conservation Easement recorded on April 16, 2007 under Instrument Number 2007000123329 in the Public Records of Lee County, Florida (hereinafter referred to as the "Conservation Easement") encumbering the real property described on Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Original Easement Property"), comprising 5.48 acres, more or less; and

WHEREAS, the Conservation Easement was intended to conform with the requirements of the South Florida Water Management District, an agency of the State of Florida (the "District") pursuant to the terms and conditions of a District Permit, for which North Alico and Harold Horowitz, Trustee were applicants; and

WHEREAS, the District issued an Environmental Resource Permit authorizing construction and operation of a surface water management system on or about July 13, 2005 for various parcels, including the parcel owned by Harold Horowitz, Trustee under District Permit No. 36-05268-P (the "District Permit"); and

WHEREAS, subsequent to the adoption of the District Permit, the District agreed to a permit modification on or about January 13, 2009 which modification removed approximately 2.37 acres (the "Release Parcel") from the Conservation Easement property required by the District, and which Release Parcel was part of the Original Easement Property described in the Conservation Easement; and

WHEREAS, under the current District Permit as modified, the District only requires 3.11 acres (the "Remainder Premises") be included within the Conservation Easement on the Harold Horowitz, Trustee property and the 2.37 acre Release Parcel was to be released from the Conservation Easement, which Release Parcel is particularly described on Exhibit "B" attached hereto; and

WHEREAS, on or about December 30, 2010 North Alico assigned its rights under various conservation easements to the District pursuant to that certain Assignment of Rights Under Conservation Easement, recorded August 30, 2011 under Instrument Number 2011000192265 in the Public Records of Lee County, Florida, (the "Assignment") and under this Assignment the Conservation Easement property assigned to the District included the Remainder

Premises and did not include the Release Parcel as the Release Parcel was not required to meet the conservation requirements of the District Permit; and

WHEREAS, on or about June 14, 2012 Harold Horowitz, Trustee executed a Consent To Assignment of Rights Under Conservation Easement which was recorded on October 10, 2012 under Instrument Number 2012000221535 in the Public Records of Lee County, Florida, (the "Consent") which document consented to the assignment of the Conservation Easement property as modified to the District, in accordance with requirements of the District Permit; and

WHEREAS, North Alico holds the easement rights to the Release Parcel as recorded in the Conservation Easement in the public records, and Harold Horowitz, Trustee has requested North Alico to release the Release Parcel from the Conservation Easement granted to North Alico as it is not necessary to meet the requirements of the District Permit, as currently modified; and

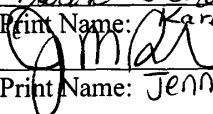
WHEREAS, in order to clear any title matter with regard to the Release Parcel and its non inclusion within the Conservation Easement, North Alico has agreed to execute this Partial Release of Conservation Easement pursuant to the terms and provisions hereof.

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the parties hereto agree as follows:

1. The recitals above are true and correct and shall become a part of this Agreement.
2. North Alico hereby releases all rights and interests North Alico may have in and to the Release Parcel from the Original Easement Property subject to the Conservation Easement, which release was previously approved by the District.
3. The Conservation Easement for the Remainder Premises, as assigned and consented to under the terms of the Assignment and the Consent, shall remain in full force and effect with respect to the Remainder Premises. All the other terms and conditions of the Conservation Easement shall remain in effect with regard to the Remainder Premises and all references to "Property" in the Conservation Easement shall hereafter mean and refer only to the Remainder Premises.

IN WITNESS WHEREOF, North Alico Property Owners Association, Inc. has caused this Partial Release of Conservation Easement to be executed on this 1 day of August, 2016.

Signed, sealed and delivered
in our presence as witnesses:


Print Name: Karen S Charrette

Print Name: Jennifer H Burch

North Alico Property Owners Association, Inc.
a Florida not for profit corporation

By: 
Alan C. Freeman, President

INSTR # 2016000164936 Page Number: 3 of 8

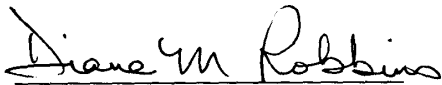
STATE OF FLORIDA

) ss:

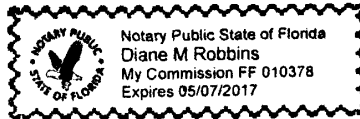
COUNTY OF LEE

EXECUTION of the foregoing instrument was acknowledged before me this 1 day of August, 2016, by Alan C. Freeman, the President of North Alico Property Owners Association, Inc., a Florida not for profit corporation, who is personally known to me or who has produced sufficient evidence of identification (described below) and who did take an oath.

Description of identification produced: _____



NOTARY PUBLIC- SIGNATURE ABOVE

Notary Name: Diane M. Robbins (Affix Notary Seal)Commission No.: FF 010378Commission Exp. Date: 5-7-17

Notary Name/ Commission No./ Exp. Date- type or print

INSTR # 2016000164936 Page Number: 4 of 8

EXHIBIT "A" - ORIGINAL EASEMENT PROPERTY

EXHIBIT "A"

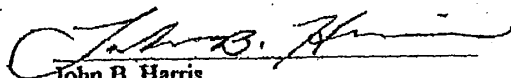
DESCRIPTION: (Conservation Area)

A tract or parcel of land lying in Section 4, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Southeast corner of the aforesaid Section 4; thence run N.00°56'55"W. along the East line of said Section 4 for 100.00 feet to the North right-of-way line of Alico Road; thence run S.89°45'24"W. along the North line of Alico Road for 1506.44 feet; thence run N.00°56'55"W. for 50.00 feet to the point of beginning; thence continue N.00°56'55"W. for 819.12 feet; thence run N.34°55'31"E. for 206.29 feet; thence run S.32°10'25"E. for 216.59 feet; thence run S.32°15'37"E. for 25.38 feet; thence run S.39°09'25"E. for 90.31 feet; thence run S.32°48'47"E. for 95.67 feet; thence run S.08°10'01"E. for 79.05 feet; thence run S.19°14'08"W. for 34.27 feet; thence run S.21°07'07"W. for 26.43 feet; thence run S.65°43'54"E. for 34.06 feet; thence run S.18°24'50"E. for 23.17 feet; thence run S.28°42'07"E. for 27.09 feet; thence run S.19°21'27"E. for 28.36 feet; thence run S.09°39'00"E. for 23.23 feet; thence run S.02°56'19"E. for 25.08 feet; thence run S.04°41'33"W. for 21.84 feet; thence run S.14°53'26"W. for 45.44 feet; thence run S.08°55'53"W. for 24.42 feet; thence run S.26°01'32"W. for 23.50 feet; thence run S.60°44'39"W. for 21.70 feet; thence run S.38°43'42"W. for 22.06 feet; thence run S.63°47'12"W. for 23.15 feet; thence run S.75°02'22"W. for 20.92 feet; thence run S.69°21'31"W. for 29.98 feet; thence run N.89°58'50"W. for 22.09 feet; thence run N.75°39'58"W. for 22.85 feet; thence run N.80°03'33"W. for 75.60 feet; thence run N.86°04'34"W. for 28.85 feet; thence run S.88°35'07"W. for 34.63 feet; thence run S.75°39'20"W. for 32.53 feet to a point of curvature; thence run Southwesterly for 44.12 feet along the arc of a curve concave Southeasterly, with a radius of 33.00 feet, a delta of 76°36'01", a chord bearing of S.37°21'20"W. and a chord distance of 40.91 feet to a point of tangency; thence run S.00°56'55"E. for 177.41; thence run S.89°45'24"W. for 33.82 feet to the point of beginning.

Said tract contains 5.481 acres, more or less.

Bearings are based on the North right-of-way line of the aforesaid Alico Road as bearing S.89°45'24"W.



John B. Harris
P.S.M. #4631
August 10, 2004

2/5/2021

Landmark Web Official Records Search

INSTR # 2016000164936 Page Number: 5 of 8

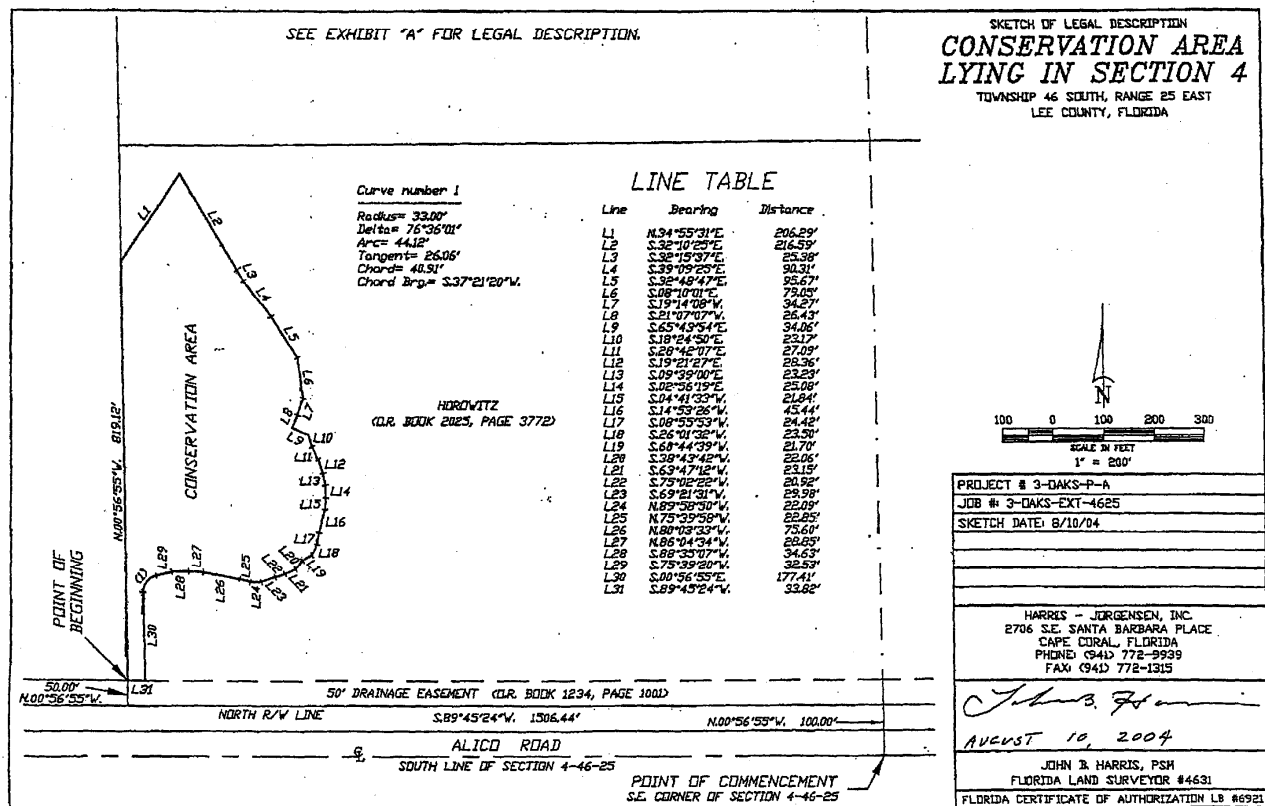


EXHIBIT B – RELEASE PARCEL**DESCRIPTION:** (Release Parcel)

A tract or parcel of land lying in Section 4, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

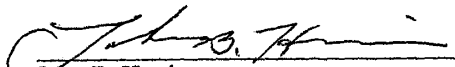
Commencing at the Southeast corner of the aforesaid Section 4; thence run N.00°56'55"W. along the East line of said Section 4 for 100.00 feet to the North right-of-way line of Alico Road; thence run S.89°45'24"W. along the North line of Alico Road for 1506.44 feet; thence run N.00°56'55"W. for 50.00 feet to the point of beginning; thence continue N.00°56'55"W. for 191.16 feet; thence run N.88°59'23"E. for 10.02 feet to a point on a non-tangent curve thence run North-easterly for 77.29 feet along the arc of a curve concave Southeasterly, with a radius of 50.00 feet, a delta of 88°33'45", a chord bearing of N.45°28'36"E. and a chord distance of 69.82 feet to a point of tangency; thence run N.89°45'28"E. for 84.79 feet to a point of curvature; thence run Northeasterly for 32.41 feet along the arc of a curve concave Northwesterly, with a radius of 28.00 feet, a delta of 66°19'15", a chord bearing of N.56°35'50"E. and a chord distance of 30.63 feet to a point of reverse curvature; thence run Northeasterly for 57.41 feet along the arc of a curve concave Southeasterly, with a radius of 70.00 feet, a delta of 46°59'40", a chord bearing of N.46°56'02"E. and a chord distance of 55.82 feet to a point of reverse curvature; thence run Northeasterly and Northwesterly for 336.12 feet along the arc of a curve concave Westerly, with a radius of 145.00 feet, a delta of 132°48'50", a chord bearing of N.04°01'27"E. and a chord distance of 265.76 feet to a point of reverse curvature; thence run Northwesterly for 200.37 feet along the arc of a curve concave Northeasterly, with a radius of 170.00 feet, a delta of 67°31'50", a chord bearing of N.28°37'02"W. and a chord distance of 188.97 feet to a point of reverse curvature; thence run Northwesterly for 118.70 feet along the arc of a curve concave Westerly, with a radius of 580.00 feet, a delta of 11°43'34", a chord bearing of N.00°42'54"W. and a chord distance of 118.50 feet to a point of common curvature; thence run Northwesterly for 44.52 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 85°01'55", a chord bearing of N.49°05'39"W. and a chord distance of 40.55 feet to a point of tangency; thence run S.88°23'24"W. for 57.65 feet to a point of curvature; thence run Northwesterly for 21.83 feet along the arc of a curve concave Northerly, with a radius of 50.00 feet, a delta of 25°00'56", a chord bearing of N.79°06'38"W. and a chord distance of 21.66 feet to a point of non-tangency; thence run N.34°55'31"E. for 206.20 feet; thence run S.32°10'25"E. for 216.59 feet; thence run S.32°15'37"E. for 25.38 feet; thence run S.39°09'25"E. for 90.31 feet; thence run S.32°48'47"E. for 95.67 feet; thence run S.08°10'01"E. for 79.05 feet; thence run S.19°14'08"W. for 34.27 feet; thence run S.21°07'07"W. for 26.43 feet; thence run S.65°43'54"E. for 34.06 feet; thence run S.18°24'50"E. for 23.17 feet; thence run S.28°42'07"E. for 27.09 feet; thence run S.19°21'27"E. for 28.36 feet; thence run S.09°39'00"E. for 23.23 feet; thence run S.02°56'19"E. for 25.08 feet; thence run S.04°41'33"W. for 21.84 feet; thence run S.14°53'26"W. for 45.44 feet; thence run S.08°55'53"W. for 24.42 feet; thence run S.26°01'32"W. for 23.50 feet; thence run S.60°44'39"W. for 21.70 feet; thence run S.38°43'42"W. for 22.06 feet; thence run S.63°47'12"W. for 23.15 feet; thence run S.75°02'22"W. for 20.92 feet; thence run S.69°21'31"W. for 29.98 feet; thence run N.89°58'50"W. for 22.09 feet; thence run N.75°39'58"W. for 22.85 feet; thence run N.80°03'33"W. for 75.60 feet; thence run N.86°04'34"W. for 28.85 feet; thence run S.88°35'07"W. for 34.63 feet; thence run S.75°39'20"W. for 32.53 feet to a point of curvature; thence run Southwesterly for 44.12 feet along the arc of a curve concave Southeasterly, with a radius of 33.00 feet, a delta of 76°36'01", a chord bearing of S.37°21'20"W. and a chord

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distance of 40.91 feet to a point of tangency; thence run S.00°56'55"E. for 177.41; thence run S.89°45'24"W. for 33.82 feet to the point of beginning.

Said tract contains 2.366 acres, more or less.

Bearings are based on the North right-of-way line of the aforesaid Alico Road as bearing S.89°45'24"W.

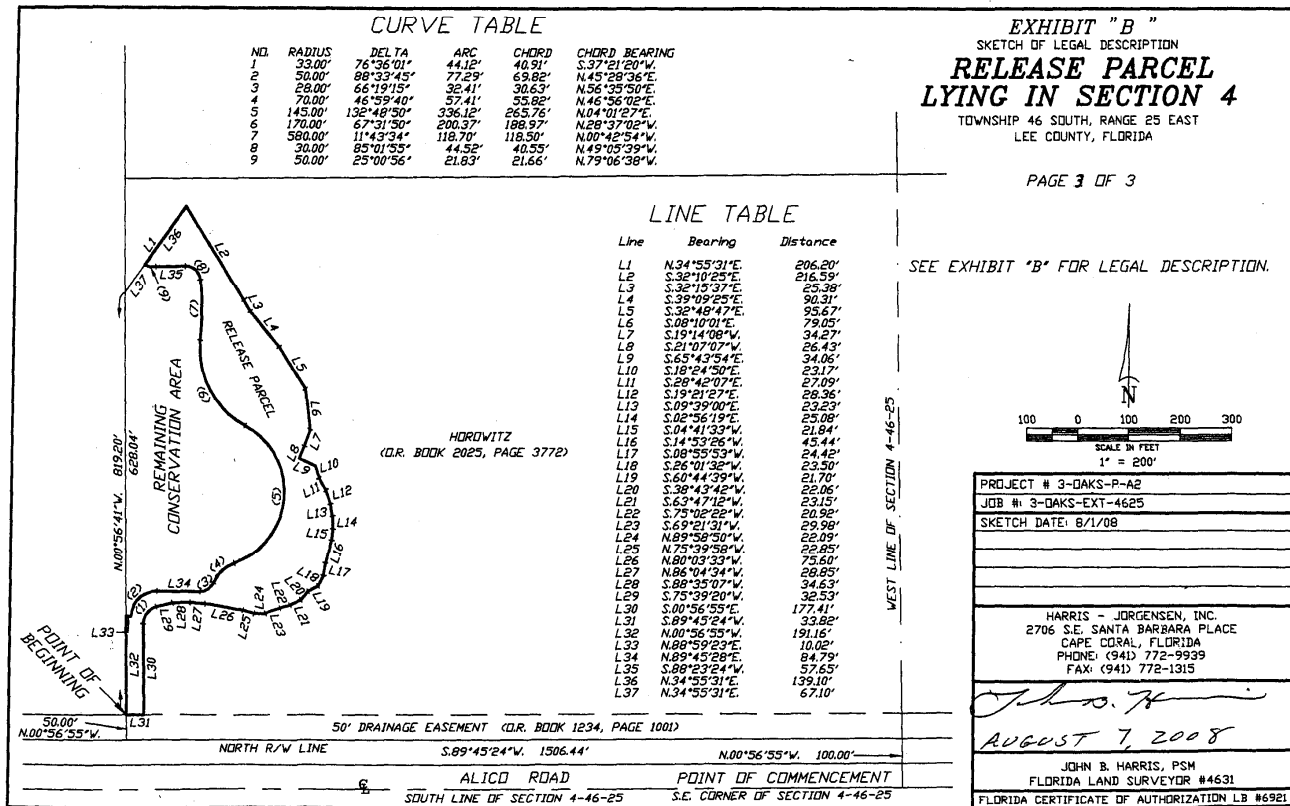


John B. Harris
P.S.M. #4631
August 7, 2008

2/5/2021

Landmark Web Official Records Search

INSTR # 2016000164936 Page Number: 8 of 8



Page 3 of 3



Property Data

STRAP: 04-46-25-L3-00003.0020 Folio ID: 10599151

Generated on 11/22/2022 6:07 PM

Owner Of Record - Sole Owner

[\[Change Address\]](#)



FREEMAN ALAN C
28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135

Site Address

Site Address maintained by [E911 Program Addressing](#)

ACCESS UNDETERMINED
FORT MYERS FL 33912

ALTERNATE ADDRESS INFORMATION:

16902 HRABAK DR

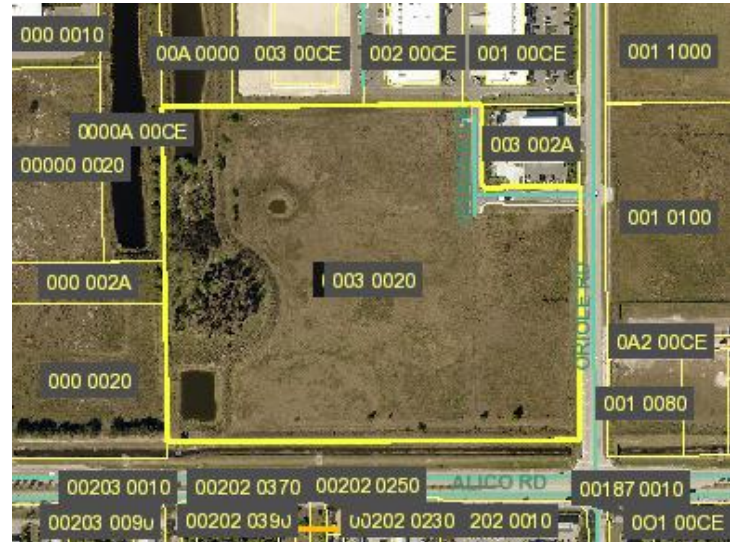
Property Description

Do not use for legal documents!



PARL IN SE 1/4 AS DESC OR 2025 PG 3772 LESS S 100 FT AS DESC
IN 2909/2305 LESS PORTION DESC IN INST 2018000241402 LESS
ROW TAKING DEC IN 2020000118220

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)



Current Working Values



[Tax Roll Value Letter](#)

Just

5,405,189

Attributes

Land Units Of Measure

AC

Units

29.16

Total Number of Buildings

0

Total Bedrooms / Bathrooms

0

1st Year Building on Tax Roll

N/A

Historic Designation

No

Image of Structure



Exemptions / Classified Use

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Values (2022 Tax Roll)



Generated on 11/22/2022 6:07 PM



Taxing Authorities

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Sales / Transactions

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Parcel Numbering History

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**Location Information**

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**Solid Waste (Garbage) Roll Data**

Generated on 11/22/2022 6:07 PM

**Flood and Storm Information**

Generated on 11/22/2022 6:07 PM

**Address History**

Generated on 11/22/2022 6:07 PM

**[Appraisal Details \(2022 Tax Roll\)](#)**

Generated on 11/22/2022 6:07 PM

**Appraisal Details (Current Working Values)**

Generated on 11/22/2022 6:07 PM

[Previous Parcel Number](#)

Generated on 11/22/2022 6:07 PM
[Next Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)
TRIM (proposed tax) Notices are available for the following tax years
[[2020](#) [2021](#) [2022](#)]

DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

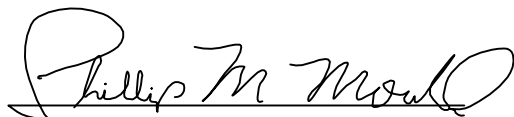
DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH,
RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 4;
THENCE RUN N.00°56'55"W. ALONG THE EAST LINE OF SAID SECTION 4 FOR
100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD; THENCE RUN
S.89°43'43"W. ALONG THE NORTH LINE OF SAID ALICO ROAD FOR 218.97 FEET
TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°43'43"W. ALONG THE
NORTH LINE OF SAID ALICO ROAD FOR 1287.48 FEET; THENCE RUN N.00°58'36"W.
FOR 1091.70 FEET; THENCE RUN N.89°32'35"E. FOR 995.81 FEET; THENCE RUN
S.00°17'39"E. FOR 244.48 FEET TO A POINT OF CURVATURE; THENCE RUN
SOUTHEASTERLY FOR 26.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT
HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD
BEARING OF S.45°17'39"E. AND A CHORD DISTANCE OF 24.04 FEET TO A POINT
OF TANGENCY; THENCE RUN N.89°42'21"E. FOR 42.55 FEET; THENCE RUN
N.00°17'39"W. FOR 6.00 FEET; THENCE RUN N.89°42'21"E. FOR 245.45 FEET TO A
POINT ON THE WEST RIGHT-OF-WAY LINE OF ORIOLE ROAD (80 FEET WIDE);
THENCE RUN S.00°16'17"E. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 839.48
FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 30.696 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE AFORESAID SECTION 4 AS
BEING N.00°56'55"W.



PHILLIP M MOULD
LS6515
FEBRUARY 3, 2020

Original application dated 12-02-2022

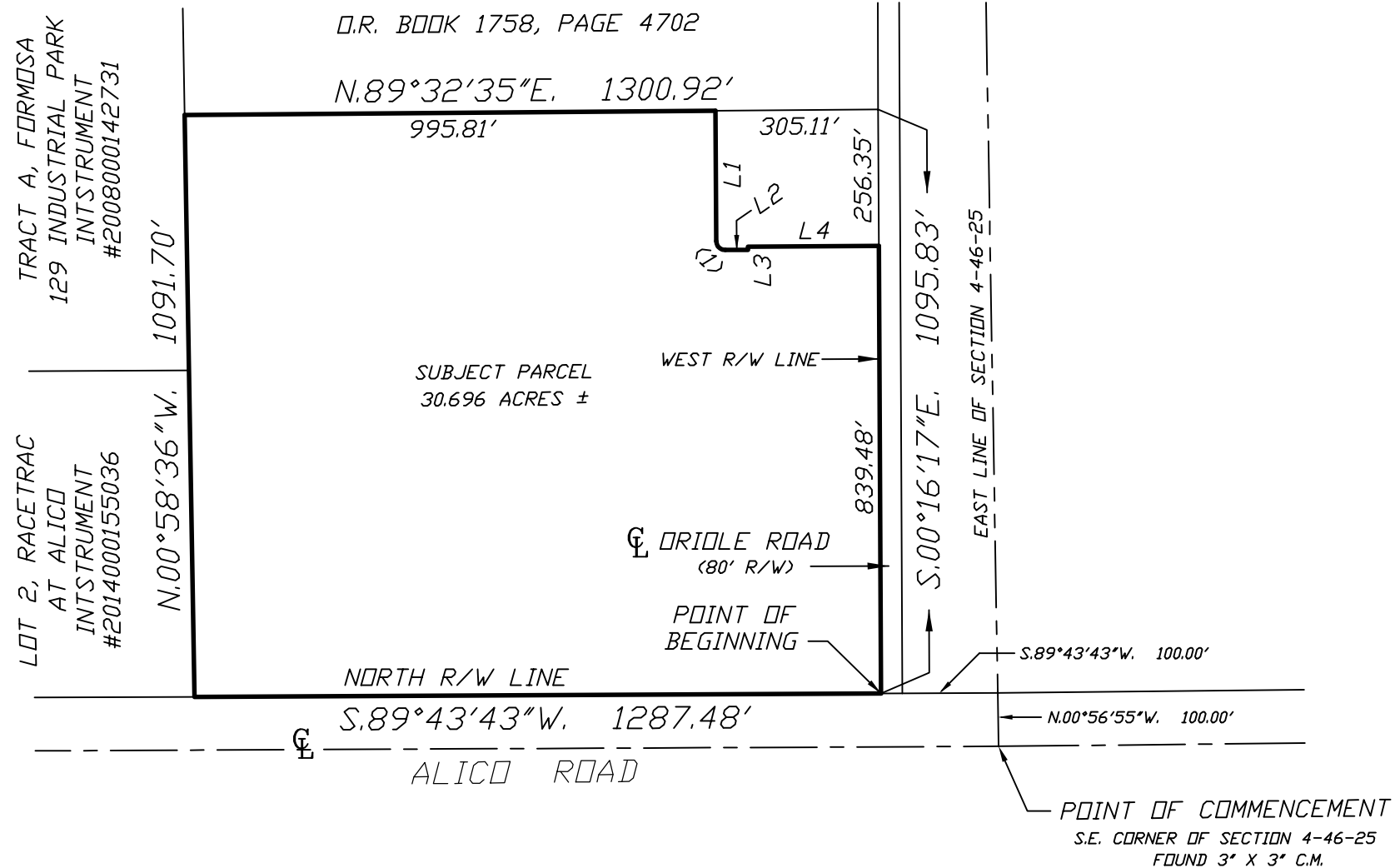
DCI2022-00061 Lee County ePlan

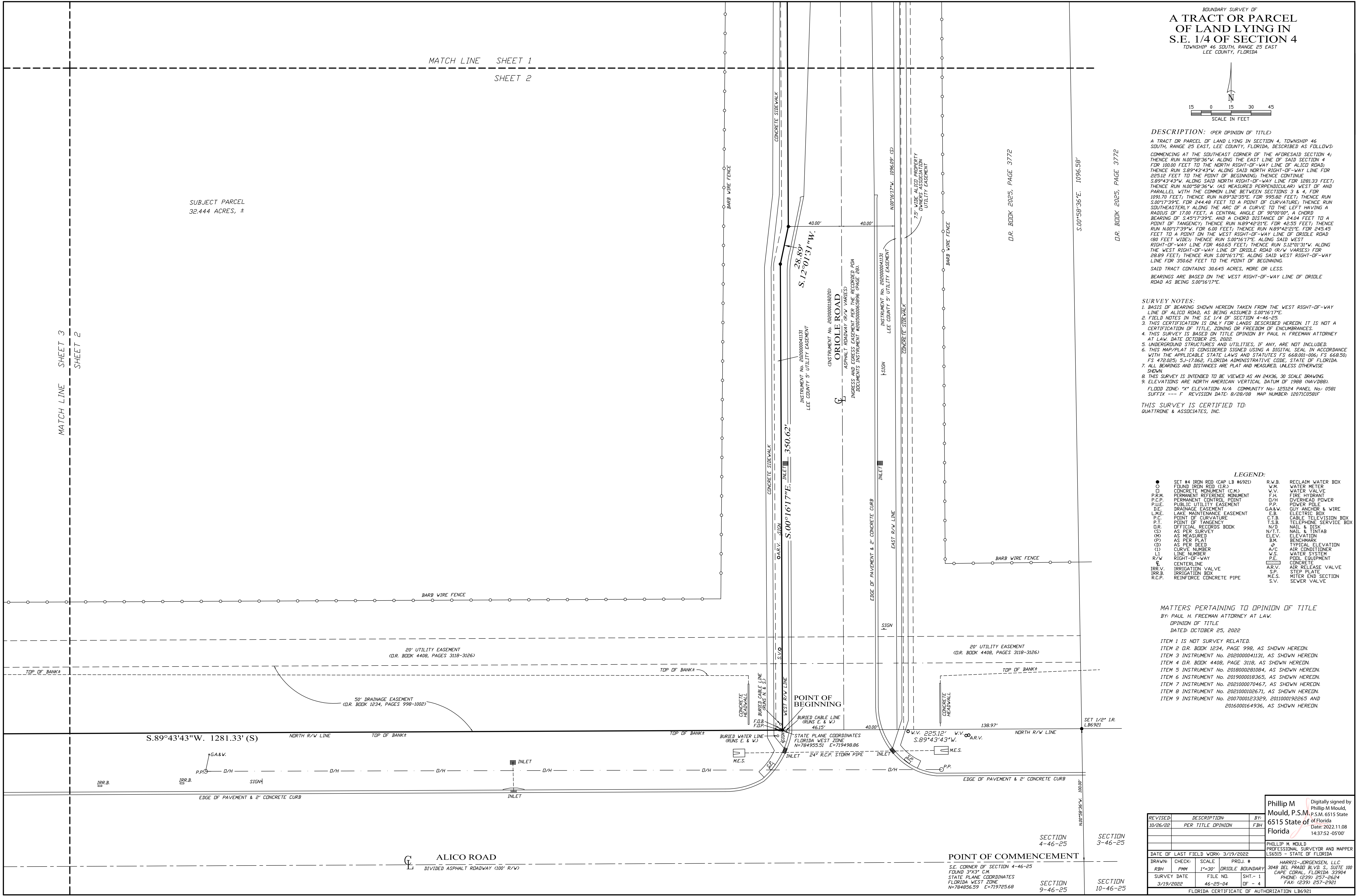
LINE TABLE

Line	Bearing	Distance
L1	S.00°17'39"E.	244.48'
L2	N.89°42'21"E.	42.55'
L3	N.00°17'39"W.	6.00'
L4	N.89°42'21"E.	245.45'

Radius= 17.00'
Delta= 90°00'00"
Arc= 26.70'
Tangent= 17.00'
Chord= 24.04'
Chord Brg.= S.45°17'39"E.

SHEET 1 OF 2





30" R.C.P. STORM PIPE
(TYPICAL)



M.E.S.

CONCRETE INLET BOX

TOP OF BANK±

BARB WIRE FENCE

D.R. BOOK 1758, PAGE 4702

N.89°32'35"E. 995.82'

INSTRUMENT No. 2019000018365
20' DRAINAGE EASEMENT

INSTRUMENT No. 2018000281084
20' DRAINAGE EASEMENT

TOP OF BANK±

TOP OF BANK#

EASEMENT LINE
TOP OF BANK ±

INSTRUMENT No. 2018000281084
20' LAKE MAINTENANCE EASEMENT

$P \sqcap N D$

TOP OF BANK

MATCH LINE SHEET 4
SHEET 1

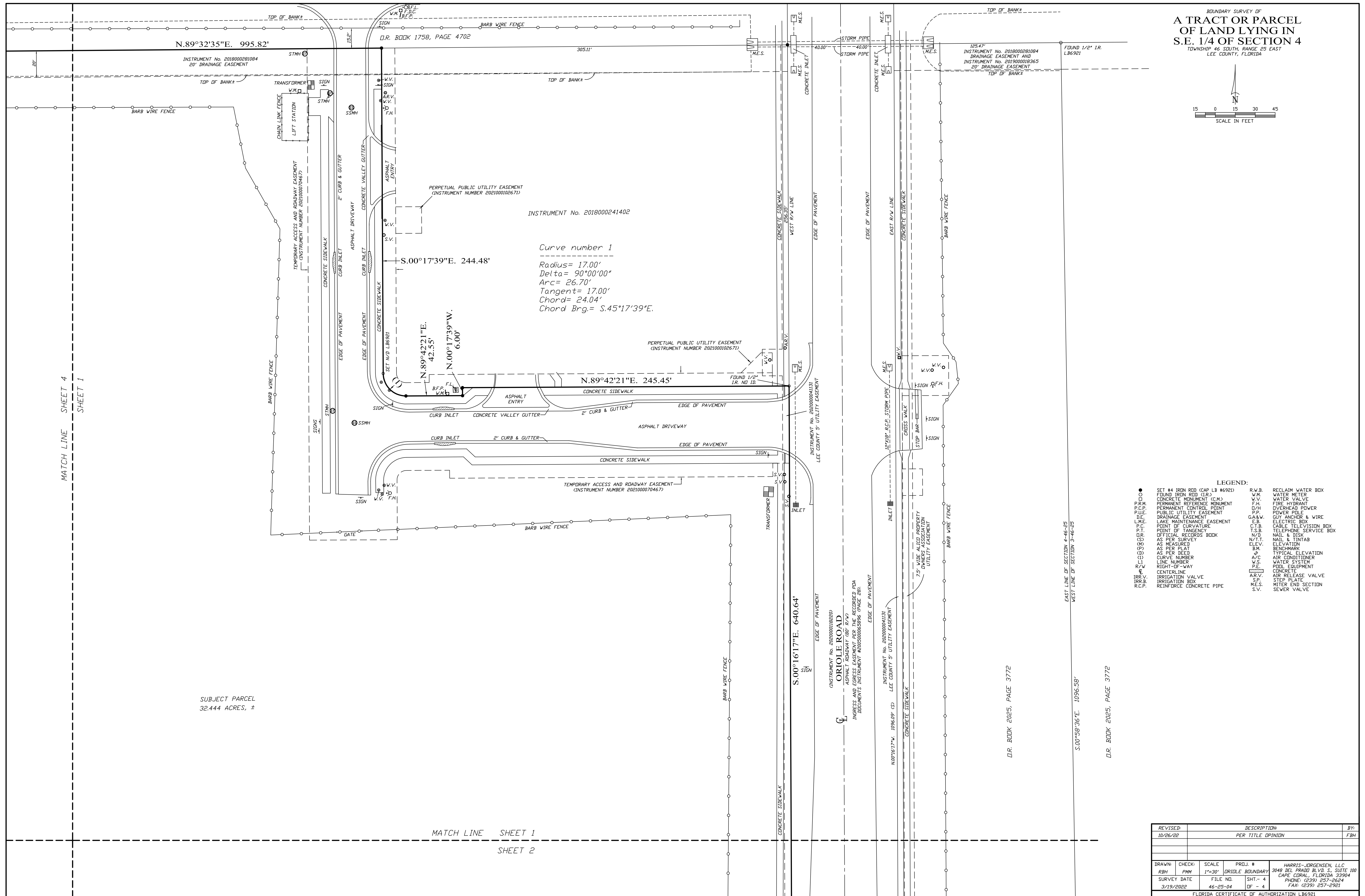
MATCH LINE SHEET 4
SHEET 3

CONSERVATION EASEMENT
(INSTRUMENT No. 200700001232329)
RELEASE PARCEL
(INSTRUMENT No. 20110000192265)
CONSERVATION EASEMENT / RELEASE PARCEL
(INSTRUMENT No. 20160000164936)

- | | | | |
|--------|------------------------------|------------|-----------------------|
| ● | SET #4 IRON ROD (AP L6 #929) | R.W.B. | RECLAIM WATER BOX |
| ○ | FOUND IRON ROD (IR) | W.V.M. | WATER METER |
| ○ | CONCRETE MONUMENT (C.M.) | W.V.M. | WATER VALVE |
| P.R.M. | PERMANENT REFERENCE MONUMENT | F.H. | FIRE HYDRANT |
| P.R.M. | PERMANENT CONTROL POINT | D/H | DVERHEAD POWER |
| P.C. | PUBLIC UTILITY EASEMENT | W.V.M. | WATER METER |
| D.E. | DRAINAGE EASEMENT | G.A.B.W. | GUY ANCHOR & WIRE |
| P.C. | PUBLIC UTILITY EASEMENT | E.C.T.R.B. | ELECTRIC BOX |
| P.C. | POINT OF CURVATURE | C.T.B. | CABLE TELEVISION BOX |
| P.C. | POINT OF CURVATURE | T.E.L.P.H. | TELEPHONE SERVICE BOX |
| C.R. | OFFICIAL RECORDS BOOK | N/D | NAIL & DISK |
| C.S. | AS PER SURVEY | M/T | MAIL & INTAB |
| C.S. | AS PER SURVEY | E.L.V. | ELEVATION |
| (P) | AS PER PLAT | B.M. | BENCHMARK |
| (P) | AS PER PLAT | A/C | AIR CONDITIONER |
| (P) | AS PER PLAT | W.S.M. | WATER SERVICE METER |
| R/W | RIGHT-OF-WAY | P.E. | POTD. EQUIPMENT |
| ○ | CENTERLINE | CONCRETE | CONCRETE |
| R.C.P. | REINFORCED CONCRETE PIPE | A.R.V. | AIR RELEASE VALVE |
| R.C.P. | REINFORCED CONCRETE PIPE | S.P. | STEP PLATE |
| R.C.P. | REINFORCED CONCRETE PIPE | M.T.C. | METER CAGE SECTION |
| R.C.P. | REINFORCED CONCRETE PIPE | S.V. | SEWER VALVE |

REVISED:		DESCRIPTION:						BY:
10/26/92		PER TITLE OPINION						FHM
DRAWN:	CHECK:	SCALE	PROJ. #					
RBH	PMH	1"=30'	ORIOLE BUILDING		3048 DEL PRADO BLVD. S., SUITE 100 CAPE CORRAL, FLORIDA 33904			
SURVEY DATE		FILE NO.	SHT. - 3		PHONE: (239) 257-2624			
3/19/2022		46-25-04	DP - 4		FAX: (239) 257-2921			
FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921								

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921



BOUNDARY SURVEY OF
**A TRACT OR PARCEL
OF LAND LYING IN
S.E. 1/4 OF SECTION 4**
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

15 0 15 30 45
SCALE IN FEET

- LEGEND:
- SET #4 IRON ROD (CAP LB #692)
 - FOUND IRON ROD (I.R.)
 - CONCRETE MONUMENT (C.M.)
 - P.P.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - D.R. OFFICIAL RECORDS BOOK
 - (S) AS PER SURVEY
 - (M) AS MEASURED
 - (P) AS PER PLAT
 - (D) AS PER DEED
 - (C) CURVE NUMBER
 - (L) LINE NUMBER
 - R/W RIGHT-OF-WAY
 - C CENTERLINE
 - IR.R.V. IRRIGATION VALVE
 - IR.R.B. IRRIGATION BOX
 - R.C.P. REINFORCE CONCRETE PIPE
 - R.W.B. RECLAIM WATER BOX
 - W.M. WATER METER
 - W.V. WATER VALVE
 - F.H. FIRE HYDRANT
 - D/H OVERHEAD POWER
 - P.P. POWER POLE
 - G.A.R.W. GUY ANCHOR & WIRE
 - E.B. ELECTRIC BOX
 - C.T.B. CABLE TELEVISION BOX
 - T.S.B. TELEPHONE SERVICE BOX
 - N/D NAIL & DISK
 - N/T.T. NAIL & TINTAB
 - ELEV. ELEVATION
 - B.M. BENCHMARK
 - Ø TYPICAL ELEVATION
 - A/C AIR CONDITIONER
 - W.S. WATER SYSTEM
 - P.E. POOL EQUIPMENT
 - CONCRETE CONCRETE
 - AR.V. AIR RELEASE VALVE
 - S.P. STEP PLATE
 - M.E.S. METER END SECTION
 - S.V. SEWER VALVE

REVISED:		DESCRIPTION:		BY:
10/26/22		PER TITLE OPINION		FBH
DRAWN:	CHECK:	SCALE:	PROJ. #	HARRIS-JORGENSEN, LLC 3040 DEL PRADO BLVD. S., SUITE 100 CAPE CORRAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921
RBH	PMH	1"=30'	DRIDLE BOUNDARY	
SURVEY DATE		FILE NO.	SHT. - 4	
3/19/2022		46-25-04	OF - 4	
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921				

IN WITNESS WHEREOF the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

Yvette Erazo, WITNESS

SANFORD I. HOROWITZ
individually and as Co-Trustee

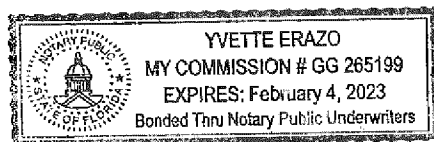
PAUL H. FREEMAN, WITNESS

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization on this 3 day of October, 2022, by SANFORD I. HOROWITZ,
individually and as Co-Trustee of an unrecorded land trust agreement, who is personally known to
me or who has produced _____ as identification.

(Affix Notary Seal)

Yvette Erazo
NOTARY PUBLIC - SIGNATURE ABOVE
NOTARY NAME: _____
COMMISSION NO.: _____
COMMISSION EXP. DATE: _____



IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Brenda K. Taylor
Brenda K. TAYLOR, WITNESS

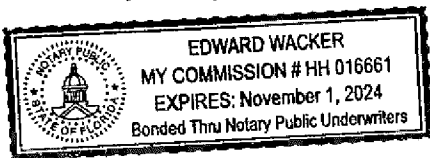
Alan C. Freeman
ALAN C. FREEMAN, individually and
as Co-Trustee

Michelle L. Tonder
Michelle L. TONDER, WITNESS

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 4 day of October, 2022, by ALAN C. FREEMAN, individually and as Co-Trustee of an unrecorded land trust agreement, who is personally known to me or who has produced N/A as identification.

(Affix Notary Seal)



Edward Wacker
NOTARY PUBLIC - SIGNATURE ABOVE
NOTARY NAME: ED WACKER
COMMISSION NO.: HH1124 HH016661
COMMISSION EXP. DATE: 11/1/24

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 2 and 3 of Three Oaks Marketplace, Phase 1 according to the Plat thereof, as recorded in Instrument Number 2020000003156 of the Public Records of Lee County, Florida;

Lots 4, 7, 8 and 10 of Three Oaks Marketplace, Phase 2, according to the Plat thereof, as recorded in Instrument Number 2021000318496 of the Public Records of Lee County, Florida; and

A TRACT OR PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 4;
THENCE RUN N.00°58'36"W. ALONG THE EAST LINE OF SAID SECTION 4 FOR 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD; THENCE RUN S.89°43'43"W. ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 225.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°43'43"W. ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 1281.33 FEET; THENCE RUN N.00°58'36"W. (AS MEASURED PERPENDICULAR) WEST OF AND PARALLEL WITH THE COMMON LINE BETWEEN SECTIONS 3 & 4, FOR 1091.70 FEET; THENCE RUN N.89°32'35"E. FOR 995.82 FEET; THENCE RUN S.00°17'39"11E. FOR 244.48 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.45°17'39"E. AND A CHORD DISTANCE OF 24.04 FEET TO A POINT OF TANGENCY; THENCE RUN N.89°42'21"E. FOR 42.55 FEET; THENCE RUN N.00°17'39"W. FOR 6.00 FEET; THENCE RUN N.89°42'21"E. FOR 245.45 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ORIOLE ROAD (80 FEET WIDE); THENCE RUN S.00°16'17"E. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 460.65 FEET; THENCE RUN S.12°01'31"W. ALONG THE WEST RIGHT-OF-WAY LINE OF ORIOLE ROAD (R/W VARIES) FOR 28.89 FEET; THENCE RUN S.00°16'17"E. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 350.62 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 30.645 ACRES, MORE OR LESS.
BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF ORIOLE ROAD AS BEING S.00°16'17"E

PAUL H. FREEMAN**Attorney At Law***2455 East Sunrise Boulevard**Suite 200**Ft. Lauderdale, Florida 33304**Telephone: 954-380-8784*

October 25, 2022

Board of County Commissioners
Lee County Florida
2115 Second Street
Fort Myers, FL 33901

Re: Project Alico-Oriole West per attached Legal Description ("Exhibit A")

Certified To: Lee County Board of County Commissioners

In connection with the zoning application for the property known as Alico-Oriole West, I have reviewed all matters affecting the title to the real property particularly described on Exhibit A, attached hereto and made a part of this Opinion (the "Property"). This title opinion covers the Property. I certify that I have examined a title search through the 17th day of October, 2022, at 5:00 P.M. Pursuant to the requirements of the Lee County Board of County Commissioners Administrative Code 13-19 (the "Code"), the owners of the Property have the unrestricted right to develop the Property.

Based on the foregoing, I am of the opinion that: Title to the property, as of the Effective Date of the Opinion of Title set forth above, is vested in:

SANFORD I. HOROWITZ and ALAN C. FREEMAN, as Co-Trustees, under an unrecorded Florida Land Trust Agreement according to Florida Statute Sections 689.071 and 689.073.

The following are all of those persons or entities holding a mortgage secured by the property:

NONE

GENERAL EXCEPTIONS

Taxes for the year 2022 and subsequent years, not yet due. Taxes for 2021 have been paid.

SPECIAL EXCEPTIONS

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Declaration of Covenants and Restrictions of the North Alico Property Owners' Association (the "Association") as recorded on October 11, 2005 in Official Records Instrument 2005000065896 of the Public Records of Lee County, Florida and as amended and supplemented by Supplemental Declaration recorded April 30, 2007 in Official Records Instrument No. 2007000139305; Supplemental Declaration recorded August 8, 2008 in Official Records Instrument No. 2008000213922; Supplemental Declaration recorded August 8, 2008 in Official Records Instrument No. 2008000213924; Supplemental Declaration recorded September 3, 2008 in Official Records Instrument No. 2008000234500; Supplemental Declaration recorded January 6, 2009 in Official Records Instrument No. 2009000002723; Amendment to Declaration of Covenants and Restrictions of the North Alico Property Owners' Association recorded January 9, 2020 in Official Records Instrument No. 20200000007170; Supplemental Declaration recorded May 12, 2020 in Official Records Instrument No. 2020000110195 all in the Public Records of Lee County, Florida.

2. Easements and reservations contained in deed recorded in Official Records Book 1234, Pages 998 of the Public Records of Lee County, FL. which relates a fifty (50') foot easement for canal right of way along the North boundary of Alico Road (the right of way is recorded at Official Records Book 1234, page 1001).

3. Grant of Public Utility Easement and Right to Convey Utility and Service Provider Easements to Lee County and North Alico Property Owners Association, Inc. recorded February 17, 2020 at Official Records Instrument No. 2020000041131 of the Public Records of Lee County, Florida, depicted on the Plat.

4. Easement Agreement in favor of Lee Land Holdings, LLC, for a twenty (20') foot utility easement for construction of a sewer line recorded in Official Records Book 4408, Page 3118 of the Public Records of Lee County, Florida, assigned to Lee County and consented to in that Acknowledgement of Assignment of Easement recorded July 27, 2007 in Official Records Instrument No. 2007000235021 of the Public Records of Lee County, Florida.

5. Permanent Lake, Lake Maintenance, and Stormwater Drainage Easement Agreement in favor of North Alico Property Owners Association, Inc., recorded November 30, 2018 in Official Records Instrument No. 2018000281084 of the Public Records of Lee County, Florida.

6. Surface Water Management System Easement Agreement in favor of CLE FL RE Investment I, LLC, an Ohio limited liability company recorded January 25, 2019 in Official Records Instrument No. 2019000018365 of the Public Records of Lee County, Florida and which is located within the area described in the Permanent Lake, Lake Maintenance, and Stormwater

Drainage Easement Agreement recorded in Official Records Instrument No. 2018000281084 of the Public Records of Lee County, Florida and described in item 8 above and which is depicted on the Plat.

7. Temporary Access and Roadway Easement to San Carlos Fire Protection and Rescue Service District dated March 3, 2021 recorded March 8, 2021 at Official Records Instrument No. 2021000070467 of the Public Records of Lee County, Florida.

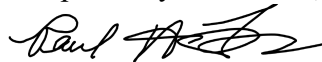
8. Grant of Perpetual Public Utility Easement to Lee County dated March 29, 2021 and recorded April 1, 2021 at Official Records Instrument No. 2021000102671 of the Public Records of Lee County, Florida.

9. Deed of Conservation Easement recorded in Instrument No. 2007000123329, Assignment of Rights recorded in Instrument No. 2011000192265; Consent to Assignment of Rights recorded in Instrument No. 2012000221535; and Partial Release recorded in Instrument No. 2016000164936; all in the Public Records of Lee County, Florida.

This Opinion of Title is provided pursuant to the requirements of Florida Statute 177.041 and Lee County Administrative Code AC-13-19 for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. This Opinion is limited to the matters expressly stated herein and no opinions are to be inferred or implied beyond the opinions expressly stated herein.

I, the undersigned, further certify that I am an attorney at law, duly admitted to practice in the State of Florida, and a member in good standing of the Florida Bar.

Respectfully Submitted,



Paul H. Freeman
Fla. Bar No. 161840

WEST ORIOLE MARKET PLACE
BALD EAGLE MANAGEMENT PLAN
NEST LE-0-903

March 2022

Prepared For

Horowitz Sandford I TR
For Land Trust
Suite 5
28120 Hunters Ridge Blvd
Bonita Springs, FL 34135

By

Synecological Analysts® Inc.
2159 Morning Sun Ln
Naples, FL 34119
239-514-3998
brown@synecol.com

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INTRODUCTION

This Bald Eagle Management Plan (BEMP) has been prepared for bald eagle (*Haliaeetus leucocephalus*) Nest LE- 093 Adjacent to the Development Footprint of the West Oriole Market Place project. The Project is located in Section 4, Township 46 South, Range 25 East, Lee County, FL. This site is in the NW quadrant of the Alico Rd./Oriole Rd. intersection.

The proposed Project includes construction of a mixed-use, retail and commercial development including associated parking and stormwater management. Figures showing the boundary, master concept plan, eagle nest location, and proposed eagle buffer zones is shown in Figure 2.

A USFWS Incidental Eagle Take Permit (MBPER0019112) has been issued for this project and is included in the appendix of this Plan. This management plan outlines the Project's proposed protection and mitigation measures for the bald eagle consistent with the permit.

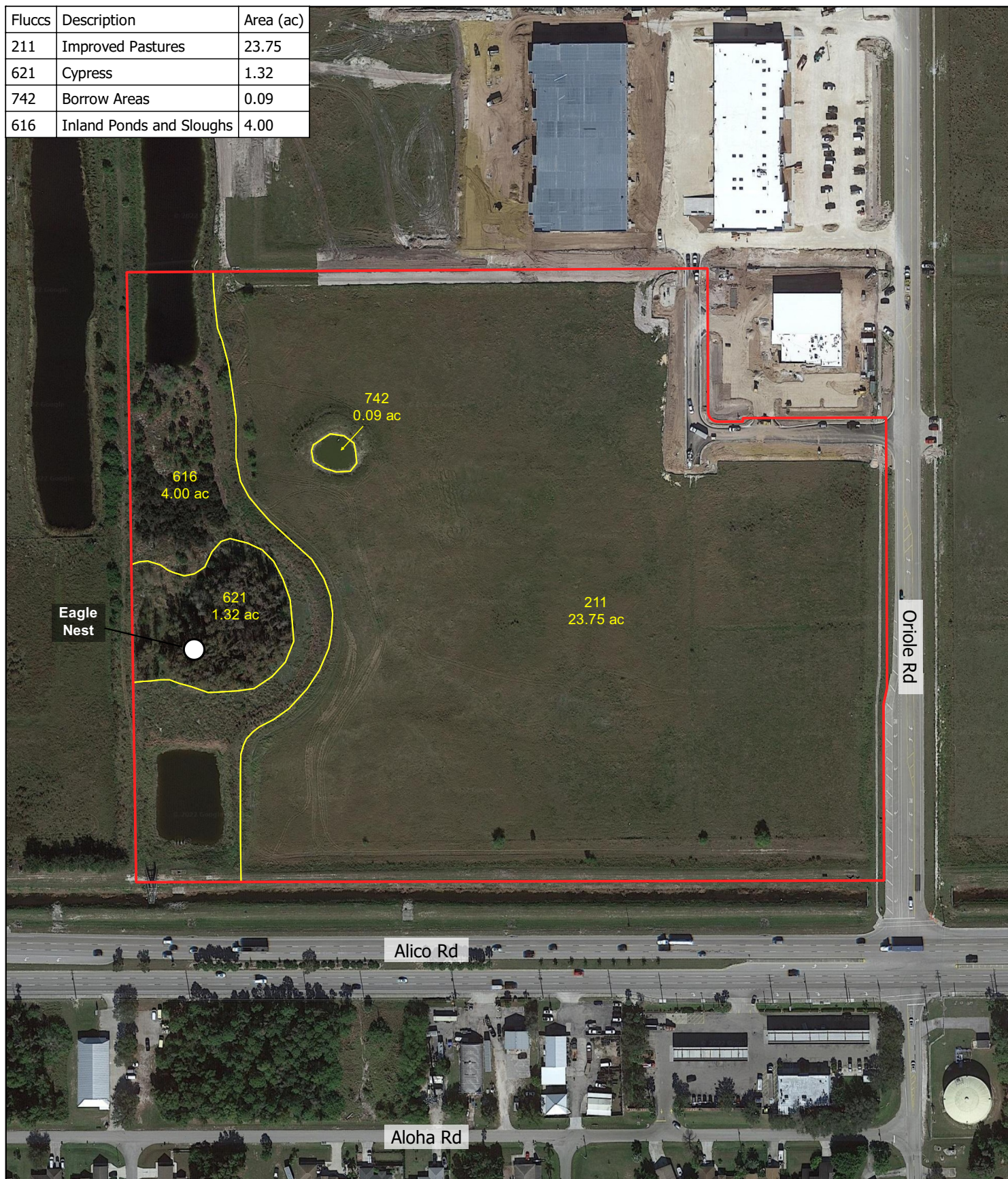
BALD EAGLE HABITAT AND REPRODUCTION

Bald eagles are considered a water-dependent species typically found near estuaries, large lakes, reservoirs, major rivers, and some seacoast habitats. Their distribution is influenced by the availability of suitable nest and perch sites near large, open water bodies, typically with high amounts of water-to-land edge. Bald eagles demonstrate a remarkable ability to tolerate perturbations to their habitat, throughout their range. Their adaptability to a variety of habitat conditions makes generalizations about habitat requirements and nesting behavior difficult. Though variable, eagles have basic habitat requirements that must be met in order to successfully reproduce and survive during the winter or non-nesting season.

Florida bald eagle nests are often located in the ecotone between forest and marsh or water, and are constructed in dominant or co-dominant living pines (*Pinus* spp.) or bald cypress (*Taxodium distichum*). Approximately ten percent of eagle nests are located in dead pine trees, while two to three percent occur in other species such as Australian pine (*Casuarina equisetifolia*) and live oak (*Quercus virginiana*). The stature of nest trees decreases from north to south, and in extreme Southwest Florida, eagle's nest in black mangroves (*Avicennia germinans*) and red mangroves (*Rhizophora mangle*). Nest trees in South Florida are smaller and shorter than reported elsewhere; however, comparatively they are the largest trees available. The small size of nest trees in South Florida relative to other nest sites throughout the eagle's range is due to the naturally smaller stature of slash pine, loblolly pine (*Pinus taeda*), long-leaf pine (*Pinus palustris*), and sand pine (*Pinus clausa*) in South Florida, and the lack of pines in extreme Southern Florida.

Bald eagles are monogamous and annual courtship behavior reinforces pair bonds. Pair bond formation includes dramatic pursuit flights, high soaring, talon locking, and

FlucCs	Description	Area (ac)
211	Improved Pastures	23.75
621	Cypress	1.32
742	Borrow Areas	0.09
616	Inland Ponds and Sloughs	4.00



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: West Oriole Marketplace - FlucCs Map

DATE: March 29, 2022

DRAWN BY: NW



0 100 200 ft

cartwheeling. Eagles may also fly around the perimeter of their nesting areas visually communicating their presence, further establishing their territories. Pair bond behavior, as well as, territory establishment and defense, probably occur concurrently throughout much of the eagle's range. Successful pair bond formation ultimately leads to nest site selection and nest construction for newly formed pairs or established pairs without nests. Pairs that have previously nested may repair established nests or construct an alternate nest concurrent with copulation.

Nesting activities generally begin in early September in South Florida, with egg-laying occurring as early as late October and peaking in the latter part of December. Incubation may be initiated from as early as October through as late as March, depending upon latitude. Clutches usually consist of one or two eggs but occasionally three or four are laid. Incubation takes approximately 35 days and fledging occurs within 10 to 12 weeks of hatching. Parental care may extend four to six weeks after fledging even though young eagles are fully developed and may not remain at the nest after fledging.

BALD EAGLE STATUS

The bald eagle was until recently a federally and state listed "Threatened" species that was previously protected, beginning in the mid-1970's, under the Endangered Species Act of 1973 (ESA) and Chapter 68A-27.004 Florida Administrative Code. The bald eagle was removed from the ESA in August 2007. However, the Bald and Golden Eagle Protection Act (Eagle Act) and the Migratory Bird Treaty Act (MBTA) continue to protect the bald eagle at the Federal level.

Management and recovery efforts for the species generally have included actions to improve reproductive success and survival by: 1) reducing levels of persistent organo-chlorine pesticides, such as DDT, occurring in the environment, and 2) habitat protection.

In Florida primarily have focused on protection of nesting territories through implementation of the *Habitat Management Guidelines for the Bald Eagle in the Southeast Region Management Guidelines*. Recovery goals for the bald eagle have been achieved as a result of these and related management actions throughout the United States, and the USFWS subsequently published a proposed rule in July 1999 to remove the bald eagle in the lower 48 states from the list of Threatened or Endangered wildlife.

The FWCC documented 88 active bald eagle nesting territories in Florida during their initial surveys of this species in 1973. The 2021 Audubon survey documented more than 1500 nests in the most recent Audubon Survey.

Nest LE -093 was first documented for the 2012-13 nesting season and has been observed regularly since the. The breeding pair were successful in ever year excepting 2017-18. The nesting history of this location is included in the Appendix

to this Management Plan.

LE-093 MANAGEMENT PLAN

This BEMP is proposed as part of the Project and is intended to facilitate construction of the proposed development by providing protection measures to minimize disturbance to the nesting bald eagles. This plan is designed to be consistent with the Incidental Take Permit issued by USFWS. Rather than regurgitate the permit conditions verbatim, we included the entire permit in the appendix to the report and propose to operate consistent with those guidelines since they were designed and negotiated with USFWS to be consistent with protection and safeguards for the nesting pair of eagles and potential to develop this parcel as envisioned.

The applicant proposes modification to this Plan be made consistent with guidelines required to modify the USFWS permit for this nest.

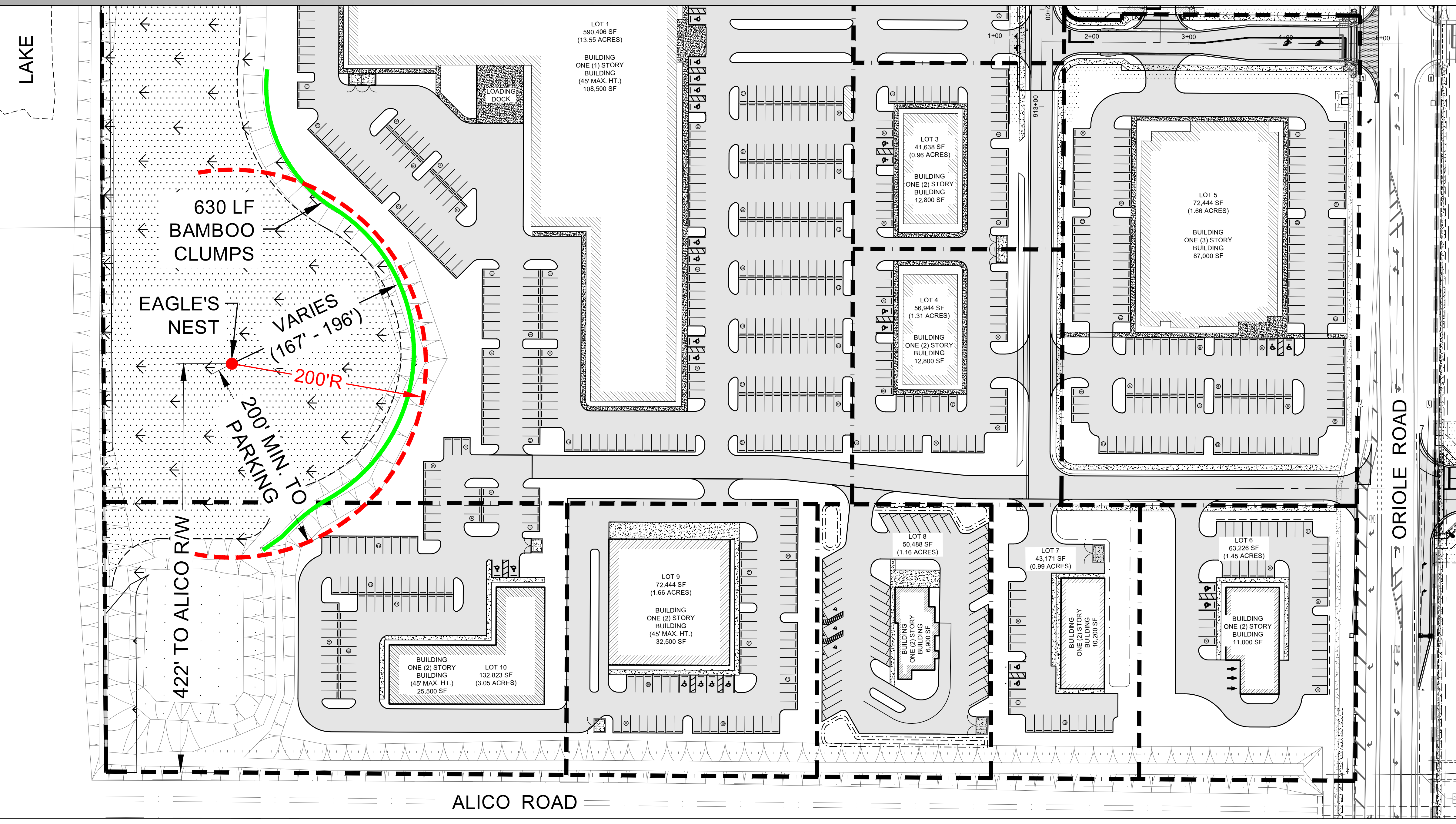
INDIGENOUS VEGETATION PRESERVE PLAN

The indigenous vegetation preserve strategy was established in the zoning and development order for a much larger area that contained this parcel. All indigenous vegetation on site is in an area covered by a Conservation Easement and Water Management Area and will be preserved throughout the development process for the West Oriole Market Place.

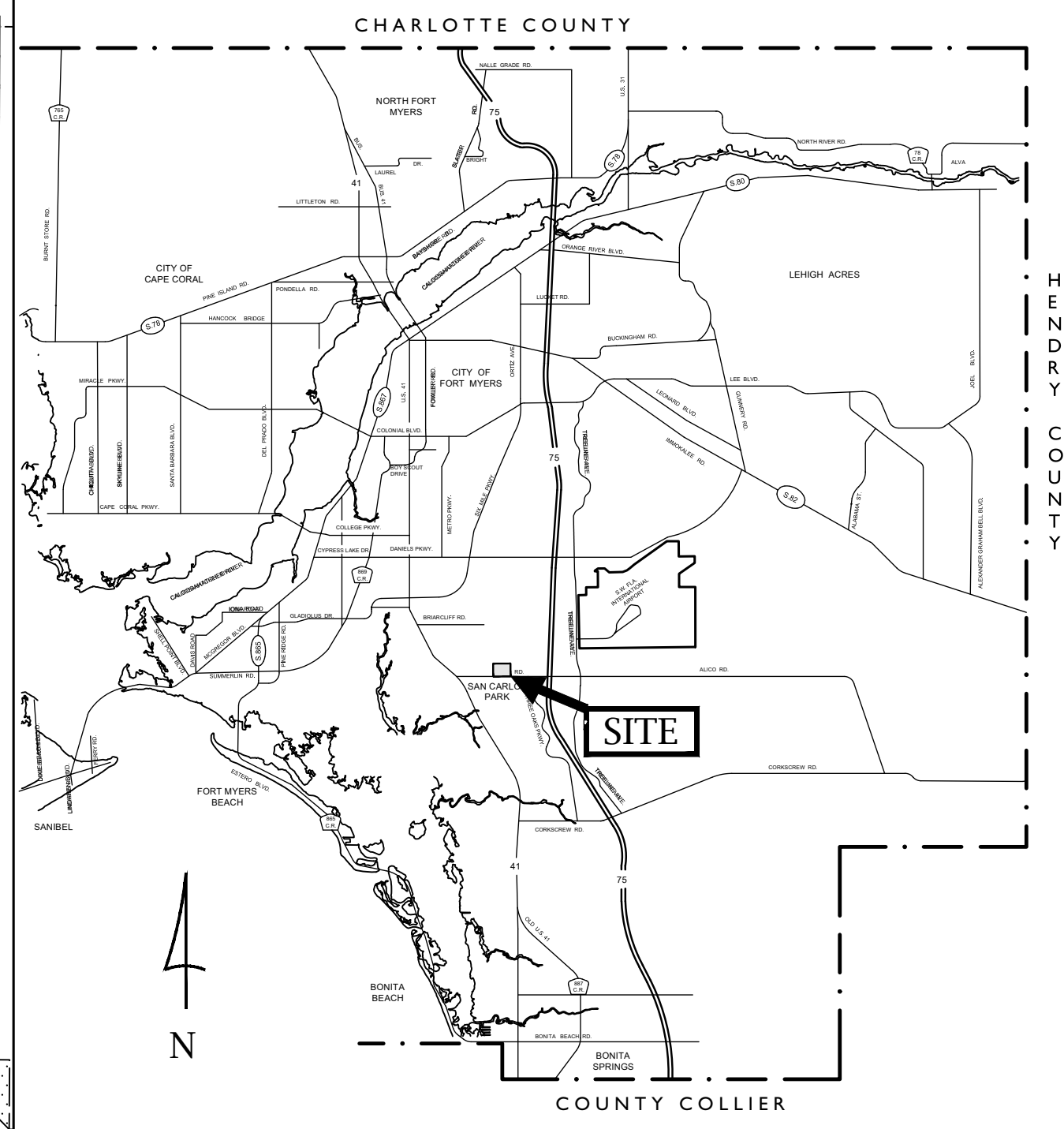
APPENDIX

WEST ORIOLE MARKET PLACE

NW CORNER OF ALICO ROAD & ORIOLE ROAD, FORT MYERS, FL 33912
LOCATED IN SECTION 03 & 04, TOWNSHIP 46-S, RANGE 25-E, LEE COUNTY, FLORIDA

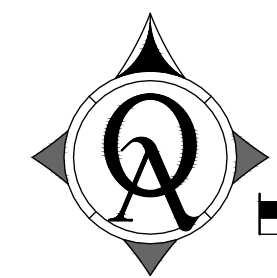
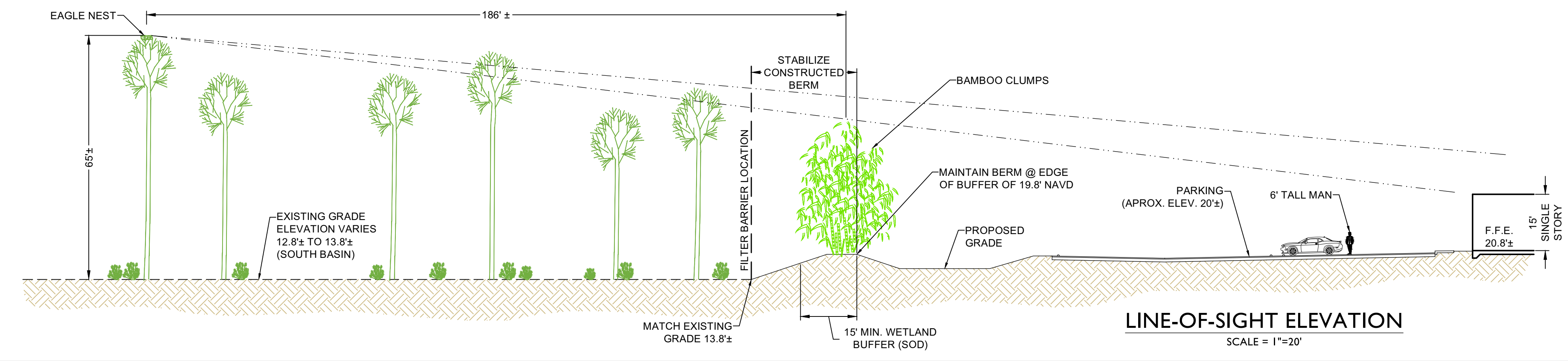


LANDSCAPE EXHIBIT

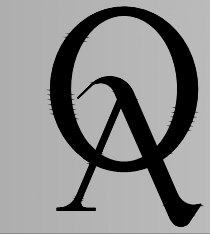


LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:



60' 120'
PLAN VIEW SCALE



Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants

4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net



SHORT-TERM EAGLE INCIDENTAL TAKE

Permit Number: MBPER0019112**Version Number:** 0**Effective:** 2021-11-23 **Expires:** 2025-09-30**Issuing Office:****Department of the Interior****U.S. FISH AND WILDLIFE SERVICE**

MB Atlanta Permit Office
1875 Century Boulevard, NE
Atlanta, Georgia 30345
permitsR4MB@fws.gov
Tel: 404-679-7070
Fax: 404-679-4180

**Carmen
Simonton**

Chief, Migratory Bird Permit
Office, Atlanta, Georgia

Digitally signed by

Carmen Simonton
2021-11-23 12:53:56

Permittee:

Horowitz Sandford I TRFOR Land Trust
dba Three Oaks Horowitz LLC
Alan Freeman
28120 Hunters Ridge Boulevard Suite 5
Bonita Springs, Florida 34135

Authority: Statutes and Regulations: 16 U.S.C. 668-668(d), 16 U.S.C 703-712 50 CFR Part 13, 50 CFR 22.26

Location where authorized activity may be conducted:

See Condition D.

Reporting requirements:

Monitoring requirements are outlined in Condition I Monitoring Requirements.

Reporting requirements are outlined in Condition D, E, F, I, and in Condition J Reporting Requirements.

Condition J Reporting Requirements outlines the required schedule of monitoring reports (Condition I3) and the content of the annual summary monitoring report.

Authorizations and Conditions:

Southeast Region Eagle Biologist Ulgonde Kirkpatrick, Ulgonde_Kirkpatrick@fws.gov, (352) 406-6780

Southeast Region Eagle Permit Coordinator Resee Collins, Resee_Collins@fws.gov, (404) 679-4163



SHORT-TERM EAGLE INCIDENTAL TAKE

Permit Number: MBPER0019112

Version Number: 0

Effective: 2021-11-23 Expires: 2025-09-30

Link to federal permit regulations: <https://www.fws.gov/birds/policies-and-regulations/permits/permit-policies-and-regulations.php>

Eagle nest means any assemblage of materials built, maintained, or used by Bald Eagles or Golden Eagles for the purpose of reproduction.

In-use nest means a bald or golden eagle nest characterized by the presence of one or more eggs, dependent young, or adult eagles on the nest in the past 10 consecutive days during the breeding season.

Alternate nest means one of potentially several nests within a nesting territory that is not an in-use nest at the current time. When there is no in-use nest, all nests in the territory are alternate nests.

Disturb/disturbance means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.

A. General conditions set out in Subpart B of 50 CFR 13, and specific conditions contained in Federal regulations cited above, are hereby made a part of this permit. All activities authorized herein must be carried out in accordance with and for the purposes described in the application submitted. Continued validity, or renewal of this permit is subject to complete and timely compliance with all applicable conditions, including the filing of all required information and reports.

B. You are responsible for ensuring that the permitted activity is in compliance with all federal, tribal, state, and local laws and regulations applicable to eagles.

C. Valid for use by permittee named and any subpermittees (See Condition H).

D. Due to all construction activities associated with the development of West Oriole Market Place located north of Alico Road and west of Oriole Road in Fort Myers, Lee County, Florida, you are authorized to:

Take by means of disturbance incidental to your activities (1) pair of nesting Bald Eagles including the loss of productivity of eggs or young due to potential abandonment of the Bald Eagle nest identified as LE093

Eagle Nest LE093 location: 26.494333N, -81.809833W, Fort Myers, Lee County, Florida

Reporting Required: Annual Summary by June 30 of 2022, 2023, 2024, 2025, 2026

Construction activities will be phased over a multi-year period and will include adding fill dirt to property; building a foundation, multiple warehouse and commercial buildings, and associated infrastructure.

The project impacts are occurring within the 660-foot buffer zone around eagle nest LE093. The closest construction is occurring no closer than 200 feet from the eagle nest tree at any time of the year.

The authorizations granted by this permit apply only to take that results from activities conducted in accordance with the description contained in the permit application and the terms of the permit. If the permitted activity changes, you must immediately contact the Eagle Biologist to determine whether a permit amendment is required in order to retain take authorization.

E. This permit does not authorize intentional take or injury of any live eagles, excluding take of eggs or young by nest abandonment as described in Condition D, nor does it authorize take of any eagle nest.



SHORT-TERM EAGLE INCIDENTAL TAKE

Permit Number: MBPER0019112

Version Number: 0

Effective: 2021-11-23 Expires: 2025-09-30

You must immediately notify the Southeast Region Eagle Permit Coordinator by phone and email upon discovery of any unanticipated take or regarding any apparent injury or death occurring to any eagle, including viable eggs or young, for any reason during project activities. You must immediately contact the Conservancy of Southwest Florida von Arx Wildlife Hospital, 1495 Smith Preserve Way, Naples, Florida. 34102, (239) 262-0304, to coordinate transportation of any injured eagle.

F. You are authorized to salvage eagle feathers found on the ground in the vicinity of the Bald Eagle nest located in Condition D. Any salvaged items found at the site must be shipped within 30 days to the National Eagle Repository, Contact: U.S. Fish and Wildlife Service, National Eagle and Wildlife Repository, RMA, Bldg. 128, 6550 Gateway Road, Commerce City, Colorado, 80022, (303) 287-2110.

You must immediately notify the Southeast Region Eagle Permit Coordinator by phone and email upon discovery of any eagle carcass(es) at the location listed in Condition D.

G. You must comply with the following avoidance or minimization measures prescribed by this permit for take of eagle(s) identified in Condition D. **All minimization measures, unless noted otherwise, are applicable when any eagles are present at the nest site and the nest meets the definition of an in-use nest during the Bald Eagle nesting season (October 1 – May 15); or when the nest is in-use before October 1 or after May 15:**

1. Eagle Nest Buffer. You will erect a temporary protective barrier to delineate the 200-foot buffer around the eagle nest tree to prevent construction personnel and heavy equipment from entering into this buffer while any construction or associated project activities outlined in Condition D are occurring. All exterior development and heavy equipment access is strictly prohibited in this area. Exclude human access by foot or vehicle within 200 feet of the eagle nest tree when the nest is in-use.

2. FOR ACTIVITIES WITHIN 660 FEET OF THE EAGLE NEST TREE:

a. If exterior construction work or project activities outlined in Condition D are conducted when the nest is in-use:

(1) Initiate a noise abatement program for construction personnel within 660 feet of an eagle nest, to include:

- (a) No excessive and/or sudden loud noise, including engine braking, tailgate banging, loud radios, shouting, singing, etc.;
- (b) All motorized equipment, including saws or other handheld power tools, must be moved indoors if possible or placed to minimize noise at and reflect noise away from the direction of the eagle nest, i.e. behind a temporary structure that reflects noise away from the direction of the eagle nesting area;
- (c) Minimize the need for "reverse" indicator horns and utilize ground flag crews to the degree practicable to avoid using reverse indicator horns; and
- (d) Provide signage in English and Spanish (if applicable) indicating the need for quiet to the extent practicable; and

3. FOR ACTIVITIES BETWEEN 660 AND 330 FEET OF THE EAGLE NEST TREE:

a. If any construction work or project activities outlined in Condition D are conducted when the nest is in-use, you must initiate a traffic abatement program which includes that you establish equipment staging and offsite parking/carpool locations for construction personnel outside of 330 feet from the eagle nest tree.



SHORT-TERM EAGLE INCIDENTAL TAKE

Permit Number: MBPER0019112**Version Number:** 0**Effective:** 2021-11-23 **Expires:** 2025-09-30

4. To the extent practicable, construction or associated project activities farthest from an eagle nest should occur prior to construction or associated project activities closest to the nest.
5. Prior to conducting or while activities in Condition D are occurring, in the event any eagle is injured or is found on the ground, you must provide educational materials that outline how to minimize disturbance to eagles, along with contact information for an eagle rehabilitator to the following:
 - a. All project personnel; and
 - b. Maintenance personnel responsible for the post-project maintenance of the project area described in Condition D.
6. Preserve the largest native pines and hardwoods outside of the project footprint for use as potential eagle roost or nest sites.
7. Maintain and/or create, enhance or expand the visual vegetation buffer between construction activities and the eagle nest tree by planting **native** pines and/or hardwoods.
8. Down-shield all new permanent exterior lighting so that lights do not shine directly onto the eagle nest.
9. Follow state and federal guidelines, laws and label instructions at all times if using pesticides, herbicides, or other chemicals on property identified in Condition D.
10. If applicable, coordinate the design and construction or retrofitting of new and existing utility lines to be in compliance with the Avian PowerLine Interaction Committee (APLIC) Guidelines found at www.aplic.org to reduce the potential for any electrocution, collision and/or nesting of avian species.

H. Subpermittees.

1. Any person who is employed by or under contract to you for the activities specified in this permit, or otherwise designated a subpermittee by you in writing, may exercise the authority of this permit.
2. A subpermittee is an individual to whom you have provided written authorization to conduct some or all of the permitted activities in your absence. Subpermittees must be a least 18 years of age.
3. Any subpermittee who has been delegated this authority may not re-delegate to another individual/business.
4. You are responsible for ensuring that your subpermittees are qualified to perform the work and adhere to the terms of your permit. You are also responsible for maintaining current records of designated subpermittees. As the permittee, you are ultimately legally responsible for compliance with the terms and conditions of this permit and that responsibility may not be delegated.
5. You and any subpermittees must carry a legible copy of this permit and display it upon request whenever exercising its authority.

I. Monitoring Requirements.



SHORT-TERM EAGLE INCIDENTAL TAKE

Permit Number: MBPER0019112

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1. A qualified monitor is required to monitor eagle use of the nesting territory, which is defined as up to a 1.5 mile radius of the eagle nest identified in Condition D, on property that is legally accessible by you and where the activities outlined in Condition D. occur. The monitor must be experienced in recognizing specific patterns and changes of eagle behavior, and employed by or contracted by the permittee, landowner, company or entity responsible for having the activity monitored. The monitor must also be as inconspicuous as possible, so not to cause a disturbance with their presence, and when applicable, a wildlife blind or viewing location out of direct sight of the eagles is recommended.

Monitoring must be conducted at a distance that allows for observation without an interruption in the eagle's normal breeding behavior. If eagles do not return to the nest at the location described in Condition D, you are required to monitor on adjacent property that is accessible by you to assess whether or not eagles nest, roost and/or forage at a new location.

If a new eagle nest is built on the property described in Condition D. or within the nesting territory, you must report that new eagle nest location within 10 days to the Southeast Region Eagle Biologist. Additional monitoring and authorization may be required based on the new eagle nest location in relation to activities described in Condition D.

2. Monitoring must occur at a time of day when eagles are most likely to be in the area, (early morning, beginning ½ hour before sunrise, or late afternoon, beginning ½ hour before sunset). You must assess whether or not eagles return to the nesting territory as identified in Monitoring Requirements No.1 and continue to nest, roost and/or forage there, and/or if the eagles attempt to build or occupy another nest. Monitoring must be conducted for a minimum of 60-90 minutes.

3. Once project activities have begun, including if construction activities have begun but are not occurring, monitoring is required annually to determine eagle nesting activity and/or nest failure. During each nesting season, no additional monitoring is required once eaglets have fledged from the nest or nest failure is documented.

The required monitoring period is:

- a. During each eagle nesting season, defined as October 1 through May 15, or when eagles are present at the nest and
- b. For an additional (1) nesting season after project has been completed.

Monitoring must be conducted according to the following Eagle Monitoring Schedule:

Frequency	Eagle Monitoring Schedule	Time	Time of Day
Once	November	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Between December 15 and January 15	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Between February 15 and March 15	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	April	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	May	60 - 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Every month after until fledging or nest failure is documented	60 – 90 minutes	Begin ½ hour before sunrise or before sunset

4. Monitoring reports must include the following information:

**SHORT-TERM EAGLE INCIDENTAL TAKE****Permit Number:** MBPER0019112**Version Number:** 0**Effective:** 2021-11-23 **Expires:** 2025-09-30

- a. Date and length of time Bald Eagles were observed;
- b. Time of day;
- c. Number and age of Bald Eagles observed (i.e. juvenile, immature, subadult, adult); if age is not known provide description;
- d. Observed behavior (e.g. perching, feeding, sitting on or attending nest, in flight);
- e. If a new eagle nest is built on or adjacent to your property, the new location and whether the eagles produced young at that site;
- f. If any eagle nesting attempt was successful, failed or the eagles abandoned the area; and
- g. A description of any human activity at the time eagles are observed during each month of the monitoring period (e.g. construction, road building, use of machinery, etc.).

J. Reporting Requirements.

- 1. You may use Form 3-202-15 (Eagle Take Annual Report) found online at www.fws.gov/forms/3-202-15.pdf to report monthly and annual Bald Eagle monitoring activities. Use of this form is not mandatory, but the same information must be submitted.
- 2. You must annually submit your monitoring reports, including your summary Eagle Take Annual Report (Form 3-202-15), by June 30 of each calendar year a report is required as follows:
 - a. Electronically to FW4eaglemonitoring@fws.gov. The email subject line for each report submitted must reference the permit number, project title or name, and month/year of report, and
 - b. Mailed to the migratory bird permit issuing office at U.S. Fish and Wildlife Service, 1875 Century Boulevard, Atlanta, Georgia 30345.

If no eagle activity is observed, a report indicating "no activity observed" is required.

If project activities were delayed or not conducted, an annual report indicating "no activities occurred" is required.

50 CFR 22.26 STANDARD CONDITIONS EAGLE TAKE (DISTURBANCE) PERMIT

All of the provisions and conditions of the governing regulations at 50 CFR part 13 and 50 CFR part 22.26 are conditions of your permit. Failure to comply with the conditions of your permit could be cause for suspension of the permit and/or citation. The standard conditions below are a continuation of your permit conditions. If you have questions regarding these conditions, refer to the regulations and forms, or to obtain contact information for your issuing office, visit:

<https://www.fws.gov/birds/policies-and-regulations/permits.php>

- 1. This permit does not authorize you to conduct activities on federal, state, tribal or other public or private property without additional prior written permits or permission from the agency/landowner.
- 2. You remain responsible for all outstanding monitoring requirements and mitigation measures required under the terms of the permit for take that occurs prior to cancellation, expiration, suspension, or revocation of the permit. Provisions for discontinuance of permit activity are outlined in 50 CFR 13.26.

**SHORT-TERM EAGLE INCIDENTAL TAKE****Permit Number:** MBPER0019112**Version Number:** 0**Effective:** 2021-11-23 **Expires:** 2025-09-30

-
3. You must maintain records as required in 50 CFR 13.46. Your records must also include the data gathered for monitoring and reporting purposes. All records relating to the permitted activities must be kept at the location indicated in writing by you to the migratory bird permit issuing office.
4. Acceptance of this permit authorizes the U.S. Fish and Wildlife Service to inspect and audit or copy any permits, books or records required to be kept by the permit and governing regulations (50 CFR 13.47).
5. You must allow Service personnel or other qualified persons designated by the Service, access to the areas where eagles are likely to be affected by your project activities, at any reasonable hour, and with reasonable notice from the Service, for purposes of monitoring eagles at the site(s) while the permit is valid and for up to 3 years after it expires.
6. The Service may amend, suspend, or revoke a permit issued under this section if new information indicates that revised permit conditions are necessary, or that suspension or revocation is necessary, to safeguard local or regional eagle populations. This provision is in addition to the general criteria for amendment, suspensions and revocation of Federal permits set forth in 50 CFR 13.23, 13.27, and 13.28 of this chapter.
7. To renew this permit if the activities described in Condition D have not been completed by the expiration date of this permit, permittee must meet issuance criteria at the time of renewal and must also have been in compliance with permit conditions, including all monitoring and reporting requirements of the original permit.
8. You may request amendment to your permit. The Service will charge a fee for substantive amendments made to permits within the time period that the permit is still valid. The fee is \$500 for commercial permittees and \$150 for non-commercial permittees (50 CFR 13.11(d)(4)). Substantive amendments are those that pertain to the purpose and conditions of the permits and are not purely administrative. Administrative changes, such as updating name and address information, are required under 13.23(c), and the Service will not charge a fee for such amendments. Requests for substantive amendment must be submitted via Form 3-200-71.

Linda Doggett, Lee County Clerk of Circuit Court

INSTR. # 2018000281084, Doc Type EAS, Pages 19, Recorded 11/30/2018 at 3:57 PM, Deputy Clerk LAMBROSIO

Rec Fees: \$163.00 Deed Doc: \$0.70

Prepared By and Return To:

Paul H. Freeman, Esq.
2 South University Drive
Suite # 325
Plantation, FL 33324

Strap Number: 03-46-25-00-00001.1040

(West side) 04-46-25-00-00003.0020

THIS SPACE RESERVED FOR RECORDING

**PERMANENT LAKE, LAKE MAINTENANCE, AND STORMWATER DRAINAGE
EASEMENT AGREEMENT**

THIS PERMANENT LAKE, LAKE MAINTENANCE AND STORMWATER DRAINAGE EASEMENT AGREEMENT ("Easement Agreement" or "Agreement") is made and entered into this 31 day of October, 2018, by and between NORTH ALICO PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation, whose address is 13891 Jetport Loop Road, Suite 9, Fort Myers, Florida 33913 ("Association") and Alan C. Freeman and Sanford I. Horowitz, as Co-Trustees under an unrecorded Land Trust Agreement under Florida Statute 689.071 with the power and authority either to protect, conserve, and to sell or to lease or to encumber or to otherwise manage and dispose of the property, ("Property Owner") (Association and Property Owner are sometimes together referred to herein as the "Parties", and separately as a "Party").

WITNESSETH:

WHEREAS, Property Owner is the owner in fee of that certain parcel of real property located in Section 3 and Section 4, Township 46 South, Range 25 East in Lee County, Florida, being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property"); and

WHEREAS, Association manages, operates, and maintains the stormwater and drainage system for properties including the Property owned by Property Owner (the "Water Management System") under the terms and provisions of that certain Declaration of Covenants and Restrictions of the North Alico Property Owners' Association, as recorded in Instrument # 2005000065896 in the Public Records of Lee County, Florida, and as supplemented and amended, from time to time (the "Declaration"); and

WHEREAS, Association has been authorized to construct and has constructed a lake on a portion of the Property, particularly described on Exhibit "B" attached hereto, (the "Lake Tract Area") for the purpose of drainage for the properties managed by the Association, in accordance with the provisions of the Declaration and a master water management permit from the South Florida Water Management District (the "District"), as modified from time to time, which includes the properties managed by the Association, including the Property; and

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WHEREAS, Property Owner agrees to grant to Association a permanent easement on, upon, over, under, across and through the Lake Tract Area for retention, detention, outfall and storm water management purposes, and to also grant a permanent easement on, upon, over, under, across and through the property described herein on Exhibit "C" (the "**Lake Maintenance Easement Area**"), all consistent with the provisions of the Declaration and permits from the District; and

WHEREAS, Property Owner agrees to grant to Association a permanent easement on, upon, over, under, across and through the retention, detention, outfall and storm water management areas across a portion of the Property described herein on Exhibit "D" (the "**Drainage Easement Area**"), for the drainage system for the properties managed by the Association, all consistent with the provisions of the Declaration and permits from the District; and

WHEREAS, Association has been authorized to erect drainage pipes, structures, and/ or other drainage facilities, and to maintain all such drainage facilities located within the Drainage Easement Area, the Lake Tract Area, and the Lake Maintenance Easement Area and Association shall have the right to change, modify, remove, rebuild, or in any other way deal with the drainage pipes, structures, or other facilities located within the easement areas, from time to time, in accordance with the permits issued by the District; and

WHEREAS, Association intends to connect the Lake Tract Area to the Drainage Easement Area in connection with the construction, management, operation, and maintenance of the master Water Management System for the Association, in accordance with permits obtained from the District;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **Recitals**: The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Grant of Easement**. Property Owner does hereby grant, bargain, sell and convey to Association, its successors and assigns, a perpetual, nonexclusive easement on, upon, over, under, across and through the Drainage Easement Area, the Lake Maintenance Easement Area, and the Lake Tract Area to manage, operate, and maintain the Water Management System for the benefit of the Property and the other properties managed by the Association in a manner consistent with terms and provisions of the Declaration and the permits issued by the District and other governmental agencies. The easement through the Lake Maintenance Easement Area is for the purposes of maintaining the Lake Tract Area in a manner consistent with permits issued by the District and other governmental agencies. The Association shall manage, operate, and maintain the Lake Tract Area, the Lake Maintenance Easement Area and the Drainage Easement Area, subject to the drainage maintenance and upkeep obligations of the Association, provided

Association may assign its rights and obligations under this Agreement to a municipality or other governmental or quasi-governmental authority. Property Owner shall be obligated to provide normal maintenance for the Lake Maintenance Easement Area and the Drainage Easement Area, including removal of trash and mowing, but subject to the access rights and maintenance obligations of the Association applicable to the Water Management System.

3. **Insurance.** Association and/or any contractors performing work for Association on the Lake Tract Area, Lake Maintenance Easement Area, and the Drainage Easement Area shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Property Owner and Association as insureds, as their interests may appear, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Such coverage limits shall be subject to increase based on the then reasonable estimates of required coverage limits by the Association.

4. **Obligations of the Parties.** The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The Parties covenant and agree that neither party shall discharge into or within the Lake Tract Area, Lake Maintenance Easement Area, and the Drainage Easement Area any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinances, rules, regulations or permits, except in accordance with such laws, ordinances, rules, regulations and permits.

5. **Use of Lake Area.** It is acknowledged and agreed that the easements granted under this Agreement are not exclusive easements and that Association shall have the right to use and enjoy the Lake Area in any manner consistent with the water management permits from the District and the Declaration, provided further that such use and enjoyment is not inconsistent with the drainage purposes and the easement rights created herein and the management, operation and maintenance of the Water Management System.

6. **No Public Dedication.** Nothing contained in this Easement Agreement shall create or shall be deemed to create any easements or use rights in the general public or constitute a public dedication for any public use whatsoever.

7. **Beneficiaries of Easement Rights.** The easements set forth in this Easement Agreement shall be for the benefit and use of Association and Property Owner and their successors in title and assigns, and their agents, employees, consultants, representatives, contractors (and their subcontractors, employees and materialmen), licensees, guests, invitees and providers of emergency services, provided the rights of Association shall be as described in this Easement Agreement and the permits from the District.

8. **Amendments and Waivers.** This Easement Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Association and Property Owner and recorded in the Public Records of Lee County, Florida. Any request for alteration, relocation, or modification of the easements granted herein shall be subject to the review and approval of the Association and shall be in accordance with the terms and conditions of a District permit. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

9. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given: (i) three (3) days after depositing with the United States Postal Service, postage prepaid; (ii) one day after depositing with a nationally recognized overnight courier service; or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this Paragraph.

10. **Effective Date.** The Effective Date of the Easement Agreement shall be the last day that this Agreement is signed by either Party.

11. **Miscellaneous Terms.** This Easement Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Easement Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Easement Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Easement Agreement; and each provision of this Easement Agreement shall be valid and enforceable to the fullest extent permitted by law. This Easement Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Lee County, Florida. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. The section headings in this Easement Agreement are for convenience only, shall in no way define or limit the scope or content of this Easement Agreement, and shall not be considered in any construction or interpretation of this Easement Agreement or any part hereof. Any reference herein to a term in the singular shall be deemed to include the plural of said term,

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and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Easement Agreement shall be construed to make the Parties hereto partners or joint venturers or render any of said parties liable for the debts or obligations of the other. This Easement Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same agreement. Time is of the essence for all time periods stated herein. This Agreement shall be binding upon and inure to the benefit of Association and Property Owner and their respective successors and assigns.

IN WITNESS WHEREOF, the Parties have caused this Easement Agreement to be executed as of the day and year first written above.

NORTH ALICO PROPERTY OWNERS
ASSOCIATION, INC.

Eva A. Freeman
Eva A. FREEMAN, Witness

By: Alan C. Freeman
Alan C. Freeman, President

Maria L. Cecilli
MARIA L. CECILLI, Witness

STATE OF FLORIDA
COUNTY OF LEE

EXECUTION OF the foregoing instrument was acknowledged before me this 31 day of October, 2018, by Alan C. Freeman, President of North Alico Property Owners Association, Inc. and who is personally known to me or who has produced sufficient evidence of identification (described herein) and who did not take an oath.

Description of identification produced: personally known

Maria L. Cecilli
NOTARY PUBLIC - SIGNATURE ABOVE

NOTARY NAME:

COMMISSION NO.:

COMMISSION EXP. DATE:

(Affix Notary Seal)



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Ernest Y Bondi
ERNEST Y BOND;
_____, Witness

Daniel Theriot
Daniel Theriot, Witness

PROPERTY OWNER

Sanford I. Horowitz
Sanford I. Horowitz, Co-Trustee

STATE OF CALIFORNIA
COUNTY OF _____

EXECUTION OF the foregoing instrument was acknowledged before me this ____ day of October, 2018, by Sanford I. Horowitz, Co-Trustee under an unrecorded Land Trust Agreement under Florida Statute 689.071 who is personally known to me or who has produced sufficient evidence of identification (described herein) and who did not take an oath.

Description of identification produced: _____

NOTARY PUBLIC - SIGNATURE ABOVE
NOTARY NAME:
COMMISSION NO.:
COMMISSION EXP. DATE:

See Notary (Verify Notary Seal)
Attachment

See Notary
Attachment

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma)

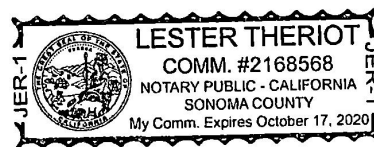
On October 25, 2018 before me, Lester Theriot Notary Public
(insert name and title of the officer)

personally appeared Sanford I. Horowitz,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ ~~is~~ are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity~~(ies)~~, and that by his/~~her~~/their signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lester Theriot (Seal)



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PROPERTY OWNER

Al Quattrone, Witness

Alan C. Freeman
Alan C. Freeman, Co-Trustee

Eva A. Freeman
EVA A. FREEMAN, Witness

STATE OF FLORIDA
COUNTY OF LEE

EXECUTION OF the foregoing instrument was acknowledged before me this 31 day of October, 2018, by Alan C. Freeman, Co-Trustee under an unrecorded Land Trust Agreement under Florida Statute 689.071 who is personally known to me or who has produced sufficient evidence of identification (described herein) and who did not take an oath.

Description of identification produced: Personally known

Maria L. Cecilli

NOTARY PUBLIC - SIGNATURE ABOVE

NOTARY NAME:

COMMISSION NO.:

COMMISSION EXP. DATE:



(Affix Notary Seal)

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EXHIBIT

"A

DESCRIPTION - PARCELS A & B

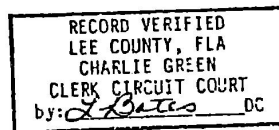
A parcel of land in Sections 3 & 4, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING at the Southeast Corner of Section 4, thence;

1. North 01°01'01" West, 50.00 feet, along the common line between Sections 3 & 4 to the north right of way line of Alico Road, (100' R/W) and the TRUE POINT OF BEGINNING, thence;
2. South 89°45'24" West, 1506.47 feet, along said north right of way line to a line 1506.33 feet (as measured perpendicular) west of and parallel with the common line between Sections 3 & 4, thence;
3. North 01°01'01" West, 1141.66 feet, along said parallel line, thence;
4. North 89°34'14" East, 1506.41 feet, to the common line between Sections 3 & 4, thence;
5. North 89°34'14" East, 1543.67 feet, thence;
6. South 00°36'43" East, 1141.61 feet, to said north right of way line of Alico Road, thence;
7. South 89°23'17" West, 1535.55 feet, along said north right of way line to the TRUE POINT OF BEGINNING, containing a computed area of 80.000 acres of land.

OR2025

PG3774



3-24-88 UCT 21

RECURRENCE & RETURN VENTURE
Phalacrocorax
 1911-1912

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EXHIBIT "B"

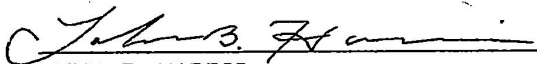
DESCRIPTION: (TRACT "A" - LAKE TRACT)

A TRACT OR PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 4; THENCE RUN N.00°56'55"W. ALONG THE EAST LINE OF THE AFORESAID SECTION 4 FOR 1196.58 FEET TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2025, PAGE 3772, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.89°34'16"W. FOR 1506.40 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN SAID OFFICIAL RECORD BOOK 2025, PAGE 3772; THENCE RUN S.00°56'55"E. ALONG SAID WEST LINE FOR 850.53 FEET; THENCE RUN N.89°02'32"E. FOR 10.00 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE RUN NORTHEASTERLY FOR 77.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 88°33'45", A CHORD BEARING OF N.45°28'36"E. AND A CHORD DISTANCE OF 69.82 FEET TO A POINT OF TANGENCY; THENCE RUN N.89°45'28"E. FOR 84.82 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY FOR 32.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 66°19'15", A CHORD BEARING OF N.56°35'50"E. AND A CHORD DISTANCE OF 30.63 FEET TO A POINT OF CUSP; THENCE RUN SOUTHWESTERLY FOR 29.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 24°23'08", A CHORD BEARING OF S.11°14'39"W. AND A CHORD DISTANCE OF 29.57 FEET TO A POINT OF TANGENCY; THENCE RUN S.00°56'55"E. FOR 207.82 FEET; THENCE RUN S.89°45'24"W. FOR 145.01 FEET; THENCE RUN N.00°56'55"W. FOR 171.42 FEET; THENCE RUN S.89°02'32"W. FOR 10.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31,918 SQUARE FEET, MORE OR LESS.

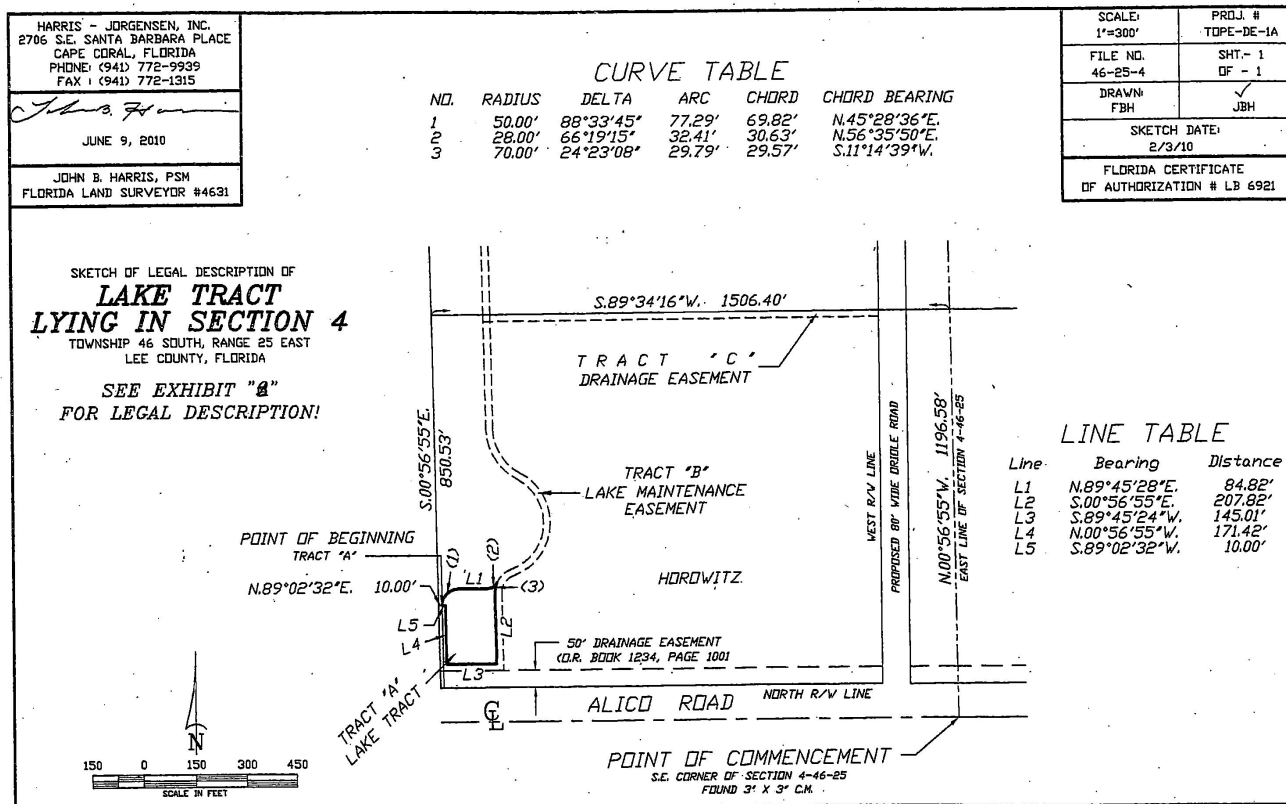
BEARINGS ARE BASED ON THE EAST LINE OF THE AFORESAID SECTION 4 AS BEING N.00°56'55"W.



JOHN B. HARRIS
P.S.M. #4631
FEBRUARY 3, 2010

TOPE DE 1A

INSTR. # 2018000281084 Page Number: 11 of 19



INSTR. # 2018000281084 Page Number: 12 of 19

EXHIBIT "B"

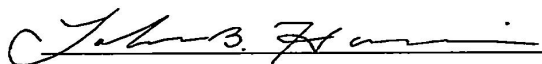
DESCRIPTION: (TRACT "A" - LAKE TRACT)

A TRACT OR PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 4; THENCE RUN N.00°56'55"W. ALONG THE EAST LINE OF THE AFORESAID SECTION 4 FOR 1196.58 FEET TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2025, PAGE 3772, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.89°34'16"W. ALONG SAID NORTH LINE FOR 1356.40 TO THE POINT OF BEGINNING; THENCE RUN S.00°56'55"E. FOR 216.93 FEET TO A POINT OF CUSP; THENCE RUN NORTHWESTERLY FOR 19.40 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 580.00 FEET, A DELTA OF 01°54'58", A CHORD BEARING OF N.05°37'12"W. AND A CHORD DISTANCE OF 19.40 FEET TO A POINT OF COMMON CURVATURE; THENCE RUN NORTHWESTERLY FOR 44.52 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 30.00 FEET, A DELTA OF 85°01'55", A CHORD BEARING OF N.49°05'39"W. AND A CHORD DISTANCE OF 40.55 FEET TO A POINT OF TANGENCY; THENCE RUN S.88°23'24"W. FOR 57.65 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY FOR 21.83 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 50.00 FEET, A DELTA OF 25°00'56", A CHORD BEARING OF N.79°06'38"W. AND A CHORD DISTANCE OF 21.66 FEET; THENCE RUN S.34°55'31"W. (NOT RADIAL TO THE PREVIOUSLY DESCRIBED LINE) FOR 67.10 FEET; THENCE RUN N.00°56'55"W. FOR 222.50 FEET; THENCE RUN N.89°34'14"E. FOR 150.01 FEET TO A POINT TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 26,857 SQUARE FEET, MORE OR LESS.

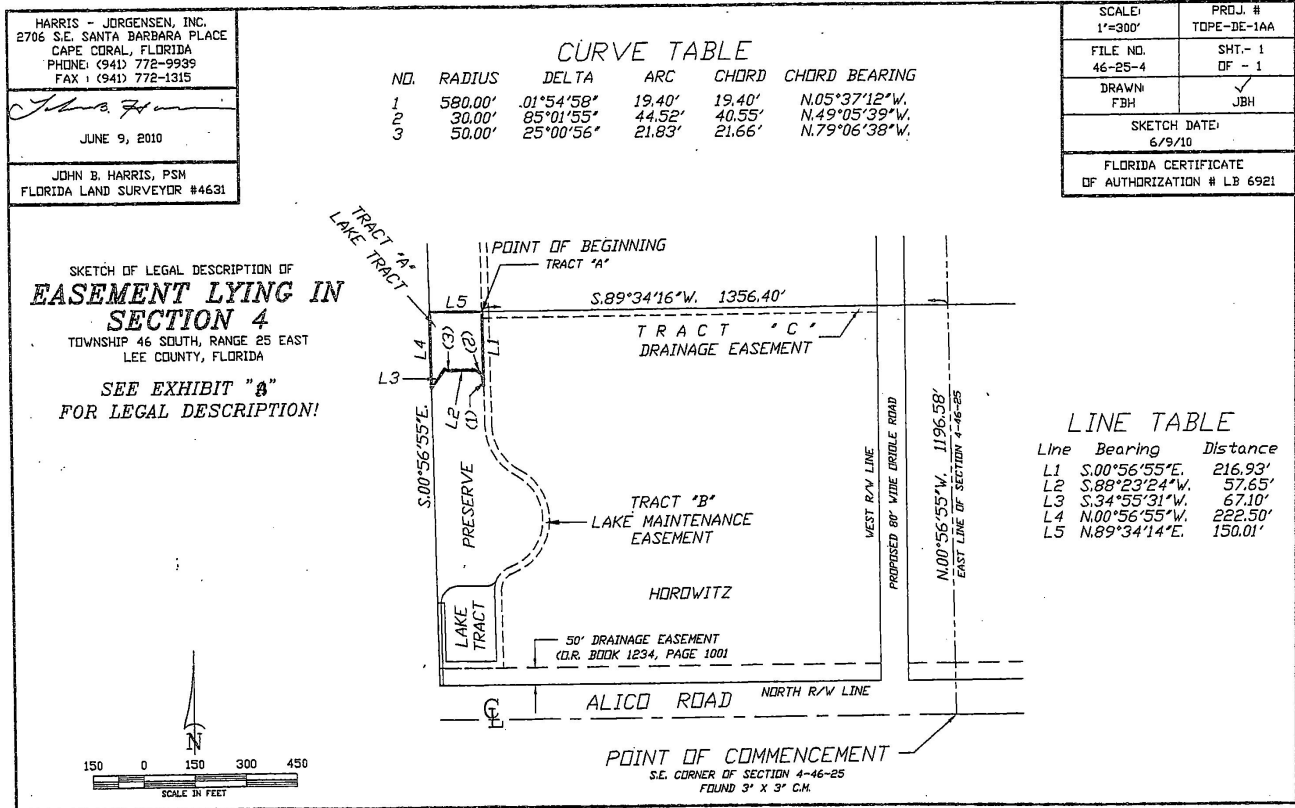
BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 4 AS BEING N.00°56'55"W.



JOHN B. HARRIS
P.S.M. #4631
JUNE 9, 2010

TOPE DE 1AA

INSTR. # 2018000281084 Page Number: 13 of 19



INSTR. # 2018000281084 Page Number: 14 of 19

EXHIBIT "C"

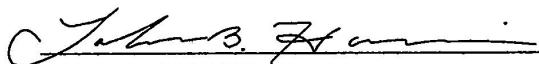
DESCRIPTION: (TRACT "B" - LAKE MAINTENANCE EASEMENT)

A TRACT OR PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 4; THENCE RUN N.00°56'55"W. ALONG THE EAST LINE OF THE AFORESAID SECTION 4 FOR 1196.58 FEET TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2025, PAGE 3772, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.89°34'16"W. ALONG SAID NORTH LINE FOR 1336.40 TO THE POINT OF BEGINNING; THENCE RUN S.00°56'55"E. FOR 335.64 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY FOR 159.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 60°48'21", A CHORD BEARING OF S.31°21'06"E. AND A CHORD DISTANCE OF 151.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY AND SOUTHWESTERLY FOR 380.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 132°11'08", A CHORD BEARING OF S.04°20'18"W. AND A CHORD DISTANCE OF 301.69 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY FOR 62.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 71°22'47", A CHORD BEARING OF S.34°44'29"W. AND A CHORD DISTANCE OF 58.34 FEET TO A POINT OF TANGENCY; THENCE RUN S.00°56'55"E. FOR 228.05 FEET; THENCE RUN S.89°45'24"W. FOR 185.01 FEET; THENCE RUN N.00°56'55"W. FOR 191.16 FEET; THENCE RUN N.89°02'32"E. FOR 20.00 FEET; THENCE RUN S.00°56'55"E. FOR 171.42 FEET; THENCE RUN N.89°45'24"E. FOR 145.01 FEET; THENCE RUN N.00°56'55"W. FOR 207.82 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY FOR 87.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF N.34°44'29"E. AND A CHORD DISTANCE OF 81.68 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY AND NORTHWESTERLY FOR 334.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 132°11'08", A CHORD BEARING OF N.04°20'18"E. AND A CHORD DISTANCE OF 265.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY FOR 180.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 60°48'21", A CHORD BEARING OF N.31°21'06"W. AND A CHORD DISTANCE OF 172.07 FEET TO A POINT OF TANGENCY; THENCE RUN N.00°56'55"W. FOR 335.82 FEET; THENCE RUN N.89°34'16"E. FOR 20.00 FEET TO THE POINT OF BEGINNING.

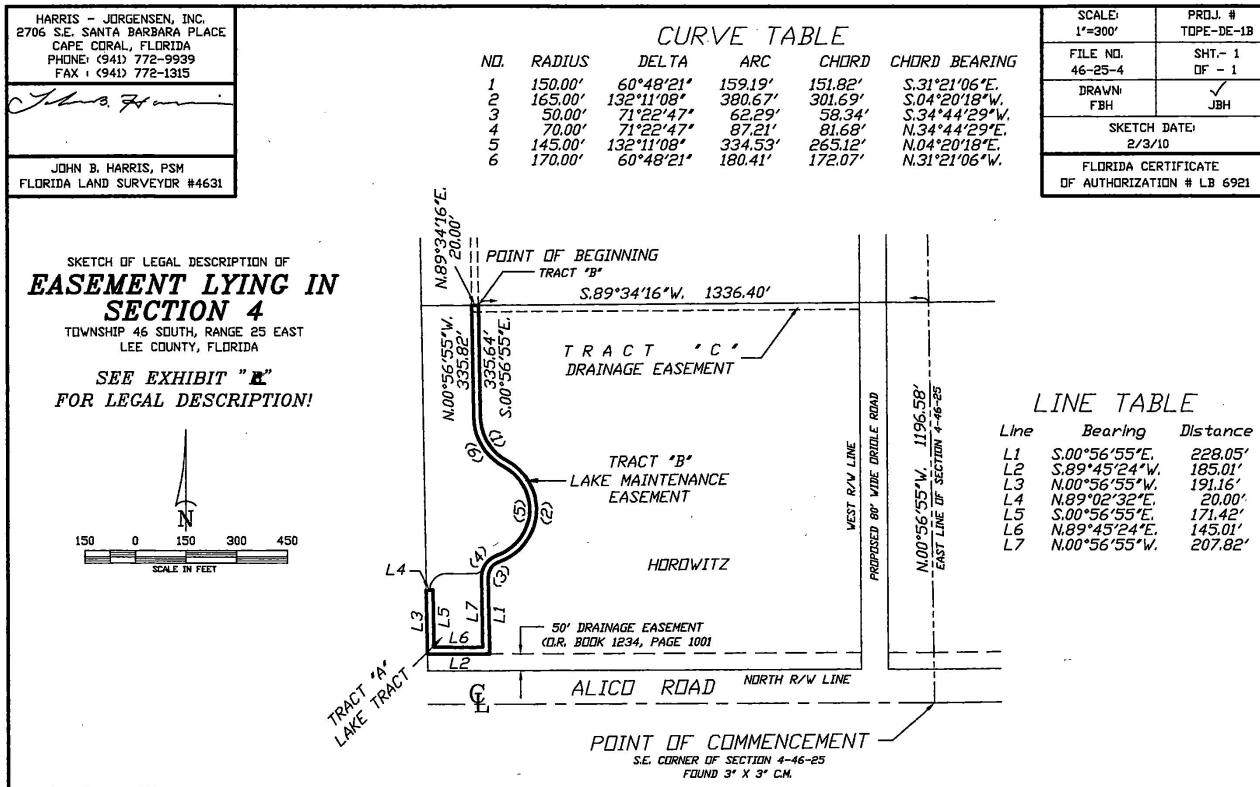
SAID TRACT CONTAINS 30,038 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE AFORESAID SECTION 4 AS BEING N.00°56'55"W.



JOHN B. HARRIS
P.S.M. #4631
FEBRUARY 3, 2010

TOPE DE 1B



INSTR. # 2018000281084 Page Number: 16 of 19

EXHIBIT "D"

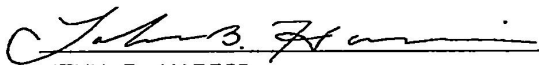
DESCRIPTION: (TRACT "A" - DRAINAGE EASEMENT)

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 3 & 4, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID SECTION 3; THENCE RUN N.00°56'55"W. ALONG THE WEST LINE OF THE AFORESAID SECTION 3 FOR 1176.58 FEET TO A POINT LYING 20.00 FEET SOUTH OF THE NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2025, PAGE 3772, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN S.89°34'16"W. FOR 125.73 FEET TO THE EAST RIGHT-OF-WAY LINE OF PROPOSED ORIOLE ROAD (80 FEET WIDE); THENCE RUN N.00°14'36"W. ALONG SAID EAST RIGHT-OF-WAY LINE FOR 20.00 FEET TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN THE AFORESAID OFFICIAL RECORD BOOK 2025, PAGE 3772; THENCE RUN N.89°34'16"E. ALONG SAID NORTH LINE FOR 1592.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (150 FEET WIDE); THENCE RUN S.00°36'43"E. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 20.00 FEET; THENCE RUN S.89°34'16"W. FOR 1467.07 FEET TO THE POINT OF BEGINNING.

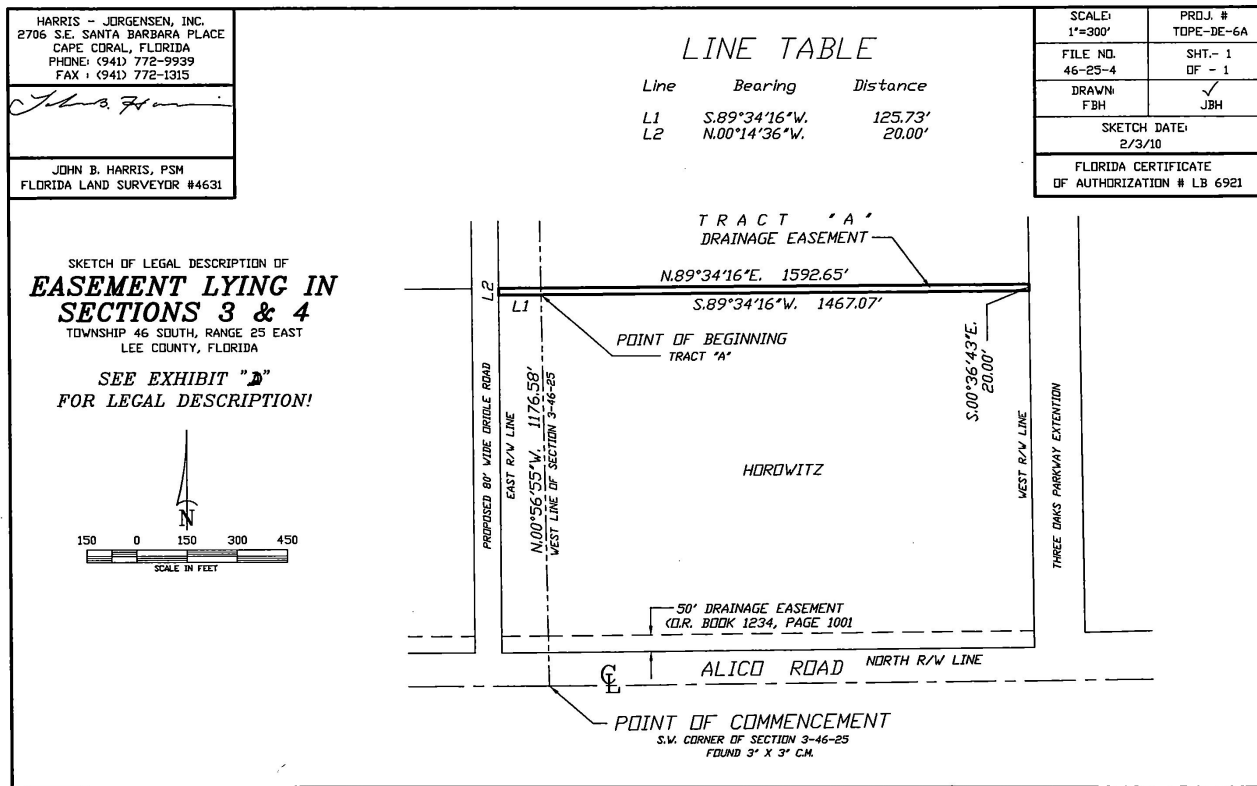
SAID TRACT CONTAINS 31,854 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE AFORESAID SECTION 4 AS BEING N.00°56'55"W.



JOHN B. HARRIS
P.S.M. #4631
FEBRUARY 3, 2010

TOPE DE 6A



INSTR. # 2018000281084 Page Number: 18 of 19

EXHIBIT "D"

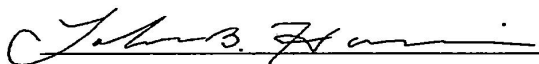
DESCRIPTION: (TRACT "C" - DRAINAGE EASEMENT)

A TRACT OR PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 4; THENCE RUN N.00°56'55"W. ALONG THE EAST LINE OF THE AFORESAID SECTION 4 FOR 1196.58 FEET TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2025, PAGE 3772, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.89°34'16"W. FOR 205.48 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PROPOSED ORIOLE ROAD (80 FEET WIDE) AND THE POINT OF BEGINNING; THENCE RUN S.00°14'36"E. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 20.00 FEET; THENCE RUN S.89°34'16"W. FOR 1150.76 FEET; THENCE RUN N.00°56'55"W. FOR 20.00 FEET TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN THE AFORESAID OFFICIAL RECORD BOOK 2025, PAGE 3772; THENCE RUN N.89°34'16"E. ALONG SAID NORTH LINE FOR 1150.93 FEET TO THE POINT OF BEGINNING.

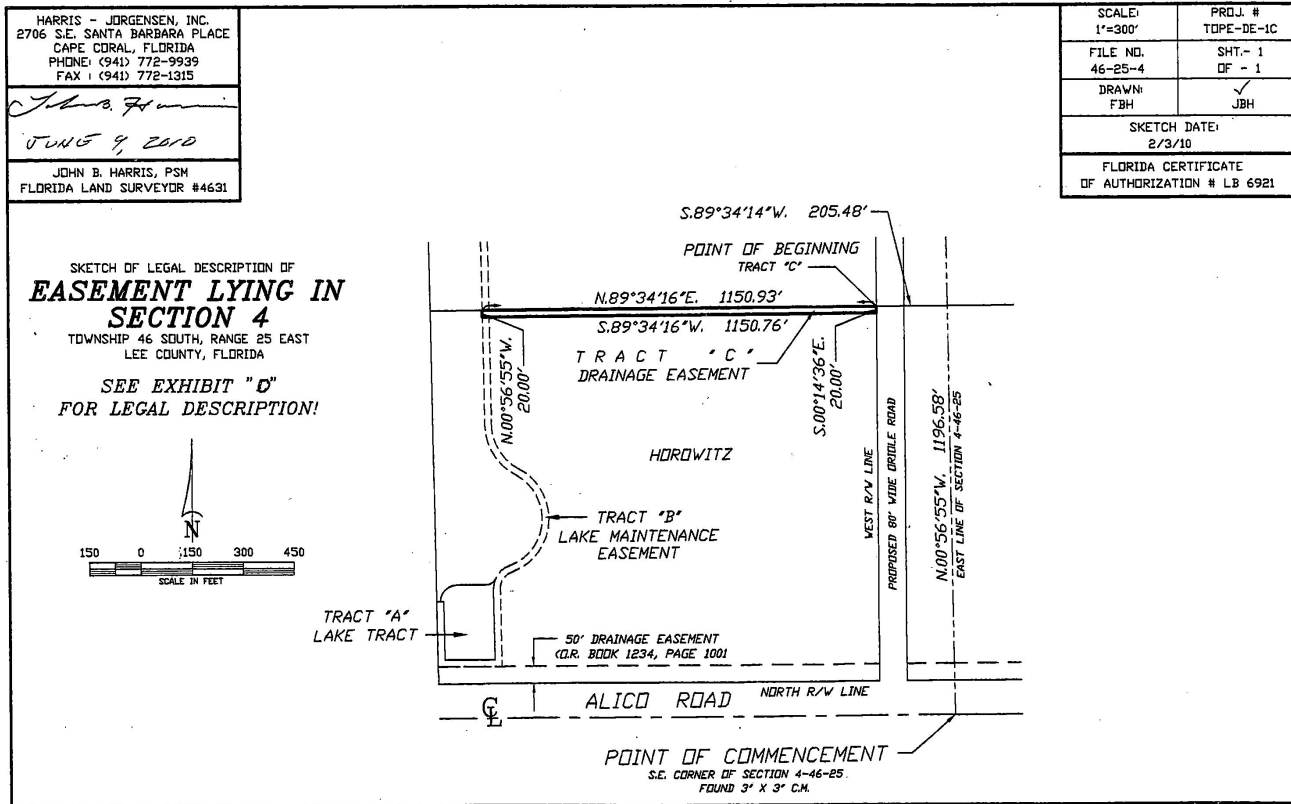
SAID TRACT CONTAINS 23,017 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE AFORESAID SECTION 4 AS BEING N.00°56'55"W.



JOHN B. HARRIS
P.S.M. #4631
FEBRUARY 3, 2010

TOPE DE 1C



Environmental Assessment
West Oriole Marketplace

Prepared for

Horowitz Sandford I TR
For Land Trust
Suite 5
28120 Hunters Ridge Blvd
Bonita Springs, FL 34135

29 March 2022

Synecological Analysts® Inc.
2159 Morning Sun Ln
Naples, FL 34119

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6.0	APPENDIX A		
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	● Wetlands		
	● Location of nearest eagle nest		

1.0 INTRODUCTION

The project presented with this application is located in Section 4, Township 46 S, Range 25 E in Lee County, FL and is in the NW quadrant of the Alico Rd. - Oriole Rd intersection. The summary property data sheet for this parcel is included in the Appendix of this report. The West Oriole Marketplace site is bounded by a fire station, industrial park and vacant land on the north. Oriole Rd. borders this project site to the east. Alico Road ROW is the southern border of this site. The latitude/longitude information for the center of this site is 26 degrees, 29', 44.18" N and 81 degrees 48', 25.01" W.

The developer of this project is:

Horowitz Sanford I TR
For Land Trust
Suite 5
28120 Hunters Ridge Blvd
Bonita Springs, FL 34135

The project planner is:

Quattrone & Associates, Inc.
Attn: Sharon Hrabak
4301 Veronica Shoemaker Blvd
Ft Myers, FL 33916

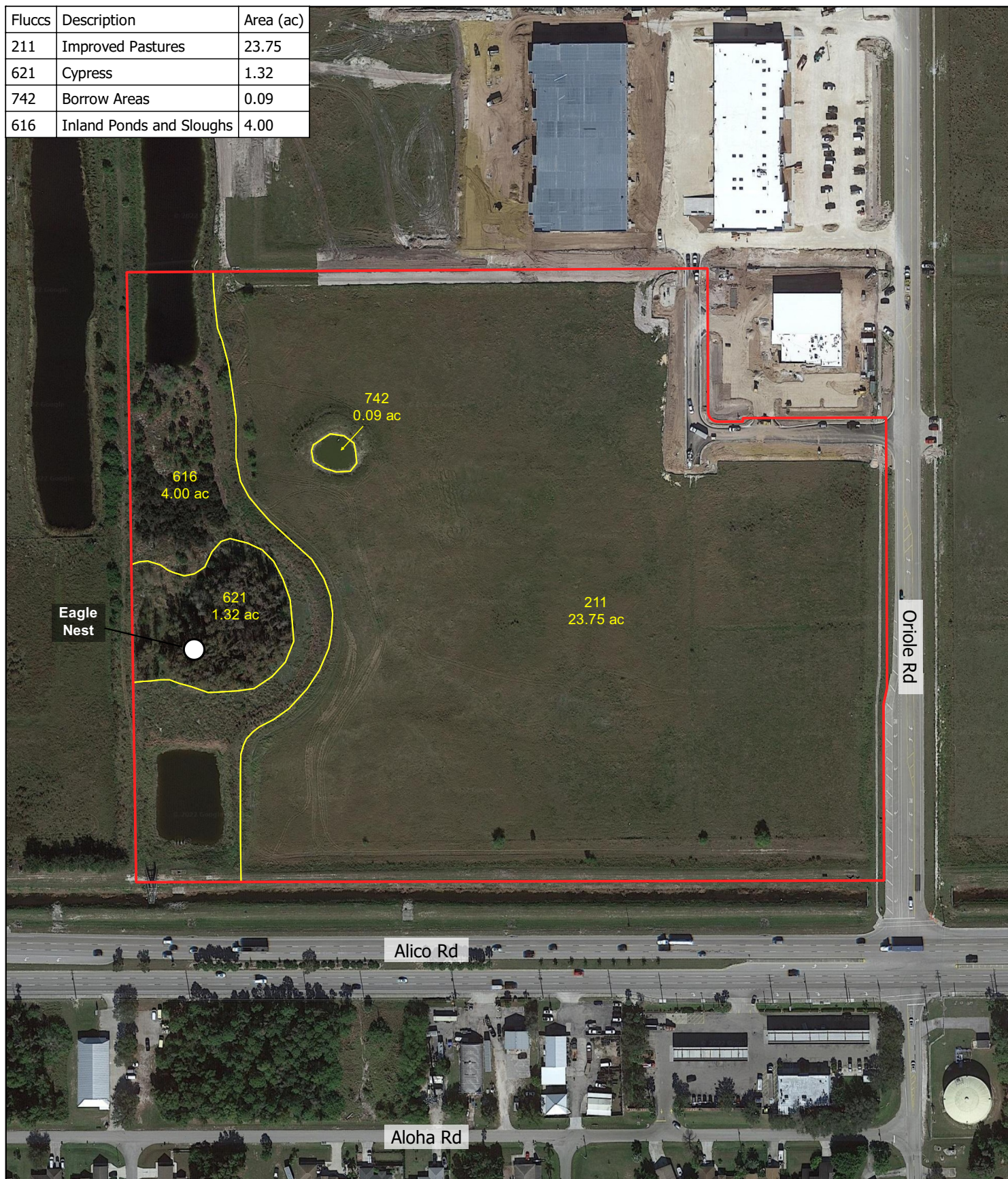
The proposed project is to develop a mixed use development.

Synecological Analysts® (SAI) conducted an Environmental Assessment on this site. This document responds to the Lee County requirement of an Environmental Assessment Report. SAI evaluated this property to determine distribution, extent and character of vegetational communities. Habitat types, jurisdictional wetland status, potential or presence of listed species and suitability of the on site habitat for listed species habitat were also evaluated. Soil types, distribution and extent were determined to assist in the other evaluations. Findings and conclusions are presented in subsequent portions of this document.

2.0 EXISTING SITE CONDITIONS

The proposed development consists of one 29.16 ac. parcel. This parcel summary data sheet is included in the Appendix to this report. All native communities except the Cypress head (FLUCCS 621) have been disturbed over an extended of time as a result of AG management practices and drainage/road networks. This disturbance influenced the considerable majority of this site and occurred in progressive fashion. The West

FlucCs	Description	Area (ac)
211	Improved Pastures	23.75
621	Cypress	1.32
742	Borrow Areas	0.09
616	Inland Ponds and Sloughs	4.00



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: West Oriole Marketplace - FlucCs Map

DATE: March 29, 2022

DRAWN BY: NW



0 100 200 ft



Oriole Marketplace site is a is not a pristine area that approximates the pre-development character of this general area. Plant communities and habitat have been severely impacted over time by ongoing AG activity. Most of the non-Cypress canopy and much of the Saw palmetto upland shrub strata are largely absent. Regional and area drainage has been massively disrupted. Cycles of fire and renewal have been absent from this site for decades. Plant communities and land uses were identified according to the Florida Department of Transportation (FDOT¹⁹⁹¹) Florida Land Use, cover and Forms Classification system (FLUCCS) protocol. The Exhibit on the following page identifies and delineates extant communities and land use. These are presented as Habitat Types and a description of their character on this site is presented in the following sections.

This site has been permitted through the State and Federal Wetlands Program. It is covered by SFWMD Permit 36-05268-P and U.S. Army Corps of Engineers No Permit Required Verification SAJ-2006-888. All wetland areas have been previously identified and mitigated as part of these permit processes.

2.1 Soils

This site is not edaphically complex. The Pompano fine sand, 0 - 2% slopes comprises 90% and Copeland loamy sand, depressional phase cover approximately 90% of the site. Originally these soils occurred on drainage ways on marine terraces in dip landform position on hydric or mesic lowlands. Rock is usually found within 36" of the surface.

The combination of regional drainage impacts, road drainage both east and west and drainage plans for the nearby developments alter the original hydrologic nature of these soils to make an in depth discussion moot. These soils are not unique or critical soils. They are compatible with the proposed uses for this site.

3.0 VEGETATION AND HABITAT POTENTIAL

2.1 Uplands

There is only one upland land use type identified on this site.

211 - Improved/Tame Pasture - The entire upland portion of this site is monodominant Bahiagrass. This pasture was planted years ago and is managed to optimize forage production.

2.2 Wetlands

This site has been permitted through the State and Federal Wetlands Program. It is covered by SFWMD Permit 36-05268-P and U.S. Army Corps of Engineers No Permit Required Verification SAJ-2006-888. All wetland areas have been previously identified and mitigated as part of these permit processes.

The only wetland areas on this site are within a Conservation and Water Management area.

FLUCCS 616 - Inland Ponds and Sloughs - This area is a human constructed conservation area and water management system and mimics closely these Inland Ponds and Sloughs systems occurring naturally. The dominant shrubs are Waxmyrtle and Willow. Herbaceous components include Maidencane, Sawgrass and a wide variety of sedges and rushes. This area is excluded from cattle grazing.

621 - Cypress -This community occurs as isolated heads in the central portion of the site. Along the southeast and northeast site boundary, larger areas occur. Bald Cypress (*Taxodium distichum*) and Pond Cypress dominate the canopy. Scattered Slash pine occur within this cypress matrix. Swamp bay and Dahoon characterize the shrub stratum along the margins. The shrub component Representative herbaceous components include Swamp Fern and Laurel greenbrier.

742 - Borrow Area - Borrow areas cover approximately 0.1 acres of this site and are essentially devoid of emergent vegetation.

2.3 Habitat Potential

The large majority of this site has significantly degraded habitat potential as a result of long term AG impacts. The less disturbed Cypress head and associated Pond and Slough areas are not proposed for any significant impacts by the proposed development. The impact areas we propose have an essentially absent canopy, sparse and parsimonious shrub strata and herbaceous vegetation that is to a large degree forage grasses.

4.0 PROTECTED/LISTED SPECIES

SAI has conducted species survey on this parcel 10 and 11 of March 2022. A complete listing of potential species can be found at the following link on the Lee County website <http://www.leegov.com/dcd/Documents/ES/protspec/ProtectedSpeciesList.pdf>. Protected wildlife species lists by FLUCCS list are included in Appendix A for reference.

4.1 Wildlife

FLUCCS 211 - No , sign, calls, tracks or other indication of listed animal species were encountered in this FLUCCS type. Specific attention was paid to the highest areas of the site along the exterior slopes along Oriole and Alico Roads because they are potentially suitable habitat for species such as Gopher tortoise and Burrowing owl. No sign or presence of these species was observed.

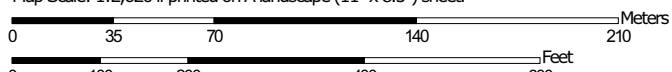
Fluccs 616 and 621- These are included together because their layout/design is with

Soil Map—Lee County, Florida
(West Oriole Marketplace)



Soil Map may not be valid at this scale.

Map Scale: 1:2,620 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

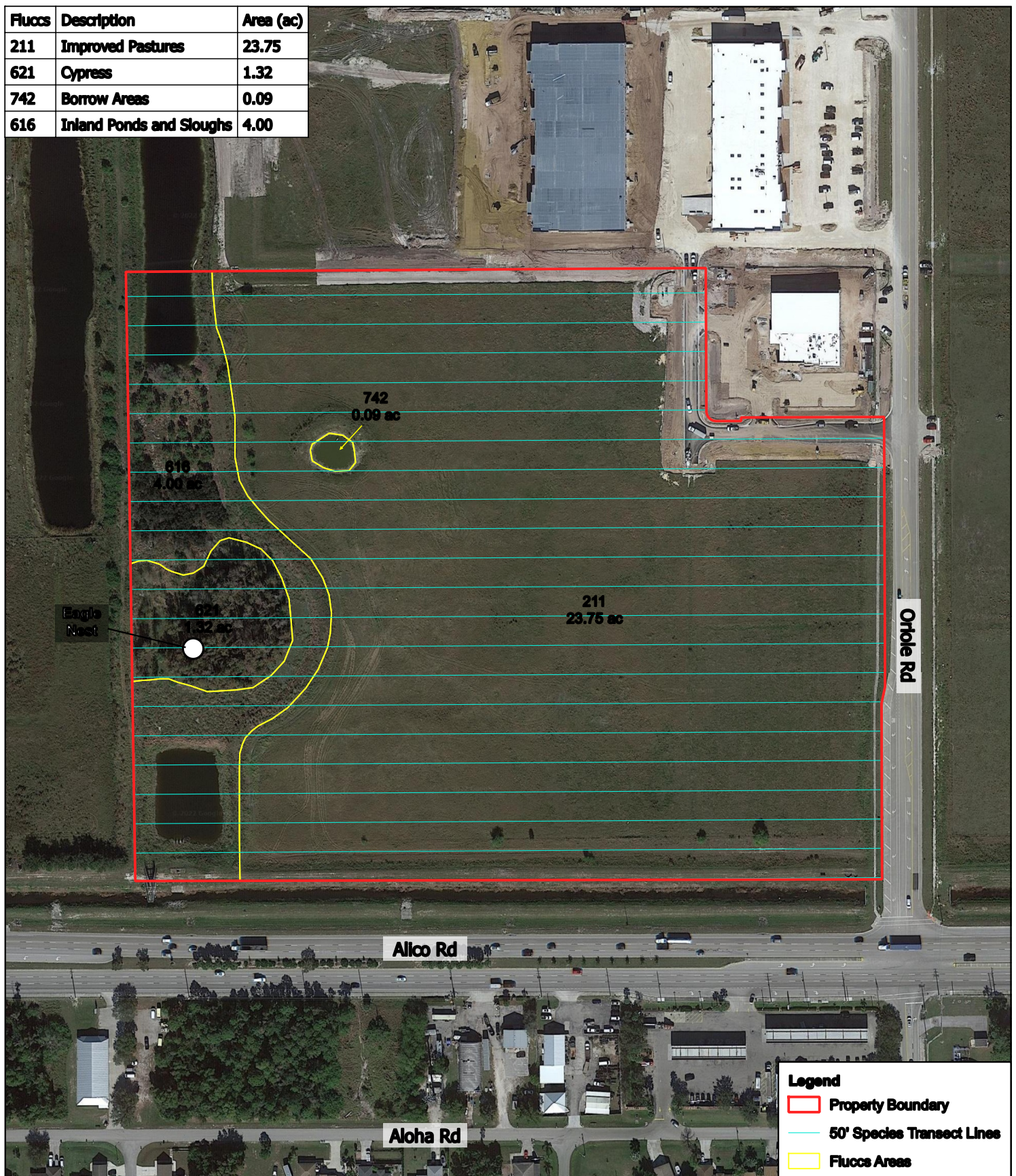
Web Soil Survey
National Cooperative Soil Survey

3/29/2022
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	1.3	4.7%
131	Pompano fine sand-Urban land complex, 0 to 2 percent slopes	20.6	75.6%
132	Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes	5.4	19.7%
Totals for Area of Interest		27.2	100.0%

Fluocs	Description	Area (ac)
211	Improved Pastures	23.75
621	Cypress	1.32
742	Borrow Areas	0.09
616	Inland Ponds and Sloughs	4.00



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: West Orle Marketplace - Species Transect

DATE: March 29, 2022

DRAWN BY: NW



0 100 200 ft





ENVIRONMENTAL EVALUATION AND ADVOCACY

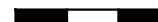
2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: Allico Rd Eagle nest**DATE: 10/19/2020****DRAWN BY: NW**

Site Location



0 100 200 300 ft



the intent of creating one linear wetland/slough system. The only listed species observed in this area is a designated American eagle pair occupying an active nest as shown. This nest (LE - 93) has been active 2012-13. A complete nesting history is included in the Appendix to this submittal. It is probably more listed species are likely present once the eagle young fledge and the adults leave the nest along with the advent of the rainy season. Like most slough systems during the height of the dry season, there was no shallow standing water observed. An Eagle Management Plan is included with this submittal.

Protected wildlife species lists by FLUCCS list are included in Appendix A for reference.

4.2 Vegetation - No listed plant species were observed.

7.0 SUMMARY

This proposed project is located approximately 0.5 mile north of the Daniels - Treeline intersection, on the west side of Treeline Ave. It is bounded by an industrial park and undeveloped land on the North, I-75 to the west and on the south by State land and a partially built development. The site is comprised of five parcels. The applicant proposes to develop residential housing on this land.

The SFWMD identified approximately 62 acres of wetlands and the Federal review is ongoing. Wetland impacts for the proposed development will be permitted and constructed consistent with State and Federal permitting protocols.

Because of historic AG uses on this parcel, the majority of this site is significantly degraded in habitat quality and integrity. The impacts proposed herein will offset any listed species and wetland impacts as part of the State and Federal approval process.

APPENDIX A

Property Data

STRAP: 04-46-25-L3-00003.0020 Folio ID: 10599151

Generated on 3/3/2022 12:08 PM

+ Owner Of Record - Sole Owner

[\[Change Address\]](#)

HOROWITZ SANDFORD I TR
FOR LAND TRUST
28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135

Site Address

Site Address maintained by E911 Program Addressing

ACCESS UNDETERMINED
FORT MYERS FL 33912

ALTERNATE ADDRESS INFORMATION:
16902 HRABAK DR

Property Description

Do not use for legal documents



PARL IN SE 1/4 AS DESC OR 2025 PG 3772 LESS S 100 FT
AS DESC IN 2909/2305 LESS PORTION DESC IN INST
2018000241402 LESS ROW TAKING DEC IN 2020000118220

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)[\[Pictometry Aerial Viewer \]](#)

Current Working Values



Just

3,036,357

Attributes

Land Units Of Measure	AC
Units	29.16
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Image of Structure



Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
2020	3,036,357	16,233	16,233	16,233	0	16,233
2021	3,036,357	16,904	16,904	16,904	0	16,904

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (F.S. 193.011). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (F.S. 193.461 (6) (a)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(I.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index*

**Soil Map—Lee County, Florida
(West Orlo Marketplace)**



Map Scale: 1:2,620 if printed on A landscape (11" x 8.5") sheet.

0 35 70 140 210 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ties: UTM Zone 17N WGS84



**Natural Resources
Conservation Service**

**Web Soil Survey
National Cooperative Soil Survey**

**3/29/2022
Page 1 of 3**

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	1.3	4.7%
131	Pompano fine sand-Urban land complex, 0 to 2 percent slopes	20.6	75.6%
132	Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes	5.4	19.7%
Totals for Area of Interest		27.2	100.0%

APPENDIX H - PROTECTED SPECIES LIST

LEE COUNTY PROTECTED SPECIES LIST [\[1\]](#)

Scientific Name	Common Name	FLUCCS	Month Beginning	Month Ending	Rec. Buffer Guidelines (feet)	Buffer For	Aspects to be Included in Survey
**1. Reptile.							
Alligator mississippiensis	American alligator	500 series, 610, 621, 630, 641, 653			500	Nest	Nests, sunning areas
Crocodylus acutus	American crocodile	642, 651			500	Nests	Nests, sunning areas
Drymarchon corais couperi	Eastern indigo snake	320 series, 411, 412, 414, 421, 425, 426, 427, 428			150	Gopher tortoise burrows	Burrows, feeding
Gopherus polyphemus	Gopher tortoise	320 series, 411, *412, 421, 426, 427, 432, 743			150	Burrows	Burrows, feeding
Rana areolata	Gopher frog	320 series, 411, 412, 421, 426, 560, 620, 630			150	Gopher tortoise burrows	Burrows, feeding paths to wetlands
**2. Bird.							
Ajaia ajaia	Roseate	500 series, 612, 642,			250	Feeding	Feeding

	spoonbill	652, 653, 654					
<i>Aphelocoma coerulescens coerulescens</i>	Florida scrub jay	412, 421, 432			500	Nest	Feeding, nests
<i>Aramus guarauna</i>	Limpkin	500 series, 617, 621, 630, 641, 643			150	Nests	Feeding (harbor apple snails), nests
<i>Athene cunicularia floridana</i>	Burrowing owl	191, 192, 310			150	Burrows	Burrows
<i>Charadrius alexandrinus tenirostris</i>	Southeastern snowy plover	651, 652, 710			250	Nests	Nests, feeding
<i>Charadrius melodus</i>	Piping plover	651, 652, 710	Dec.	May	250	Nests	Nest, feeding
<i>Egretta caerulea</i>	Little blue heron	500 series, 600 series			250	Nests	Nests, feeding
<i>Egretta rufescens</i>	Reddish egret	500 series, 610, 640, 650			250	Nests	Nests, feeding
<i>Egretta thula</i>	snowy egret	500 series, 600 series			250	Nests	Nests, feeding
<i>Egretta tricolor</i>	Tricolored heron	500 series, 600 series			250	Nests	Nests, feeding
<i>Falco peregrinus tundrius</i>	Arctic peregrine falcon	620, 650	Sept.	April	150	Feeding	Feeding

Falco sparverius paulus	Southeastern American kestrel	321, 411, 435	March	July	500	Nests	Nests, feeding
Grus canadensis pratensis	Florida sandhill crane	(211, 212)**, 310, 321, 641			500	Nests	Nests, feeding
Haematopus palliatus	American oystercatcher	651, 652, 645, 710			250	Nests	Nests, feeding
Mycteria americana	Wood stork	560, 610, 621, 630, 640, 650			500	Nests	Nests, feeding
Pelecanus occidentalis	Brown pelican	612, 650			250	Nests	Nests
Picoides borealis	Red-cockaded woodpecker	411			750	Nests	Nests, feeding
Polyborus plancus audubonii	Audobon's crested caracara	321, 428			750	Nests	Nests, feeding
Rostrhamus sociabilis	Snail kite	520, 641, 643			250	Feeding	Feeding (harbor apple snails areas)
Sterna antillarum	Least tern	191, 261, 651, 652	April	Sept.	250	Nests	Nests, feeding
Sterna douballii	Roseate tern	651, 652, 710	Jan.	April	250	Feeding	Feeding
**3. Mammal.							
Felis concolor coryi	Florida	(211)***, 212, 411,			750	Dens	Dens,

	panther	414, 425, 427, 428, 434, 617, 621, 624, 630					feeding
<i>Mustela vison evergladensis</i>	Everglades mink	500 series, 620, 630, 641, 643			250	Dens	Dens, feeding
<i>Sciurus niger avicennia</i>	Big Cypress fox squirrel	411, 610, 620			125	Nests	Nests, feeding
<i>Ursus americanus floridanus</i>	Florida black bear	321, 411, 414, 425, 427, 428, 438, 612, 617, 621, 624, 630			750	Dens	Dens, feeding
**4. Plant.							
<i>Asclepias curtissii</i>	Curtis milkweed	320 series			10	Plant	Sighting
<i>Burmannia flava</i>	Fakahatchee burmannia	320 series, 411, 412			10	Plant	Sighting
<i>Celtis iguanaea</i>	Iguana hackberry	322, 426			10	Plant	Sighting
<i>Celtis pallida</i>	Spiny hackberry	322, 426			10	Plant	Sighting
<i>Cereus gracillis</i>	Prickly-apple	322, 426, 612			10	Plant	Sighting
<i>Chrysophyllum olivaeforme</i>	Satinleaf	411, 426			10	Plant	Sighting

Deeringothamnus pulchellus	Beautiful pawpaw	321, 411			10	Plant	Sighting
Eragrostis tracyi	Sanibel love grass	710			10	Plant	Sighting
Erondia littoralis	Golden creeper	322			10	Plant	Sighting
Gossypium hirsutum	Wild cotton	611			10	Plant	Sighting
Jacquina keyensis	Joewood	322, 426			10	Plant	Sighting
Myrcianthes fragrans var. simpsonii	Simpon's stopper	427, 428			10	Plant	Sighting
Ophioglossum palmatum	Hand adder's tongue fern	427			10	Plant	Sighting
Tillandsia flexuosa	Twisted air plant	426, 427, 610			10	Plant	Sighting
Zamia floridana	Florida coontie	320 series, 411, 412, 421, 426			10	Plant	Sighting

*Mesic and xeric 411 only.

**Only when associated with vegetated nonforested wetlands.

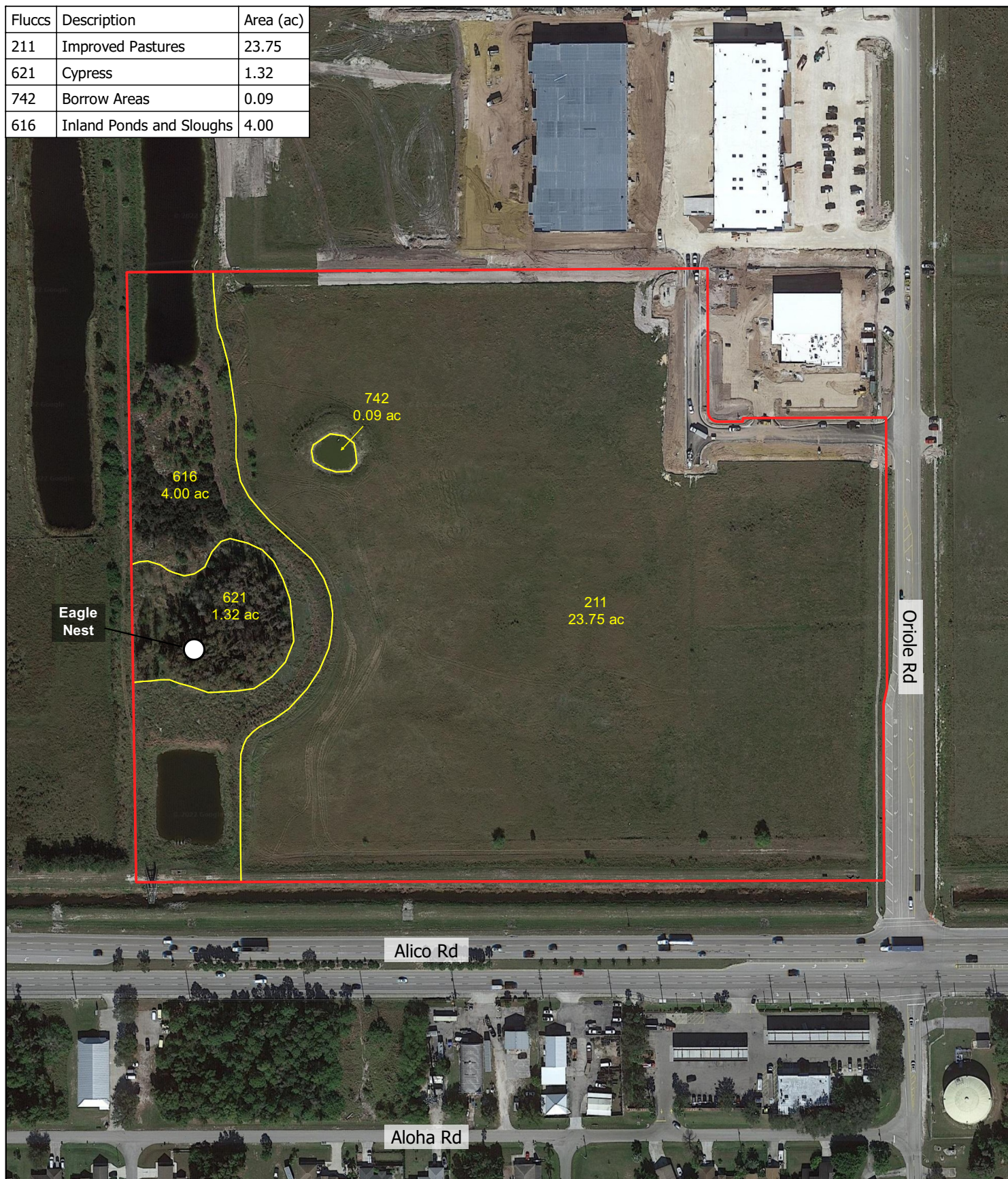
***Only when associated with large adjacent woodlands.

FOOTNOTE(S):

-- (1) --

Editor's note— Appendix H derived from Ord. No. 94-10, § 8, 4-20-94.

FlucCs	Description	Area (ac)
211	Improved Pastures	23.75
621	Cypress	1.32
742	Borrow Areas	0.09
616	Inland Ponds and Sloughs	4.00



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: West Oriole Marketplace - FlucCs Map

DATE: March 29, 2022

DRAWN BY: NW



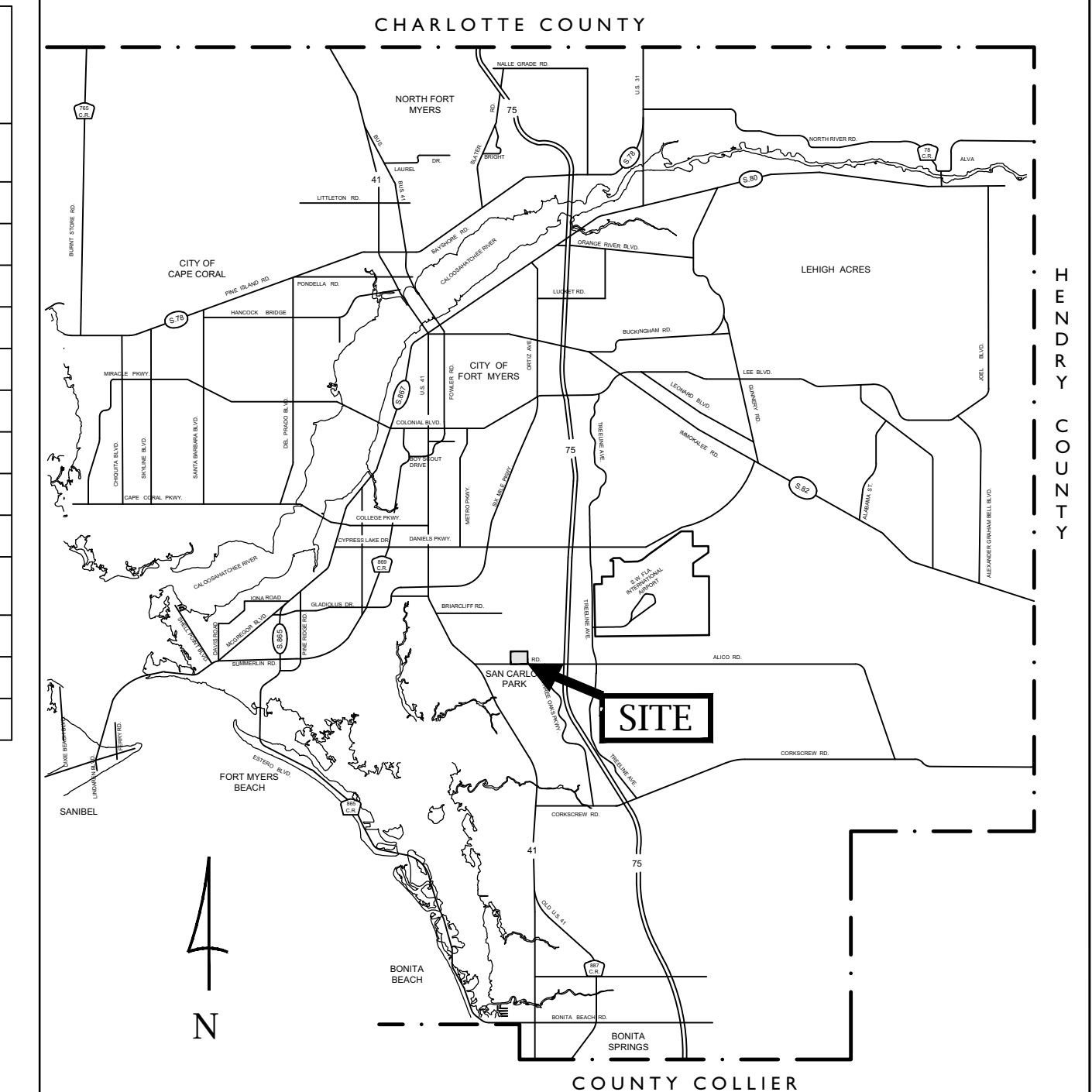
0 100 200 ft

ALICO ORIOLE WEST

LOCATED IN SECTION 04, TOWNSHIP 46-S, RANGE 25-E, LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN

ALICO ORIOLE WEST MCP AREAS	
DESCRIPTION	ACREAGE
TRACT A	11.91
TRACT B	2.82
TRACT C-1	1.20
TRACT C-2	1.23
TRACT C-3	1.24
TRACT C-4	1.19
TRACT C-5	1.42
TRACT C-6	1.50
ROW TRACT	2.78
CONSERVATION EASEMENT & LAKE TRACT	4.46
LAKE MAINTENANCE EASEMENT	0.68
TRACT D OPEN SPACE	0.21
TOTAL ACREAGE	30.64



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

ZONING
AG-2 to MPD

STRAP #'s
04-46-25-L3-00003-0020

PROJECT ACREAGE

30.64 ACRES (1,334,896 SF)

PROJECT INTENSITY

MAX BUILDING FLOOR AREA = 350,000 SF
MINIMUM 30,000 SF COMMERCIAL
MINIMUM 30,000 SF INDUSTRIAL

OPEN SPACE

COMMERCIAL USES: 20%
INDUSTRIAL USES: 10%

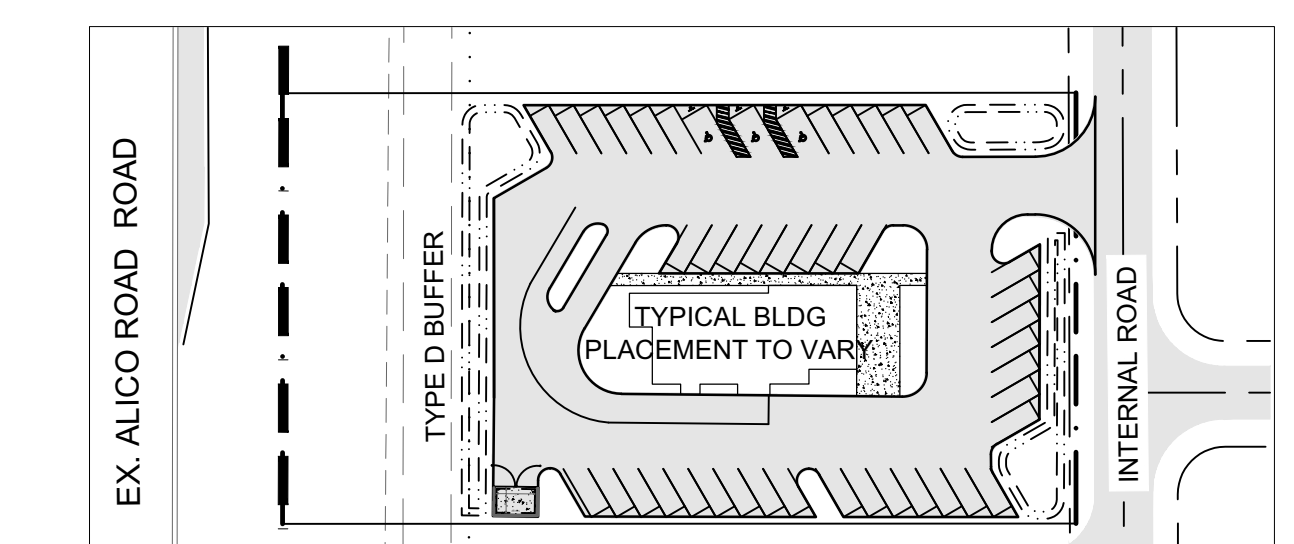
CONSERVATION AND LAKE AREA

4.46 ACRES

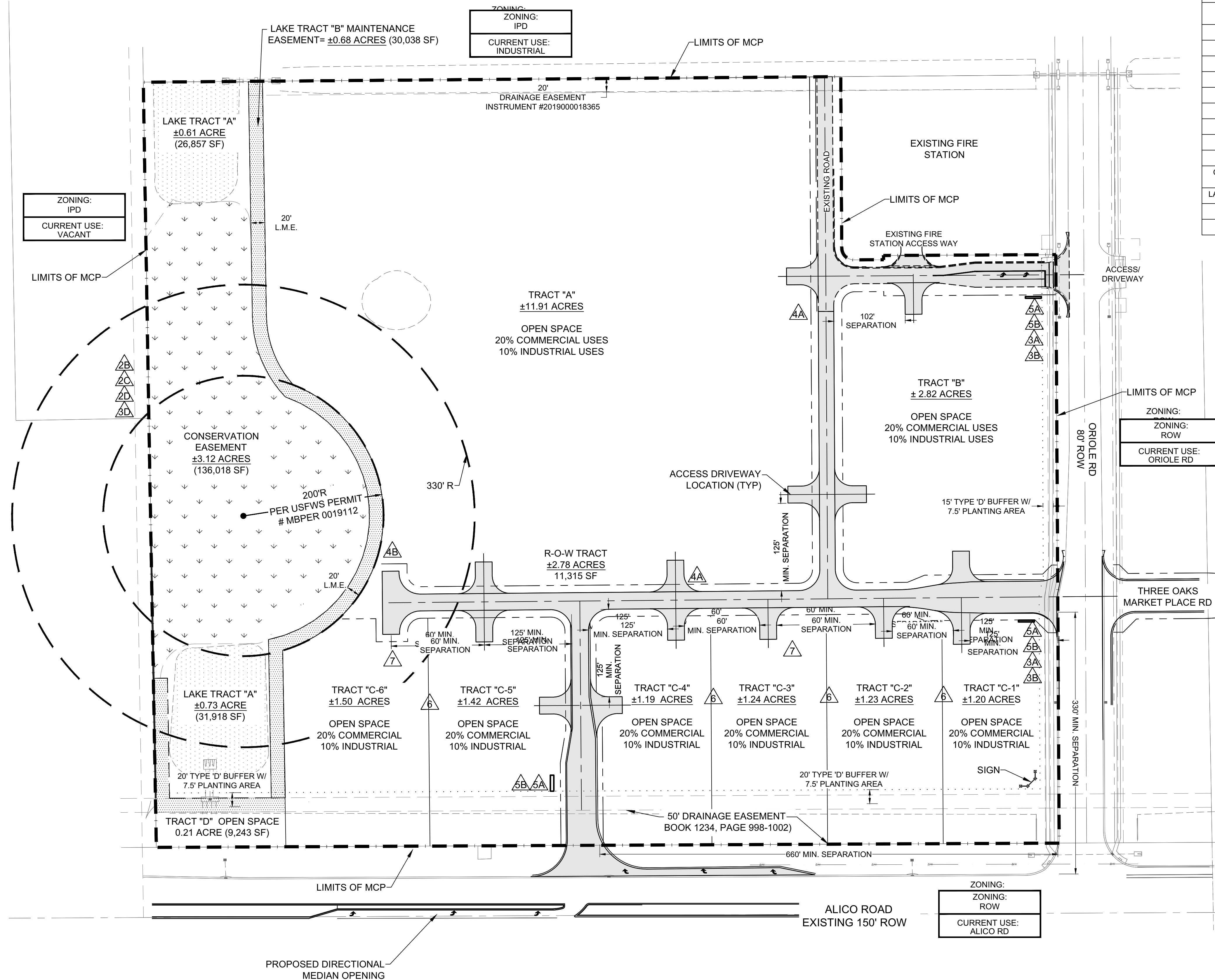
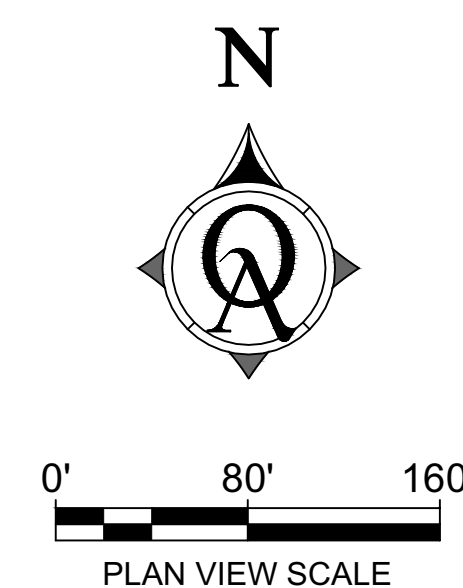
DEVIATIONS

△ xx

TYPICAL LOT LAYOUT:



Q **Quattrone & Associates, Inc.**
Engineers, Planners & Environmental Consultants
4300 Arden Circle, Suite 100, Fort Lauderdale, FL 33309 | 954.585.2222 | QAI.net | 239.936.5222 | QAIInc.net



P:\2022 Projects\220104 ALICO ORIOLE WEST\01-CADD FILES\00-QAI CADD - CONCEPTS\22-10-11 MCP\220104 BASE-MCP-SH

PLOTTED BY: GABRIELA
WED. 11-23-2022 1:02 PM
220104 BASE-MCP -SH.DWG

Spatial District Query Report

STRAP Number: 04-46-25-L3-00003.0020

District Name	District Value		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone	Noise Zone Zone Description	C Notification (55-60 DNL)	90.13%	
Airspace Notification			NOT FOUND	
Census Tract	Tract ID	401.13		
Coastal Building Zone			NOT FOUND	
Coastal High Hazard Area			NOT FOUND	
Fire District	Fire District Taxing Authority	San Carlos Park 077		
Evacuation Zone	Zone	C		
Active Evacuation Status			NOT FOUND	
Flood Insurance Zone	Flood Zone Assigned Number	X 100		1
Flood Insurance Zone - pre 2008	Flood Zone	B		
FIRM Floodway	Floodway	OUTSIDE FLOODWAY		
FIRM Floodway - pre 2008			NOT FOUND	
Flood Insurance Panel	Community Panel Map Number Effective Date Revised Date	125124 0581 12071C0581F 8/28/2008 12:00:00 AM		
Flood Insurance Panel - pre 2008	Community Panel Version Date	125124 0475 B NotPrinted		
Flowway - 2005	Composition	POMPANO FINE SAND, DEPRESSIONAL	18.43%	
(DNR Flood Zones) Zone A BFE			NOT FOUND	
Zone A - Estimated BFE			NOT FOUND	
DNR Flood Zones - pre 2008			NOT FOUND	
Coastal Barrier Resources System (COBRA)			NOT FOUND	
Coastal Barrier Resources System (COBRA) - Old			NOT FOUND	
Lighting District/MSTBU			NOT FOUND	
Preliminary MSTBU Districts			NOT FOUND	
Taxing Authorities	Authority Name	Lee County Mosquito Control		
	Authority Name	District #071		
	Authority Name	SFL Water MGMT Okeechobee Levy		
	Authority Name	Lee County Library Fund		
	Authority Name	Lee County All Hazards Unic		
	Authority Name	Lee County Unincorporated MSTU		
	Authority Name	Green Corridor PACE		
	Authority Name	Solid Waste Area 3		
	Authority Name	School District By Local Board		

	Authority Name	School District By State Law	
	Authority Name	SFL Water Mgmt District Levy	
	Authority Name	West Coast Inland Waterway	
	Authority Name	SFL Water Mgmt Everglades Const	
	Authority Name	San Carlos Park Fire District	
	Authority Name	Lee County General Revenue	
	Authority Name	Lee County Hyacinth Control	
Planning Community	ID	10	
	Plan Community	Gateway/Airport	
Community Planning Area			NOT FOUND
Future Land Use Map	Designation	Industrial Development	89.32%
	Designation	Wetlands	10.68%
Sanibel/County Agreement			NOT FOUND
School Board District	District	2	
	School Board Member	Melisa W. Giovannelli	
School Choice Zone	Choice Zones	South Zone 2	
	Choice Zones	South Zone	
Solid Waste District	District Area	Area 3	
Storm Surge	Category	C	
Subdivisions			NOT FOUND
Traffic Analysis Zone	TAZ	1426	
Archaeological Sensitivity			NOT FOUND
Sea Turtle Lighting Zone			NOT FOUND
Watersheds	Shed ID	Six Mile Cypress	
FLUCCS2004	Land Cover	6250	49.12%
	Land Use	6250	
	Land Cover	6191	18.73%
	Land Use	6191	
	Land Cover	6172	11.84%
	Land Use	6172	
	Land Cover	3200	10.18%
	Land Use	3200	
	Land Cover	3100	10.02%
	Land Use	1900	
Vegetation Permit Required			NOT FOUND
Soil	Map Symbol	10	75.25%
	Soil Name	POMPANO FINE SAND	2
	Map Symbol	27	18.47%
	Soil Name	POMPANO FINE SAND, DEPRESSIONAL	2
	Map Symbol	28	6.28%
	Soil Name	IMMOKALEE SAND	
Panther Habitat			NOT FOUND
Eagle Nesting Site Buffer	Buffer Distance	660	57.62%
Commissioner District	Commissioner District	Cecil L Pendergrass 2	
Unincorporated Lee County Zoning	Zoning Designation	AG-2	99.98%
	Zoning Polygon	4436021	Zoning Notes
Minimum Use Determination			NOT FOUND
Development Orders	Wet Season Water Table		99.97%
	Status	Pending	
	Development Order	LDO2020-00044	
Road Impact Fee Districts	Name	SOUTHWEST	

	Tidemark ID	54
	District	4
Water Franchise	Franchise Name	Lee County Utilities
Water Treatment Plant Service Area	Treatment Plant	GMS
Wastewater Franchise	Franchise Name	Lee County Utilities
Wastewater Treatment Plant Service Area	Treatment Plant	TOS
Res. Garbage Collection Day	Hauling Day	W
Res. Recycling Collection Day	Hauling Day	T
Res. Horticulture Collection Day	Hauling Day	T
Wind Speed Building Risk Category I per Florida Building Code	Design Wind Speed	150
Wind Speed Building Risk Category II per Florida Building Code	Design Wind Speed	160
Wind Speed Building Risk Category III per Florida Building Code	Design Wind Speed	170
Wind Speed Building Risk Category IV per Florida Building Code	Design Wind Speed	180
Microwave Radio Relay Path		NOT FOUND
Wellfield Protection Zones		NOT FOUND
Local Jurisdiction	Incorporated Government	Unincorporated Lee County

Flood Insurance Rate Map zones assigned by FEMA:

X: Outside the Special Flood Hazard Area (SFHA); flood insurance is not mandatory in this zone, however, lenders, on their own initiative, may require the purchase of flood insurance even if a building is located outside the SFHA. Up to 25% of all NFIP flood losses arise from outside SFHA's (B, C and X zones).

A, AE, VE: In the SFHA; mortgage lenders will likely require flood insurance on property in these zones.

The flood insurance zone "EL" represents the base flood elevation (BFE) measured in feet using the North American Vertical Datum of 1988.

For "A" zones that don't reference a BFE, refer to the "Zone A – Estimated BFE" section which will display the community determined Base Flood Elevation.

If you need a Special Flood Hazard Area (SFHA) determination letter (FIRM letter) from Lee County for a parcel located in unincorporated Lee County, please call Community Development at (239)533-8585 and ask for the Certified Floodplain Manager or email FIRMInfo@leegov.com to request a letter.

Residents of the following incorporated jurisdictions may obtain flood information from that municipality as they independently participate in the NFIP; Bonita Springs (239-949-6262), Cape Coral (239-574-0553), Fort Myers (239-321-7925), Sanibel (239-472-3700), Village of Estero (239-319-2811) and Town of Fort Myers Beach (239-765-0202).

Your municipality will be displayed in the "Local Jurisdiction" report row. For example, if your property is located in unincorporated Lee County, the Districts Query report will display "Unincorporated Lee County" as the Incorporated Government in the Local Jurisdiction row of the report.

[\[Modify Report Settings \]](#)

Note	Details
1	The Flood Zone with the highest corresponding assigned number is the recognized flood zone designation for this property. Residents of unincorporated Lee County may call Community Development at (239)533-8585 and ask for the Certified Floodplain Manager or email FIRMInfo@leegov.com with additional questions. Residents of incorporated areas should call the city in which they reside to verify flood zone status.
2	Contact DEP (239) 344-5600 for wetland determination

Protected Species Survey
West Oriole Marketplace
Ft Myers, Lee County, FL

Prepared for

Horowitz Sandford I TR
For Land Trust
Suite 5
28120 Hunters Ridge Blvd
Bonita Springs, FL 34135

Synecological Analysts® Inc.
2159 Morning Sun Ln
Naples, FL 34119

March 2022

Table of Contents

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6.0	APPENDIX		

1.0 INTRODUCTION

A protected species survey was conducted on the referenced property on 10 and 11 March, 2022. This site is located in Section 4, Township 46 S, Range 25 E in Lee County, FL and is in the NW quadrant of the Alico Rd. - Oriole Rd intersection. The summary property data sheet for this parcel is included in the Appendix of this report. The West Oriole Marketplace site is bounded by a fire station, industrial park and vacant land on the north. Oriole Rd. borders this project site to the east. Alico Road ROW is the southern border of this site. The latitude/longitude information for the center of this site is 26 degrees, 29', 44.18" N and 81 degrees 48', 25.01" W. The purpose of this survey was to inspect the property for potential listed species that could inhabit the site. These listed species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). The most likely to occur on this site are burrowing owl (*Athene cunicularia*) burrows and gopher tortoise (*Gopherus polyphemus*). Both of these species burrow and particular attention was paid toward locating any burrows, especially along the slope areas adjacent to Oriole Rd and Alico Rd .

The developer of this project is:

Horowitz Sanford I TR
For Land Trust
Suite 5
28120 Hunters Ridge Blvd
Bonita Springs, FL 34135

The project engineer is:

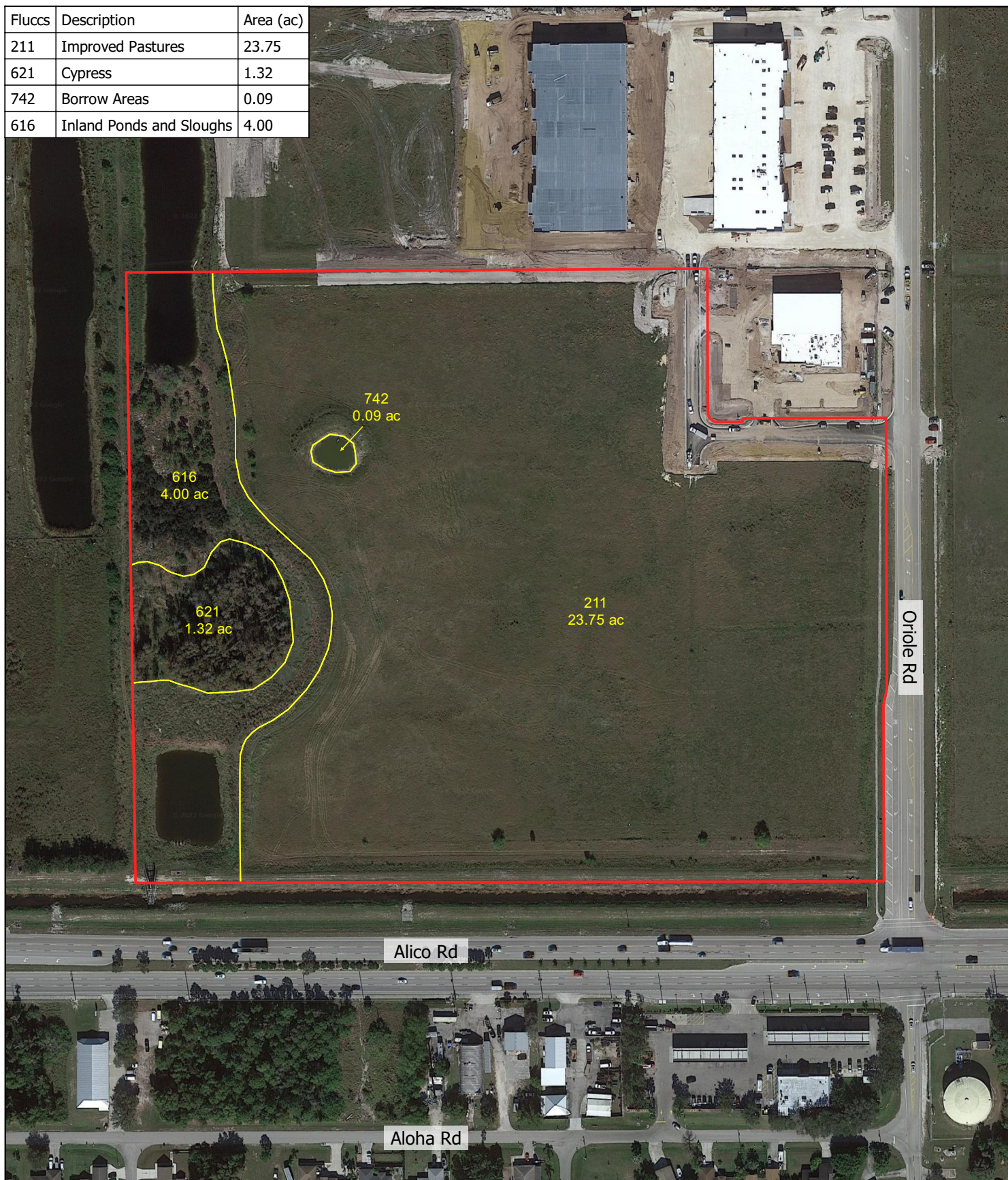
Quattrone & Associates, Inc.
Attn: Al Quattrone, P.E.
4301 Veronica Shoemaker Blvd
Ft Myers, FL 33916

This survey and report are conducted and submitted to support development of this project as proposed.

The project environmental consultant is:

Brown Collins
Synecological Analysts® Inc.
2159 Morning Sun Ln
Naples, FL 34119
brown@synecol.com

FlucCs	Description	Area (ac)
211	Improved Pastures	23.75
621	Cypress	1.32
742	Borrow Areas	0.09
616	Inland Ponds and Sloughs	4.00



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: West Oriole Marketplace - FlucCs Map

DATE: March 29, 2022

DRAWN BY: NW



0 100 200 ft



Synecological Analysts® (SAI) conducted an Environmental Protected Species Survey on this site. This document responds to the Lee County requirement of a protected species survey. SAI evaluated this property to determine distribution, extent and character of vegetational communities. Habitat types, jurisdictional wetland status, potential or presence of listed species and suitability of the on site habitat for listed species habitat were also evaluated. Soil types, distribution and extent were determined to assist in the other evaluations. Findings and conclusions are presented in subsequent portions of this document.

2.0 EXISTING SITE CONDITIONS

The proposed development consists of one 29.16 ac. parcel. This parcel summary data sheet is included in the Appendix to this report. All native communities except the Cypress head (FLUCCS 621) have been disturbed over an extended of time as a result of AG management practices and drainage/road networks. This disturbance influenced the considerable majority of this site and occurred in progressive fashion. The West Oriole Marketplace site is a is not a pristine area that approximates the pre-development character of this general area. Plant communities and habitat have been severely impacted over time by ongoing AG activity. Most of the non-Cypress canopy and much of the Saw palmetto upland shrub strata are largely absent. Regional and area drainage has been massively disrupted. Cycles of fire and renewal have been absent from this site for decades. Plant communities and land uses were identified according to the Florida Department of Transportation (FDOT¹⁹⁹¹) Florida Land Use, cover and Forms Classification system (FLUCCS) protocol. The Exhibit on the following page identifies and delineates extant communities and land use. These are presented as Habitat Types and a description of their character on this site is presented in the following sections.

This site has been permitted through the State and Federal Wetlands Program. It is covered by SFWMD Permit 36-05268-P and U.S. Army Corps of Engineers No Permit Required Verification SAJ-2006-888. All wetland areas have been previously identified and mitigated as part of these permit processes.

2.1 Soils

This site is not edaphically complex. The Pompano fine sand, 0 - 2% slopes and Copeland loamy sand, depressional phase combine to cover approximately 90% of the site. Originally these soils occurred on drainage ways on marine terraces in dip landform position on hydric or mesic lowlands. Rock is usually found within 36" of the surface. The combination of regional drainage impacts, road drainage both east and west and drainage plans for the nearby developments alter the original hydrologic nature of these soils to make an in depth discussion moot. These soils are not unique or critical soils. They are compatible with the proposed uses for this site.

3.0 VEGETATION AND HABITAT POTENTIAL

3.1 Uplands

Vegetation and land uses are generally classified in accordance with the *Florida Land Use, Cover and Forms Classification System* (FLUCFCS) (FDOT 1999). There are three upland land use types identified on this site. They are shown on the FLUCCS map that follows this page. They will be discussed in numerical order.

3.1 Uplands

There is only one upland land use type identified on this site outside the conservation area.

211 - Improved/Tame Pasture - The entire upland portion of this site is monodominant Bahiagrass. This pasture was planted years ago and is managed to optimize forage production.

3.2 Wetlands

This site has been permitted through the State and Federal Wetlands Program. It is covered by SFWMD Permit 36-05268-P and U.S. Army Corps of Engineers No Permit Required Verification SAJ-2006-888. All wetland areas have been previously identified and mitigated as part of these permit processes.

The only wetland areas on this site are within a Conservation and Water Management area.

FLUCCS 616 - Inland Ponds and Sloughs - This area is a human constructed conservation area and water management system and mimics closely these Inland Ponds and Sloughs systems occurring naturally. The dominant shrubs are Waxmyrtle and Willow. Herbaceous components include Maidencane, Sawgrass and a wide variety of sedges and rushes. This area is excluded from cattle grazing.

621 - Cypress -This community occurs as isolated heads in the central portion of the site. Along the southeast and northeast site boundary, larger areas occur. Bald Cypress (*Taxodium distichum*) and Pond Cypress dominate the canopy. Scattered Slash pine occur within this cypress matrix. Swamp bay and Dahoon characterize the shrub stratum along the margins. The shrub component Representative herbaceous components include Swamp Fern and Laurel greenbrier.

742 - Borrow Area - Borrow areas cover approximately 0.1 acres of this site and are essentially devoid of emergent vegetation.

3.3 Habitat Potential

The large majority of this site has significantly degraded habitat potential as a result of long term AG impacts. The less disturbed Cypress head and associated Pond and Slough areas are not proposed for any significant impacts by the proposed development. The impact areas we propose have an essentially absent canopy, sparse and parsimonious shrub strata and herbaceous vegetation that is to a large degree forage grasses.

4.0 PROTECTED/LISTED SPECIES

SAI conducted a species surveys on this parcel on 2 Feb and 15, 19 Feb 2022. Beyond the transect survey, there were weekly observations of this Eagle nest and these observations considered in preparing this report. A complete listing of potential species can be found at the following link on the Lee County website as shown below.

<http://www.leegov.com/dcd/Documents/ES/protspec/ProtectedSpeciesList.pdf>.

There is a documented American Eagle nest (LE-93) in the conservation area of this site. Beyond a nesting pair of eagles and their fledgling, no listed species were observed on this site.

The methodology employed was the Wandering Line Transect protocol. A figure is presented showing the lines surveyed in this effort.

Results

3.1 Wildlife

No sign, calls, tracks or other indication of other listed animal species beyond the previously discussed eagles were encountered on this site. Protected wildlife species lists by FLUCCS list are included in the Appendix for reference.

3.2 Vegetation - No listed vegetation or suitable habitat for them was observed on this site.

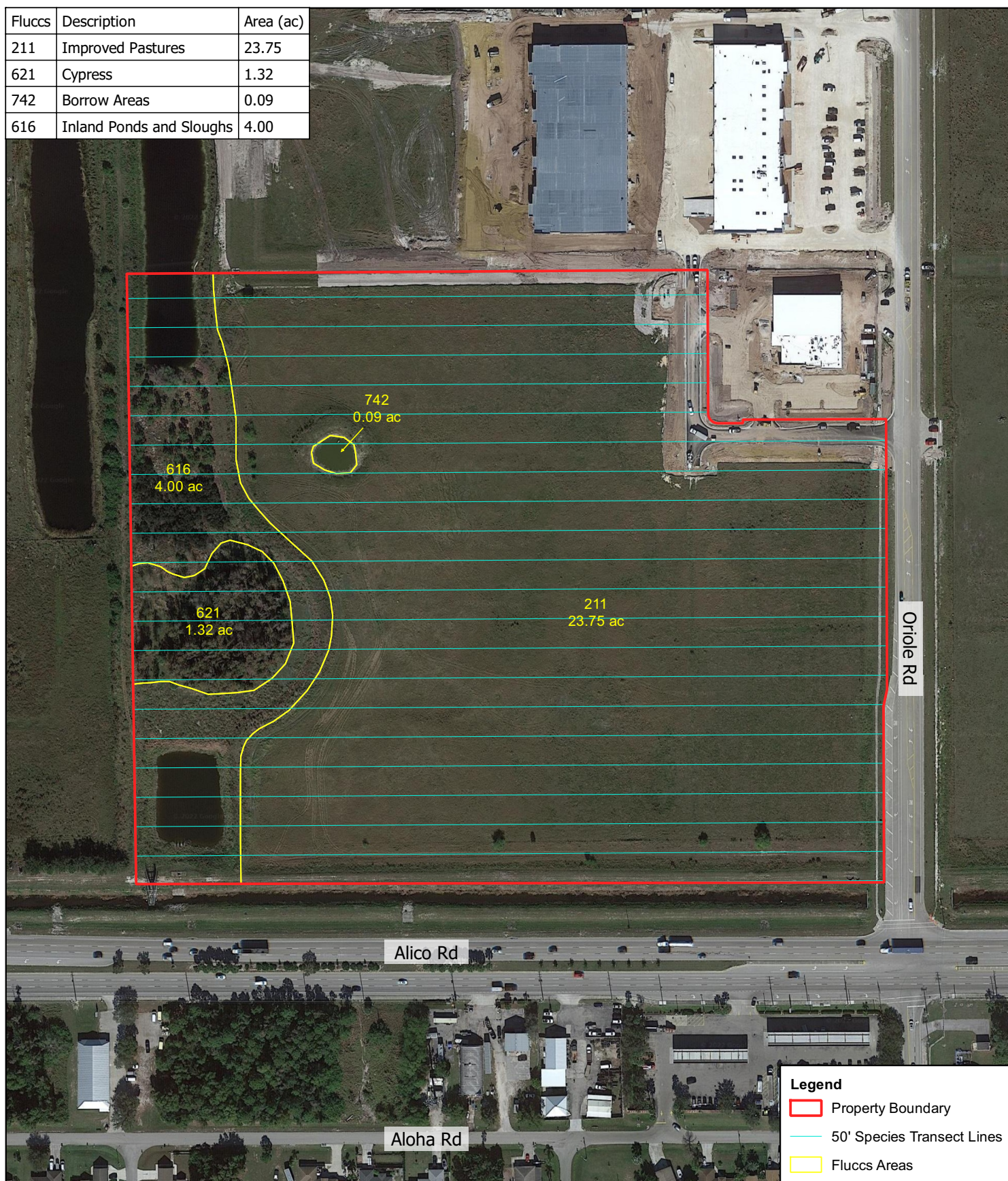
4.0 NATIVE VEGETATION PRESERVATION

There is no native vegetation in more than one strata found on site. This parcel is a small part of a larger area previously permitted. The mitigation and conservation area creation were covered in and implemented subsequent to issues of approvals for the larger overall area.

5.0 SUMMARY

There is one documented American eagle nest located in a conservation area near the SW corner of this parcel. Beyond the eagles, no other listed species or their sign were observed calls heard during our survey.

Flucss	Description	Area (ac)
211	Improved Pastures	23.75
621	Cypress	1.32
742	Borrow Areas	0.09
616	Inland Ponds and Sloughs	4.00

**Legend**

- Property Boundary
- 50' Species Transect Lines
- Flucss Areas



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: West Oriole Marketplace - Species
Transect

DATE: March 29, 2022

DRAWN BY: NW



0 100 200 ft



APPENDIX



Lee County Property Appraiser

Tax Year **2020**[Previous Parcel Number](#) [Next Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)**Property Data**

STRAP: 04-46-25-L3-00003.0020 Folio ID: 10599151

Owner Of Record - Sole Owner[\[Change Address\]](#)

HOROWITZ SANDFORD I TR
FOR LAND TRUST
28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135

Site AddressSite Address maintained by [E911 Program Addressing](#)

ACCESS UNDETERMINED
FORT MYERS FL 33912

ALTERNATE ADDRESS INFORMATION:

16902 HRABAK DR

Property Description

Do not use for legal documents!



PARL IN SE 1/4 AS DESC OR 2025 PG 3772 LESS S 100 FT
AS DESC IN 2909/2305 LESS PORTION DESC IN INST
2018000241402 LESS ROW TAKING DEC IN 2020000118220

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)[\[Pictometry Aerial Viewer \]](#)**Current Working Values****Just**

3,036,357

Attributes

Land Units Of Measure	AC
Units	29.16
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
Total Living Area	0
Gross Building Area	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Image of Structure**Exemptions****Values (2020 Tax Roll)**

TRIM (proposed tax) Notices are available for the following tax years



Real Property Information

Account

[04-46-25-L3-00003.0020](#)

Original Account

04-46-25-L3-00003.0020

Owner

HOROWITZ SANDFORD I TR
FOR LAND TRUST

Physical Address

ACCESS UNDETERMINED
FORT MYERS FL 33912

Tax Year

2021

Status

[PAID](#)

Instrument No

2020000110193

Mailing Address

28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135
USA

Legal Description

PARL IN SE 1/4 AS DESC OR 2025 PG 3772 LESS S 100 FT AS DESC IN 2909/2305 LESS PORTION DESC IN INST 2018000241402 LESS
ROW TAKING DEC IN 2020000118220

Outstanding Balance as of 2/3/2022

\$0.00

Additional Options:

- [eNotify](#)
- [Tax Detail](#)
- [Payments Made](#)
- [All Unpaid Taxes](#)
- [Tax History](#)
- [Property Appraiser's Property Data](#)
- [Property Appraiser's Tax Estimator](#)



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

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

WEST ORIOLE MARKET PLACE

(PROJECT NO. F2209.02)

PREPARED BY:

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

November 10, 2022



CONTENTS

I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. INTERSECTION ANALYSIS

IX. CONCLUSION



I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The proposed development is located at the northwest corner of Alico Road and Oriole Road in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

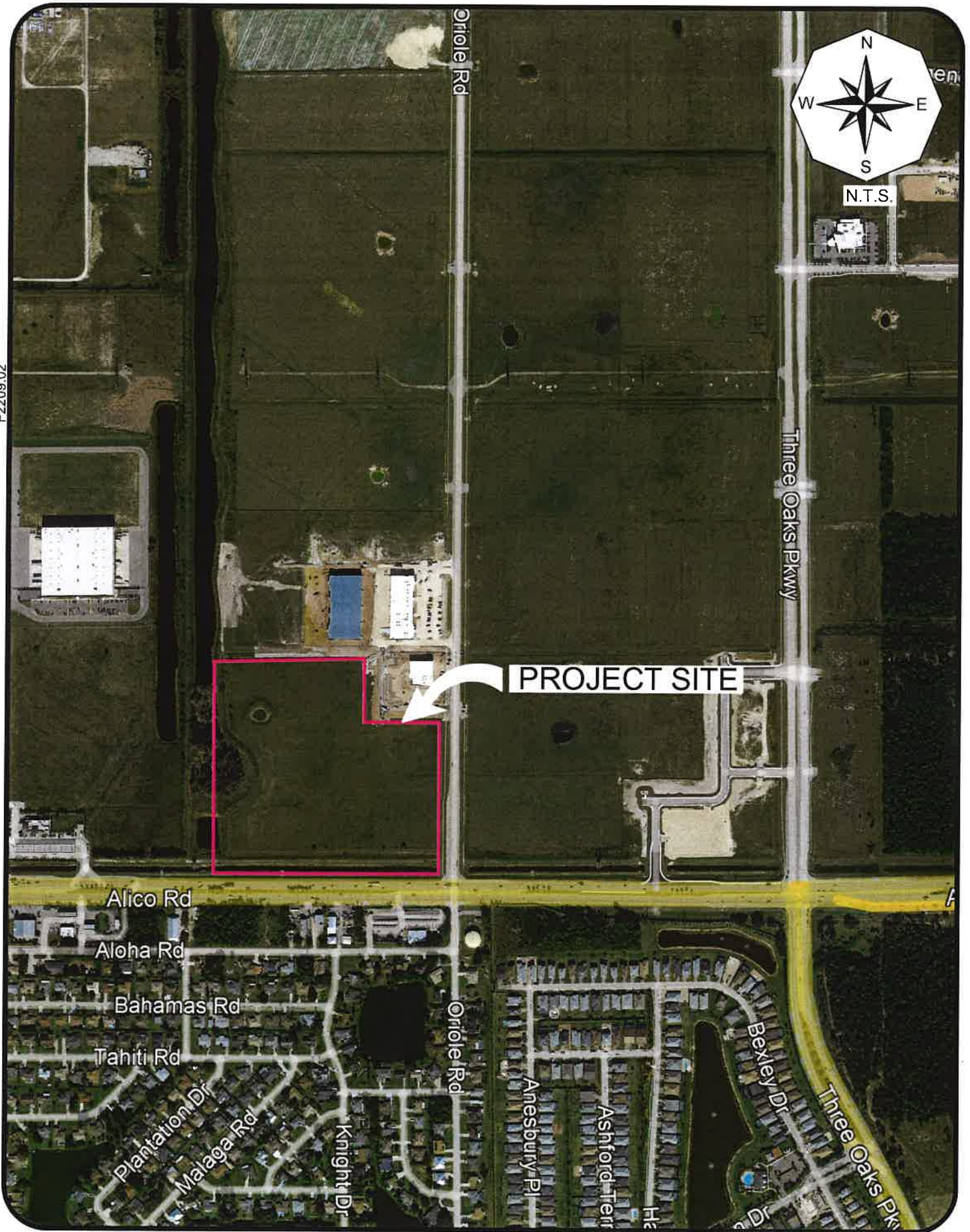
The approximate 30-acre subject site (Strap # 04-46-25-L3-00003-0020) is currently zoned Agricultural-2 (AG-2). The applicant is requesting to rezone the subject site to a Mixed Use Planned Development (MPD) to allow the development of up to approximately 175,000 square feet of commercial retail uses and 175,000 square feet of industrial uses. Access to the subject site will be provided to Oriole Road via two (2) connections and to Alico Road via a single left-in/right-in/right-out only connection. The northern connection on Oriole Road will be a shared access connection with the existing San Carlos Park Fire Station No. 54.

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

II. EXISTING CONDITIONS

The subject site is currently vacant. The overall site is bordered by a canal to the west, Alico Road to the south, Oriole Road to the east, and by warehousing uses and San Carlos Park Fire Station No. 54 to the north.

F2209.02





Oriole Road is a north/south two lane undivided major collector that borders the subject site to the east. Oriole Road has a posted speed limit of 35 mph and is under the jurisdiction of the Lee County Department of Transportation. A signal has been constructed at the Oriole Road intersection with Alico Road.

Alico Road is an east/west six-lane divided arterial roadway that borders the subject site to the south. Alico Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation to the west of Three Oaks Parkway.

III. PROPOSED DEVELOPMENT

The approximate 30-acre subject site (Strap # 04-46-25-L3-00003-0020) is currently zoned Agricultural-2 (AG-2). The applicant is requesting to rezone the subject site to a Mixed Use Planned Development (MPD) to allow the development of up to approximately 175,000 square feet of commercial retail uses and 175,000 square feet of industrial uses. **Table 1** summarizes the land uses utilized for the purposes of this analysis.

Table 1
Land Uses
West Oriole Market Place

Land Use	Size
Retail	175,000 square feet
Industrial	175,000 square feet
Total	350,000 square feet

Access to the subject site will be provided to Oriole Road via two (2) connections and to Alico Road via a single left-in/right-in/right-out only connection. The northern connection on Oriole Road will be a shared access connection with the existing San Carlos Park Fire Station No. 54.



IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 820 (Shopping Center >150k) was utilized for the trip generation purposes of the proposed commercial retail uses and Land Use Code 130 (Industrial Park) was utilized for the trip generation purposes of the proposed industrial uses. The trip generation equations utilized from these land uses are attached to the Appendix for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed.

Table 2
Trip Generation – Total Trips
West Oriole Market Place

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (175,000 Sq. Ft.)	147	90	237	405	439	844	10,433
Industrial Park (175,000 Sq. Ft.)	48	12	60	13	47	60	1,256
Total Trips	195	102	297	418	486	904	11,689

The trips shown for the proposed retail use in Table 2 will not all be new trips added to the adjacent roadway system. ITE estimates that retail uses may attract a significant amount of its traffic from vehicles already traveling on the adjoining roadway system. This traffic, called “pass-by” traffic, reduces the development’s overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. The current version of the ITE *Trip Generation Handbook*, 3rd Edition, indicates that the weekday PM peak hour pass-by rate for Land Use Code 820 is twenty-nine (29%) for shopping centers with floor area between 150,000 square feet and 300,000 square feet.

For this analysis, the “pass-by” traffic was accounted for in order to determine the number of “new” trips the development will add to the surrounding roadways. **Table 3**



summarizes the “pass-by” percentage of the proposed uses. **Table 4** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the “pass-by” trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the “pass-by” reduction, only the traffic added to the surrounding streets and intersections.

Table 3
Pass-by Trip Reduction Factors
West Oriole Market Place

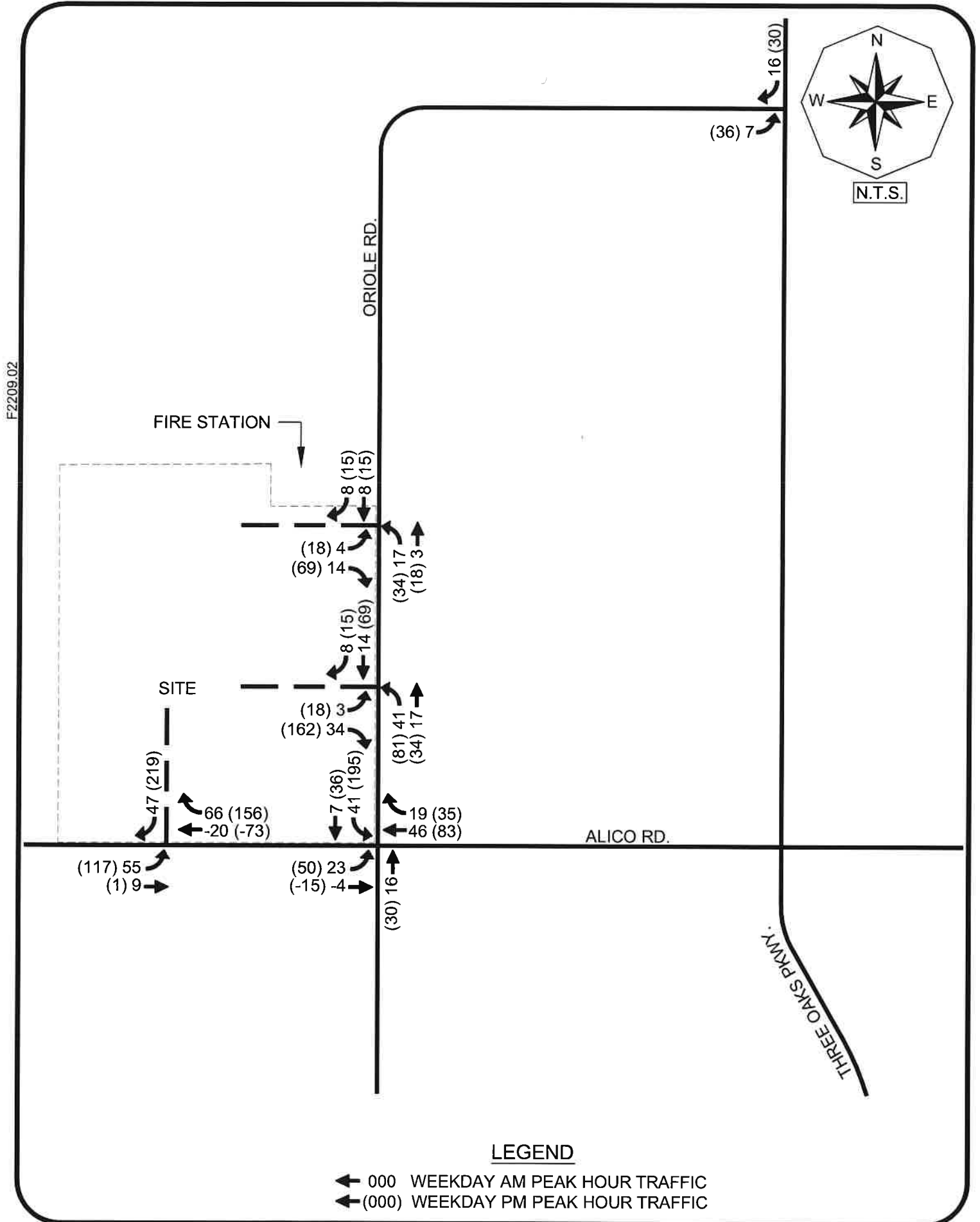
Land Use	Percentage Trip Reduction
Shopping Center (LUC 820)	29% A.M. / P.M. & Daily

Table 4
Trip Generation – Net New Trips
West Oriole Market Place

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	195	102	297	418	486	904	11,689
Less LUC 820 Pass-by	-34	-34	-68	-122	-122	-244	-3,026
Net New Trips	161	68	229	296	364	660	8,663

V. TRIP DISTRIBUTION

The trips the proposed development is anticipated to generate were then assigned to the surrounding roadway network. The trips were also distributed to Three Oaks Parkway north of the site since the extension of Three Oaks Parkway to Daniels Parkway is funded for construction in the next 5 years. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure A-1**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the net new project trips. **Figure A-2**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).





In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service threshold volumes were obtained from the *Lee County Generalized Peak Hour Directional Service Volume Tables* (June, 2016). Based on Table 1A, Oriole Road north and south of Alico Road are the only roadway segments in the study area projected to be significantly impacted as a result of the proposed development. A copy of the Generalized Service Volume Table is located in the Appendix of this report for reference.

VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2027 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. For the Alico Road, the existing and historical traffic data was obtained from the 2021 *Lee County Traffic Count Report*. For Oriole Road, the existing and historical traffic data was obtained from the FDOT’s *Florida Traffic Online* webpage.

Based on the project distribution illustrated on Figure A-1, the link data was analyzed for the year 2027 without the development and year 2027 with the development. The only trips added to the roadway network in 2027 were the net new trips that the development would add as illustrated in Table 4.

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2027 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the *2021 Lee County Public Facilities Level of Service and Concurrency Report*.

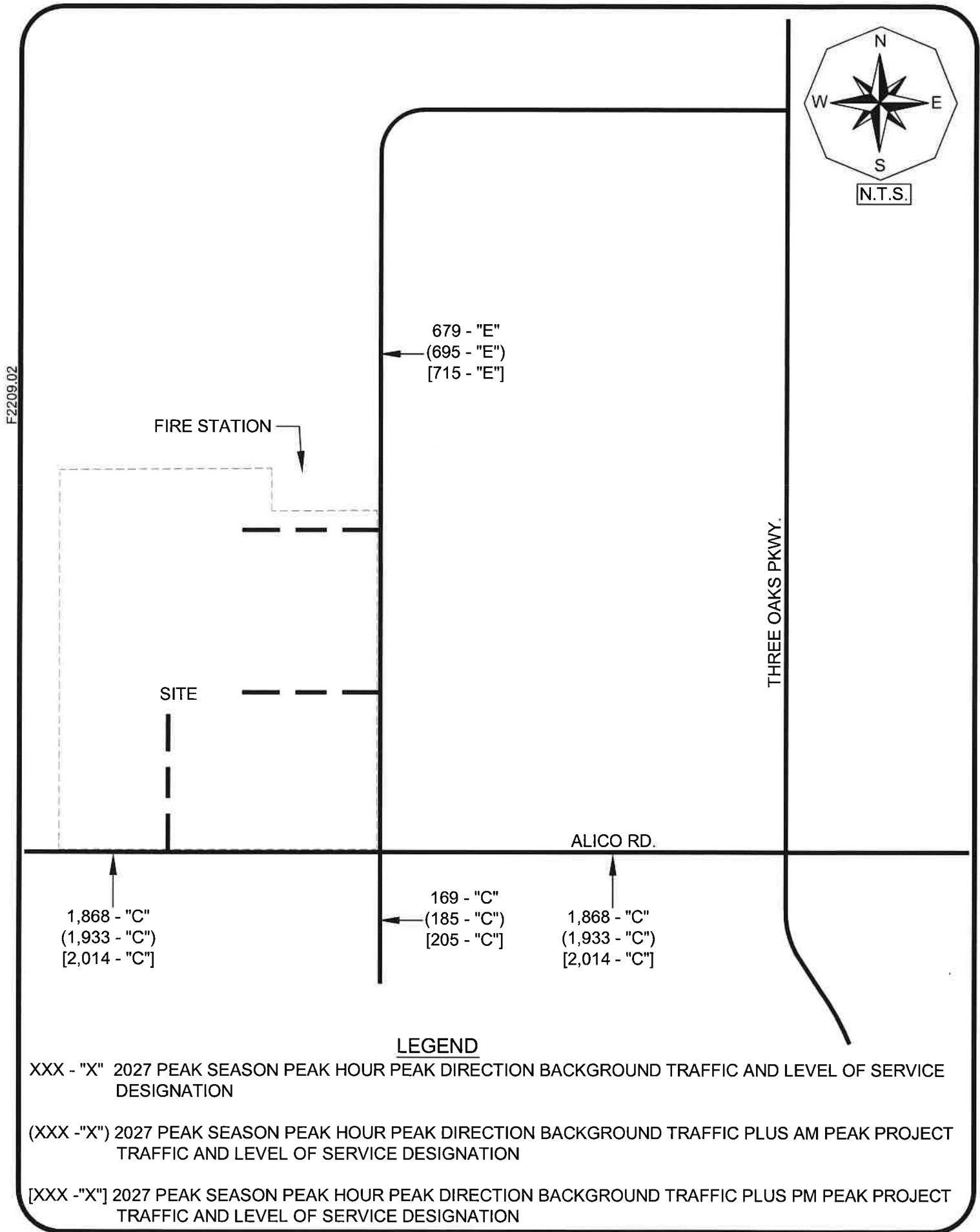


Figure 3 indicates the year 2027 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2027 traffic volumes to the Service Volume Tables, it was determined that all roadways are projected to operate above the minimum adopted Level of Service in 2027 both with and without the proposed development. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed development.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Local Development Order approval.





VIII. INTERSECTION ANALYSIS

Intersection analysis was conducted utilizing the latest version of the program **SYNCHRO**[®] to determine the operational characteristics of the recently signalized intersection of Alico Road with Oriole Road as well as at the proposed site access drives along Alico Road and Oriole Road. The analysis was based on the projected 2027 weekday AM and PM peak hour traffic conditions both with and without the project traffic. Traffic counts were conducted in peak season between hours of 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. The existing peak season traffic volumes were then increased by a growth rate factor to determine the projected 2027 background turning movement volumes. The volumes utilized for the intersection analysis can be found in the Appendix of this report in the *Development of Future Year Background Turning Movement Volumes* spreadsheets. **Table 5** summarizes the results of the intersection analysis.

Table 5
Peak Hour Intersection Level of Service Summary
West Oriole Market Place

Intersection	Projected 2027 Background Conditions	Projected 2027 Background + Project Conditions
	LOS	LOS
Alico Rd/Oriole Rd ¹	AM: LOS "D"	AM: LOS "D"
	PM: LOS "E"	PM: LOS "E"
Alico Rd/Site Access	N/A	AM: EB = LOS "F" AM: SB = LOS "F" PM: EB = LOS "F" PM: SB = LOS "F"
Oriole Rd/South Site Access	N/A	AM: NBL = LOS "A" AM: EB = LOS "A" PM: NBL = LOS "A" PM: EB = LOS "B"
Oriole Rd/North Site Access	N/A	AM: NBL = LOS "A" AM: EB = LOS "A" PM: NBL = LOS "A" PM: EB = LOS "A"

1. Signalized intersection.



Based upon the results of the capacity analysis, as illustrated in Table 5, the signalized intersection of Alico Road with Oriole Road will operate at an acceptable Level of Service in 2027 both with and without the project trips added to the intersection. It is important to note that this intersection is considered as an off-site intersection. All off-site improvements are mitigated by the project through the payment of the road impact fees.

The results of the capacity analysis at the proposed site access drives along Oriole Road indicate all movements to operate at an acceptable Level of Service in 2027 with the project traffic conditions.

The proposed left-in/right-in/right-out only access on Alico Road will provide many benefits to the surrounding roadway network. This access would relieve the turning demand at the signalized intersection of Alico Road and Oriole Road. More importantly it would relieve the eastbound left turn movement demand at the signal, which is restricted to a single left turn lane serving large area of existing/future commercial and industrial development north of Alico Road. The proposed access on Alico Road will also provide an opportunity for other project traffic north on Oriole Road to utilize this access in lieu of the signal to the east. Additionally, the proposed left-in/right-in/right-out only access on Alico Road will meet the required Lee County Land Development Code spacing requirements on Alico Road and could accommodate a left turn lane of over 600 feet in length, if necessary.

IX. CONCLUSION

The proposed development is located at the northwest corner of Alico Road and Oriole Road in Lee County, Florida. The proposed rezoning request will allow a development of up to approximately 175,000 square feet of commercial retail uses and 175,000 square feet of industrial uses. The Level of Service analysis conducted as part of this report indicates that all analyzed roadways are projected to operate above the minimum adopted Level of Service in 2027 both with and without the proposed development. The zoning



amendment as proposed is consistent with the goals and objectives of the Lee County Comprehensive Plan and Goal 32 in that there is sufficient roadway capacity projected to accommodate the anticipated development.

Based upon the results of the capacity analysis at the recently signalized intersection of Alico Road with Oriole Road, the intersection was shown to operate at an acceptable Level of Service in 2027 both with and without the project trips added to the intersection.

The results of the capacity analysis at the proposed site access drives along Oriole Road indicate all movements to operate at an acceptable Level of Service in 2027 with the project traffic conditions.

The proposed left-in/right-in/right-out only access on Alico Road will provide many benefits to the surrounding roadway network. This access would relieve the turning demand at the signalized intersection of Alico Road and Oriole Road. More importantly it would relieve the eastbound left turn movement demand at the signal, which is restricted to a single left turn lane serving large area of existing/future commercial and industrial development north of Alico Road. The proposed access on Alico Road will also provide an opportunity for other project traffic north on Oriole Road to utilize this access in lieu of the signal to the east. Additionally, the proposed left-in/right-in/right-out only access on Alico Road will meet the required Lee County Land Development Code spacing requirements on Alico Road and could accommodate a left turn lane of over 600 feet in length, if necessary.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Local Development Order approval.

APPENDIX

TABLE 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
WEST ORIOLE MARKET PLACE

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 229 VPH IN= 161 OUT= 68
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 660 VPH IN= 296 OUT= 364

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT		
								PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Alico Rd.	W. of Oriole Rd.	6LD	0	400	2,840	2,940	2,940	40%	146	5.1%
	W. of Three Oaks Pkwy.	6LD	0	400	2,840	2,940	2,940	40%	146	5.1%
Three Oaks Pkwy.	N. of Oriole Rd.	4LD	0	250	1,840	1,960	1,960	10%	36	2.0%
Oriole Rd.	N. of Alico Rd.	2LU	0	0	310	660	740	10%	36	11.7%
	S. of Alico Rd.	2LU	0	0	310	660	740	10%	36	11.7%

* Level of Service thresholds were obtained from the Lee County Generalized Level of Service Volumes on Arterials.

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
WEST ORIOLE MARKET PLACE**

TOTAL PROJECT TRAFFIC AM =	229	VPH	IN =	161	OUT=	68
TOTAL PROJECT TRAFFIC PM =	660	VPH	IN=	296	OUT=	364

							2020	2027			2027			2027		
							PK HR	PK HR	PK SEASON	PERCENT				BCKGRND	BCKGRND	
							PK SEASON	PEAK DIRECTION	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	+ PM PROJ			
							PEAK DIR. ¹	VOLUME ²	LOS	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	VOLUME	LOS
ROADWAY	SEGMENT	PCS#	ADT	ADT	GROWTH	RATE										
Alico Rd.	W. of Oriole Rd	10	27,200	49,600	9	6.90%	1,171	1,868	C	40%	64	146	1,933	C	2,014	C
	W. of Three Oaks Pkwy.	10	27,200	49,600	9	6.90%	1,171	1,868	C	40%	64	146	1,933	C	2,014	C
Oriole Rd.	N. of Alico Rd.	N/A	N/A	N/A	N/A	N/A	0	679	E	10%	16	36	695	E	715	E
	S. of Alico Rd.	120181	3,100	2,700	6	2.00%	147	169	C	10%	16	36	185	C	205	C

¹ Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2021 Lee County Public Facilities Level of Service and Concurrency Report.

² Future 2025 background peak hour peak season peak direction traffic volume for Oriole Rd north of Alico Rd was formulated based on surrounding zonings as discussed with County Staff.

* AGR for Alico Road was calculated based the historical traffic data obtained from 2021 Lee County Traffic Count Report.

* AGR for Oriole Road was calculated based the historical traffic data obtained from Florida Traffic Online webpage.

LEE COUNTY GENERALIZED SERVICE VOLUMES TABLE

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

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

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

**TRAFFIC DATA FROM THE LEE
COUNTY PUBLIC FACILITIES LEVEL
OF SERVICE AND CONCURRENCY
REPORT**

9/23/2021

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

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2020 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	410	C	431	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	270	C	284	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	C	355	C	373	
00400	ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	D	571	D	600	
00500	ALEXANDER BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	571	E	664	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,171	B	1,230	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,171	B	1,532	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,171	B	1,419	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,051	B	2,156	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,061	B	1,208	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN	E	1,100/1,840	C	378	E	782	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	C	162	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	116	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	607	C	863	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	2,100	C	1,750	C	1,925	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	2,100	C	1,774	C	2,236	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,100	C	1,191	C	1,462	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	924	C	691	C	877	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	924	C	532	C	673	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,403	B	1,475	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,403	B	1,475	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	A	1,129	A	1,221	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	985	A	1,035	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	346	C	548	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	651	C	685	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,494	C	1,571	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,532	C	1,610	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,818	C	1,910	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	1,995	C	2,097	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	667	B	701	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	END OF CO. MAINTAINED	4LD	E	2,020	B	667	B	701	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	692	E	782	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,766	E	1,856	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	275	C	289	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	157	C	165	
03500	BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	299	C	314	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	477	D	501	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	383	C	403	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	529	E	884	Buckingham 345, Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	B	923	B	970	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	506	C	604	
04200	BUS 41 (N TAMIAMI TR, SR 78)	CITY LIMITS (N END EDIS)	PONDELLA RD	6LD	D	3,171	C	1,249	C	1,554	
04300	BUS 41 (N TAMIAMI TR, SR 78)	PONDELLA RD	SR 78	6LD	D	3,171	C	1,249	C	1,554	
04400	BUS 41 (N TAMIAMI TR, SR 78)	SR 78	LITTLETON RD	4LD	D	2,100	C	1,000	C	1,275	
04500	BUS 41 (N TAMIAMI TR, SR 78)	LITTLETON RD	US 41	4LD	D	2,100	C	614	C	827	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,053	D	3,209	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	E	860	C	267	C	302	Constrained, old count(2010)
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	328	C	345	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	105	C	150	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	268	C	420	Estero maintains to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	*
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,059	D	2,164	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,059	D	2,164	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,815	D	1,907	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	3,049	D	3,204	*
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,821	D	2,965	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,241	C	2,355	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	100	C	105	old count
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	245	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	1,007	C	1,272	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	2,129	C	2,238	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,022	C	1,234	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,181	C	1,393	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	499	E	978	EEPCO Study, The Place, Verdana Village
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	293	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	336	C	353	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	225	C	237	

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	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	3,240	B	569	B	698	
13500	IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,009	B	1,061	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	973	B	1,023	
13600	IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	381	C	460	*
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	75	C	247	
13800	JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	625	B	835	Joel Blvd CPD
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	490	D	515	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	62	C	72	old count projection
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	256	C	269	*
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	282	C	296	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	106	C	120	old count projection(2010)
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	436	C	458	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,335	B	2,454	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,037	B	2,216	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	2,257	B	2,372	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	1,006	B	1,057	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	C	1,006	B	1,057	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	544	D	614	old count projection(2015)
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	832	B	867	*
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	E	843	F	917	
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	470	C	494	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	496	C	522	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	B	338	B	413	4 Ln design & ROW
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	304	C	319	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	77	C	89	old count projection
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	B	1,176	B	1,236	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,105	B	1,162	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	943	A	1,001	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	943	A	991	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR BLVD/G	IONA LOOP RD	4LD	D	2,100	C	1,451	C	1,625	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	2,100	C	1,599	C	1,625	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	2,100	C	1,599	C	1,798	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	2,100	C	1,599	C	1,798	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	924	C	727	C	802	Constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	970	F	1,057	F	1,168	Constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	970	F	1,057	F	1,168	Constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	977	C	1,376	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	2,100	C	1,140	C	1,452	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	2,100	C	1,303	C	1,623	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	2,100	C	1,349	C	1,880	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	3,171	C	1,070	C	1,537	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	C	180	*
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	C	184	*
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	182	C	206	old count projection(2009)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	64	C	67	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	114	C	133	*
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	120	C	126	*
18200	NO RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	164	B	283	
18300	NO RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	164	B	309	
18400	NO RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	113	A	146	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	82	C	95	old count projection
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	393	C	488	old count(2009)
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	614	C	645	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	D	510	D	536	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	D	510	D	544	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	147	C	154	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	C	805	C	846	
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	C	838	C	880	4 Ln design & ROW
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	350	B	368	4 Ln design & ROW
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	2,100	C	1,096	C	1,210	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	3,171	C	1,096	C	1,205	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	3,171	C	1,619	C	2,006	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	2,100	C	1,619	C	1,905	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	3,280	B	1,764	C	2,208	
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	2,210	C	1,402	C	1,797	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	2,210	B	1,224	C	1,541	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	466	C	489	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	196	C	206	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	147	C	159	

TRAFFIC DATA FROM THE LEE COUNTY TRAFFIC COUNT REPORT

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

**TRAFFIC DATA FROM THE
FDOT FLORIDA TRAFFIC ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0181 - ORIOLE RD, S OF ALICO RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	2700 C	N 1300	S 1400	9.00	53.10	4.80
2020	2750 E	N 0	S 0	9.00	59.30	4.90
2019	2700 F	N 1300	S 1400	9.00	53.30	3.20
2018	2700 C	N 1300	S 1400	9.00	53.30	4.10
2017	2900 S	N 1400	S 1500	9.00	53.20	4.20
2016	2900 F	N 1400	S 1500	9.00	60.30	4.00
2015	3100 C	N 1500	S 1600	9.00	55.50	2.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: COUNTY
CATEGORY: 1200 LEE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2021 - 01/02/2021	0.96	1.00
2	01/03/2021 - 01/09/2021	1.00	1.04
3	01/10/2021 - 01/16/2021	1.04	1.08
4	01/17/2021 - 01/23/2021	1.02	1.06
5	01/24/2021 - 01/30/2021	1.01	1.05
6	01/31/2021 - 02/06/2021	0.99	1.03
* 7	02/07/2021 - 02/13/2021	0.98	1.02
* 8	02/14/2021 - 02/20/2021	0.97	1.01
* 9	02/21/2021 - 02/27/2021	0.96	1.00
*10	02/28/2021 - 03/06/2021	0.95	0.99
*11	03/07/2021 - 03/13/2021	0.94	0.98
*12	03/14/2021 - 03/20/2021	0.93	0.97
*13	03/21/2021 - 03/27/2021	0.94	0.98
*14	03/28/2021 - 04/03/2021	0.95	0.99
*15	04/04/2021 - 04/10/2021	0.96	1.00
*16	04/11/2021 - 04/17/2021	0.96	1.00
*17	04/18/2021 - 04/24/2021	0.97	1.01
*18	04/25/2021 - 05/01/2021	0.98	1.02
*19	05/02/2021 - 05/08/2021	0.99	1.03
20	05/09/2021 - 05/15/2021	1.00	1.04
21	05/16/2021 - 05/22/2021	1.01	1.05
22	05/23/2021 - 05/29/2021	1.02	1.06
23	05/30/2021 - 06/05/2021	1.02	1.06
24	06/06/2021 - 06/12/2021	1.03	1.07
25	06/13/2021 - 06/19/2021	1.04	1.08
26	06/20/2021 - 06/26/2021	1.06	1.10
27	06/27/2021 - 07/03/2021	1.07	1.11
28	07/04/2021 - 07/10/2021	1.08	1.13
29	07/11/2021 - 07/17/2021	1.10	1.15
30	07/18/2021 - 07/24/2021	1.09	1.14
31	07/25/2021 - 07/31/2021	1.09	1.14
32	08/01/2021 - 08/07/2021	1.09	1.14
33	08/08/2021 - 08/14/2021	1.08	1.13
34	08/15/2021 - 08/21/2021	1.08	1.13
35	08/22/2021 - 08/28/2021	1.08	1.13
36	08/29/2021 - 09/04/2021	1.07	1.11
37	09/05/2021 - 09/11/2021	1.07	1.11
38	09/12/2021 - 09/18/2021	1.06	1.10
39	09/19/2021 - 09/25/2021	1.04	1.08
40	09/26/2021 - 10/02/2021	1.03	1.07
41	10/03/2021 - 10/09/2021	1.01	1.05
42	10/10/2021 - 10/16/2021	0.99	1.03
43	10/17/2021 - 10/23/2021	0.98	1.02
44	10/24/2021 - 10/30/2021	0.98	1.02
45	10/31/2021 - 11/06/2021	0.97	1.01
46	11/07/2021 - 11/13/2021	0.97	1.01
47	11/14/2021 - 11/20/2021	0.96	1.00
48	11/21/2021 - 11/27/2021	0.96	1.00
49	11/28/2021 - 12/04/2021	0.96	1.00
50	12/05/2021 - 12/11/2021	0.96	1.00
51	12/12/2021 - 12/18/2021	0.96	1.00
52	12/19/2021 - 12/25/2021	1.00	1.04
53	12/26/2021 - 12/31/2021	1.04	1.08

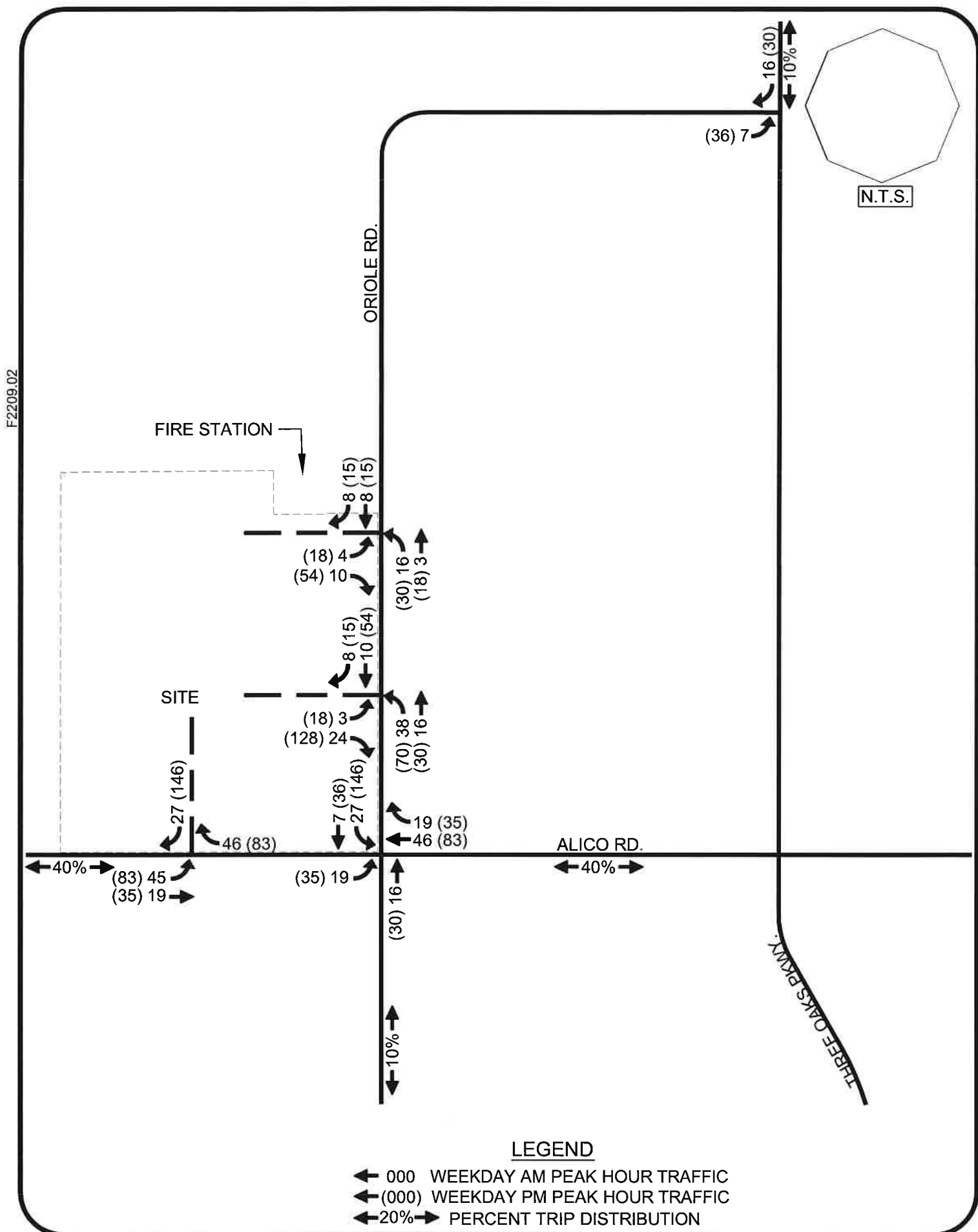
* PEAK SEASON

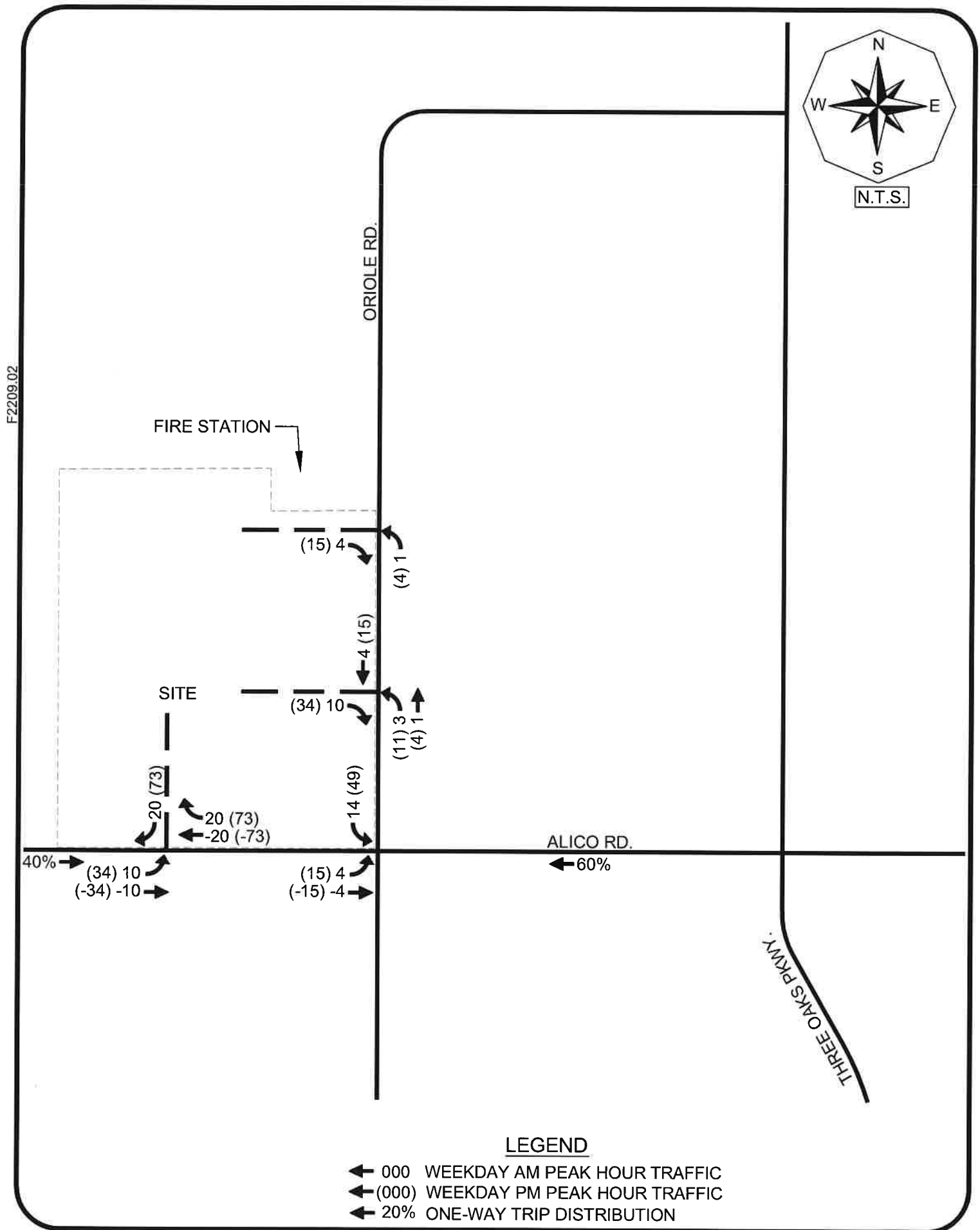
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830UPD

1_1200_PKSEASON.TXT

**SITE TRAFFIC ASSIGNMENT
SUPPLEMENTAL GRAPHICS
FIGURES A-1 & A-2**





TURNING MOVEMENT COUNT
ALICO RD @ ORIOLE RD

Alico Rd @ Oriole Rd 9-15-22 AM

File Name: Alico Rd @ Oriole Rd 9-15-22 AM

Location:

Cars and Peds

Site Code:

Study Date: 09/15/2022

Time	Oriole Rd Southbound						Peds	Alico Rd Westbound						Peds	Oriole Rd Northbound						Peds	Alico Rd Eastbound						Int Total
	Peds	Right	Thru	Left	U-Turn	Appr Total		Peds	Right	Thru	Left	U-Turn	Appr Total		Peds	Right	Thru	Left	U-Turn	Appr Total		Peds	Right	Thru	Left	U-Turn	Appr Total	
07:00		8	0	2	0	10			7	564	13	0	584			24	0	0	0	24			4	498	11	3	516	1134
07:15		10	0	1	0	11			10	608	14	0	632			15	0	1	0	16			3	574	12	0	589	1248
07:30		10	0	2	0	12			6	567	12	0	585			31	0	1	0	32			1	578	6	1	586	1215
07:45		5	0	1	0	6			12	543	11	0	566			20	0	2	0	22			1	622	7	1	631	1225
Total	0	33	0	6	0	39	0		35	2282	50	0	2367	0		90	0	4	0	94	0		9	2272	36	5	2322	4822
08:00		4	0	2	0	6			4	545	13	1	563			11	0	1	0	12			1	538	5	1	545	1126
08:15		7	0	1	0	8			5	542	8	0	555			15	0	0	0	15			0	550	8	1	559	1137
08:30		7	0	1	0	8			7	633	24	0	664			13	0	2	0	15			1	569	10	3	583	1270
08:45		7	0	0	0	7			11	501	13	0	525			13	0	0	0	13			3	478	8	2	491	1036
Total	0	25	0	4	0	29	0		27	2221	58	1	2307	0		52	0	3	0	55	0		5	2135	31	7	2178	4569
Grand Total	0	58	0	10	0	68	0		62	4503	108	1	4674	0		142	0	7	0	149	0		14	4407	67	12	4500	9391
Appr %		85.3	0	14.7	0				1.3	96.3	2.3	0				95.3	0	4.7	0				0.3	97.9	1.5	0.3		
Total %		0.6	0	0.1	0				0.7	48	1.2	0				1.5	0	0.1	0				0.1	46.9	0.7	0.1		
AM Pk Hr		07:00	07:00	07:00	07:00	07:00			07:00	07:00	07:00	07:00	07:00			07:00	07:00	07:00	07:00	07:00			07:00	07:00	07:00	07:00	07:00	07:00
AM Pk Vol		33	0	6	0	39			35	2282	50	0	2367			90	0	4	0	94			9	2272	36	5	2322	4822
AM PHF		0.825	NaN	0.750	NaN	0.813			0.729	0.938	0.893	NaN	0.936			0.726	NaN	0.500	NaN	0.734			0.563	0.913	0.750	0.417	0.920	0.966

Alico Rd @ Oriole Rd 9-15-22 AM

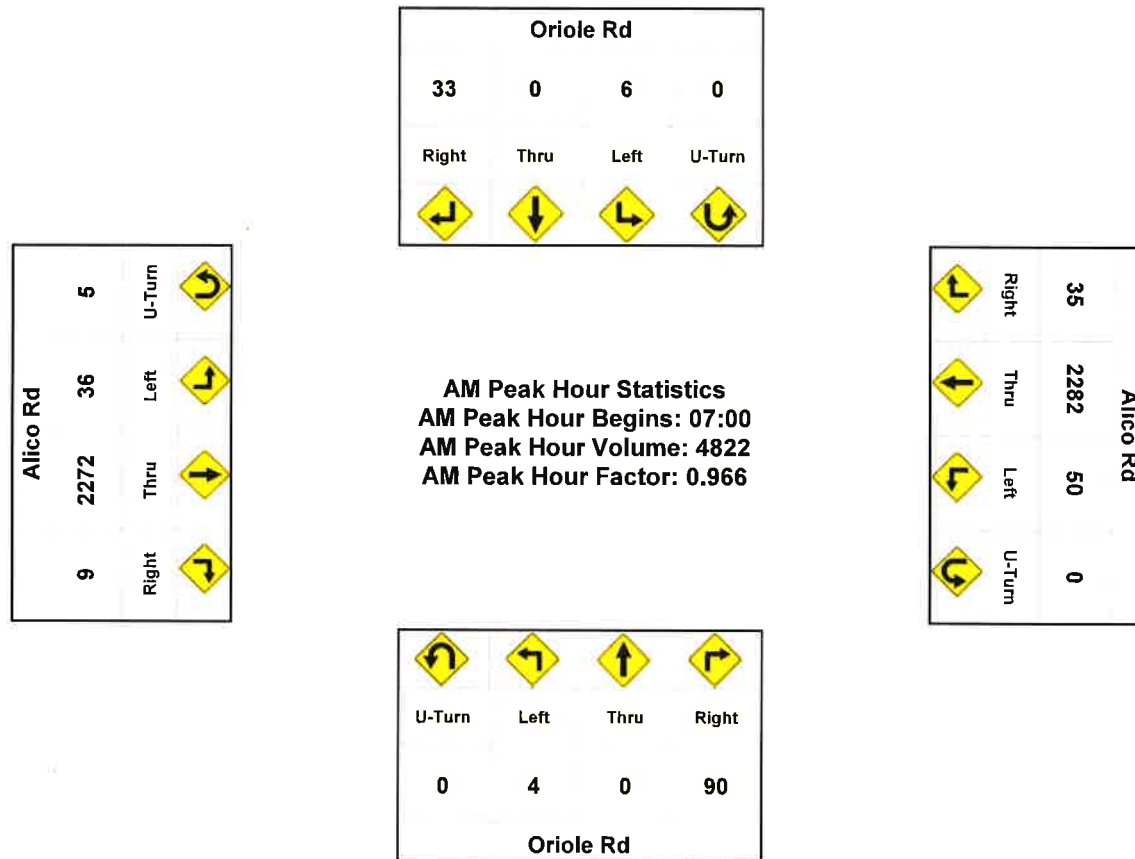
File Name: Alico Rd @ Oriole Rd 9-15-22 AM

Location:

Site Code:

Study Date: 09/15/2022

All Vehicles



Alico Rd @ Oriole Rd 9-15-22 PM

File Name: Alico Rd @ Oriole Rd 9-15-22 PM

Location:

Cars and Peds

Site Code:

Study Date: 09/15/2022

Time	Oriole Rd Southbound						Alico Rd Westbound						Oriole Rd Northbound						Alico Rd Eastbound						Int Total
	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	
16:00		13	0	5	0	18		1	457	19	3	480		16	0	1	0	17		4	546	6	1	557	1072
16:15		11	0	1	0	12		2	557	15	0	574		11	0	1	0	12		4	532	5	0	541	1139
16:30		10	0	3	0	13		3	609	21	1	634		7	0	2	0	9		4	582	2	1	589	1245
16:45		12	2	0	0	14		1	551	14	0	566		6	0	3	0	9		6	612	4	0	622	1211
Total	0	46	2	9	0	57	0	7	2174	69	4	2254	0	40	0	7	0	47	0	18	2272	17	2	2309	4667
17:00		7	1	0	0	8		0	601	13	1	615		14	0	3	0	17		3	634	1	2	640	1280
17:15		2	0	0	0	2		3	623	19	1	646		17	0	0	0	17		0	611	1	0	612	1277
17:30		4	0	0	0	4		0	556	13	0	569		25	0	0	0	25		4	644	1	1	650	1248
17:45		8	0	2	0	10		0	491	17	1	509		19	0	4	0	23		2	537	0	0	539	1081
Total	0	21	1	2	0	24	0	3	2271	62	3	2339	0	75	0	7	0	82	0	9	2426	3	3	2441	4886
Grand Total	0	67	3	11	0	81	0	10	4445	131	7	4593	0	115	0	14	0	129	0	27	4698	20	5	4750	9553
Appr %		82.7	3.7	13.6	0			0.2	96.8	2.9	0.2			89.1	0	10.9	0			0.6	98.9	0.4	0.1		
Total %		0.7	0	0.1	0			0.1	46.5	1.4	0.1			1.2	0	0.1	0			0.3	49.2	0.2	0.1		
PM Pk Hr		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45	16:45
PM Pk Vol		25	3	0	0	28		4	2331	59	2	2396		62	0	6	0	68		13	2501	7	3	2524	5016
PM PHF		0.521	0.375	NaN	NaN	0.500		0.333	0.935	0.776	0.500	0.927		0.620	NaN	0.500	NaN	0.680		0.542	0.971	0.438	0.375	0.971	0.980

Alico Rd @ Oriole Rd 9-15-22 PM

File Name: Alico Rd @ Oriole Rd 9-15-22 PM

Location:

All Vehicles

Site Code:

Study Date: 09/15/2022

Alico Rd			
13	2501	7	3
Right	Thru	Left	U-Turn
			

Oriole Rd			
25	3	0	0
Right	Thru	Left	U-Turn
			

PM Peak Hour Statistics
 PM Peak Hour Begins: 16:45
 PM Peak Hour Volume: 5016
 PM Peak Hour Factor: 0.980

Oriole Rd			
0	6	0	62
U-Turn	Left	Thru	Right
			

Alico Rd			
4	2331	59	2
Right	Thru	Left	U-Turn
			

**TURNING MOVEMENT COUNT
ALICO RD @ FIRE STATION SHARED
ACCESS**

Oriole Rd @ Shared Access 9-15-22 AM

File Name: Oriole Rd @ Shared Access 9-15-22 AM

Location:

Cars and Peds

Site Code:

Study Date: 09/15/2022

Oriole Rd Southbound							Westbound						Oriole Rd Northbound						Shared Access Eastbound						
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total
07:00		0	10	0	0	10						0		0	16	0	0	16		3	0	0	0	3	29
07:15		0	9	0	0	9						0		0	18	0	0	18		0	0	0	0	0	27
07:30		0	13	0	0	13						0		0	17	0	0	17		0	0	0	0	0	30
07:45		0	7	0	0	7						0		0	14	1	0	15		0	0	0	0	0	22
Total	0	0	39	0	0	39	0	0	0	0	0	0	0	0	65	1	0	66	0	3	0	0	0	3	108
08:00		0	8	0	0	8						0		0	10	0	0	10		0	0	0	0	0	18
08:15		1	8	0	0	9						0		0	10	1	0	11		0	0	0	0	0	20
08:30		0	5	0	0	5						0		0	18	1	0	19		0	0	0	0	0	24
08:45		0	7	0	0	7						0		0	20	0	0	20		0	0	0	0	0	27
Total	0	1	28	0	0	29	0	0	0	0	0	0	0	0	58	2	0	60	0	0	0	0	0	0	89
Grand Total	0	1	67	0	0	68	0	0	0	0	0	0	0	0	123	3	0	126	0	3	0	0	0	3	197
Appr %		1.5	98.5	0	0			-2	-2	-2	-2			0	97.6	2.4	0			100	0	0	0		
Total %		0.5	34	0	0			0	0	0	0			0	62.4	1.5	0			1.5	0	0	0		
AM Pk Hr		07:00	07:00	07:00	07:00	07:00		07:00	07:00	07:00	07:00	07:00		07:00	07:00	07:00	07:00	07:00		07:00	07:00	07:00	07:00	07:00	07:00
AM Pk Vol		0	39	0	0	39		0	0	0	0	0		0	65	1	0	66		3	0	0	0	3	108
AM PHF		NaN	0.750	NaN	NaN	0.750		NaN	NaN	NaN	NaN	NaN		NaN	0.903	0.250	NaN	0.917		0.250	NaN	NaN	NaN	0.250	0.900

Oriole Rd @ Shared Access 9-15-22 AM

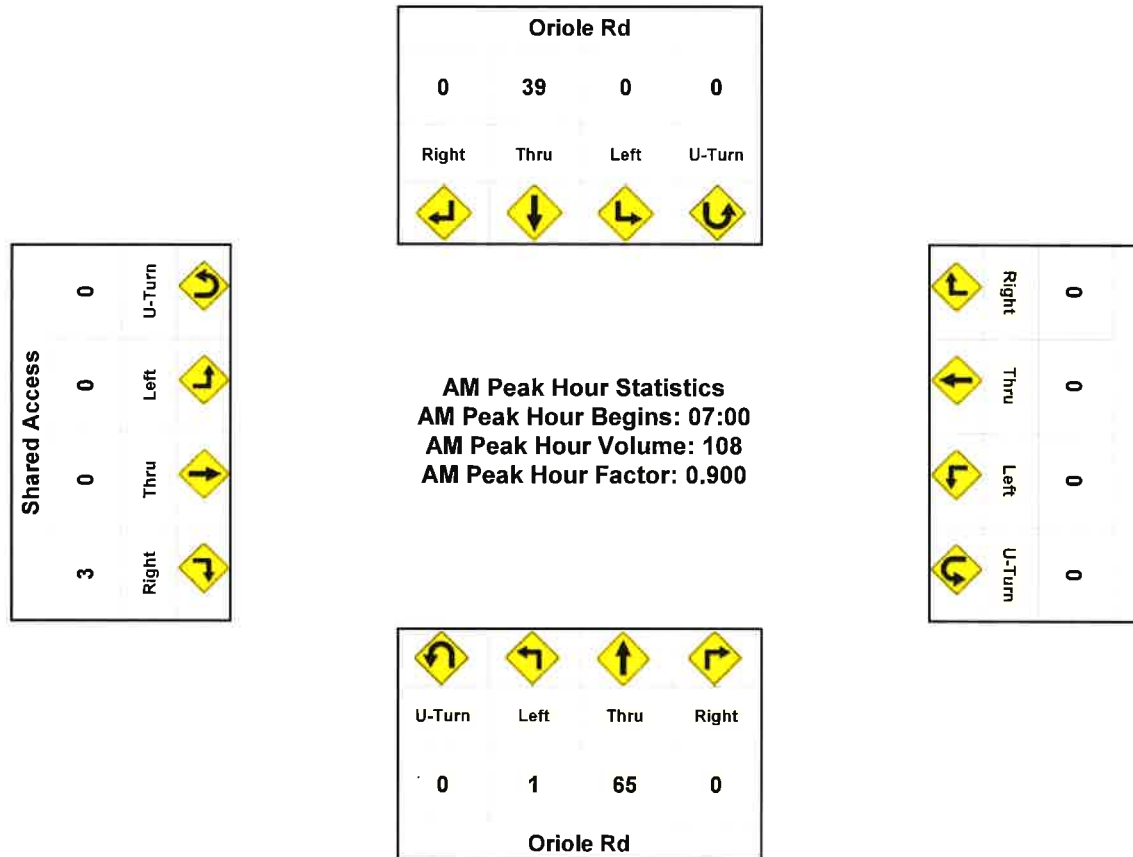
File Name: Oriole Rd @ Shared Access 9-15-22 AM

Location:

All Vehicles

Site Code:

Study Date: 09/15/2022



Oriole Rd @ Shared Access 9-15-22 PM

File Name: Oriole Rd @ Shared Access 9-15-22 PM

Site Code:

Location:

Cars and Peds

Study Date: 09/15/2022

Oriole Rd Southbound													Westbound						Oriole Rd Northbound						Shared Access Eastbound						
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total						
16:00		0	25	0	0	25						0		0	5	0	0	5		0	0	0	0	0	30						
16:15		0	14	0	0	14						0		0	7	0	0	7		1	0	0	0	1	22						
16:30		0	21	0	0	21						0		0	4	0	0	4		0	0	0	0	0	25						
16:45		0	11	0	0	11						0		0	5	0	0	5		1	0	0	0	1	17						
Total	0	0	71	0	0	71	0	0	0	0	0	0	0	0	21	0	0	21	0	2	0	0	0	2	94						
17:00		0	9	0	0	9						0		0	0	0	0	0		0	0	0	0	0	9						
17:15		0	6	0	0	6						0		0	4	0	0	4		0	0	0	0	0	10						
17:30		0	8	0	0	8						0		0	1	0	0	1		0	0	0	0	0	9						
17:45		0	7	0	0	7						0		0	0	0	0	0		0	0	0	0	0	7						
Total	0	0	30	0	0	30	0	0	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	35						
Grand Total	0	0	101	0	0	101	0	0	0	0	0	0	0	0	26	0	0	26	0	2	0	0	0	2	129						
Appr %		0	100	0	0			-2	-2	-2	-2			0	100	0	0			100	0	0	0								
Total %		0	78.3	0	0			0	0	0	0			0	20.2	0	0			1.6	0	0	0								
PM Pk Hr		16:00	16:00	16:00	16:00	16:00		16:00	16:00	16:00	16:00	16:00		16:00	16:00	16:00	16:00	16:00		16:00	16:00	16:00	16:00	16:00	16:00						
PM Pk Vol		0	71	0	0	71		0	0	0	0	0		0	21	0	0	21		2	0	0	0	2	94						
PM PHF		NaN	0.710	NaN	NaN	0.710		NaN	NaN	NaN	NaN	NaN		NaN	0.750	NaN	NaN	0.750		0.500	NaN	NaN	NaN	0.500	0.783						

Oriole Rd @ Shared Access 9-15-22 PM

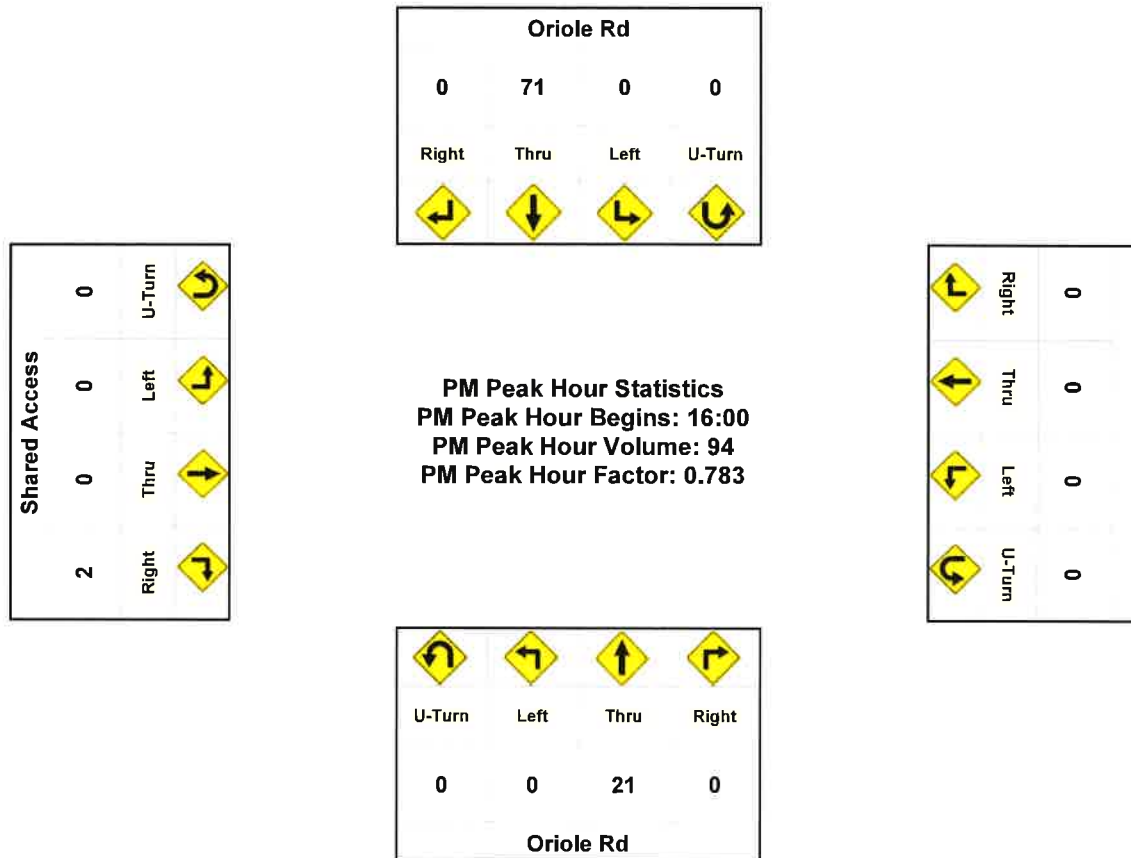
File Name: Oriole Rd @ Shared Access 9-15-22 PM

Location:

All Vehicles

Site Code:

Study Date: 09/15/2022



DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

Development of Future Year Background Turning Volumes

Intersection **Alico Road at Oriole Road**
 Count Date **15-Sep-22**
 Build-Out Year **2027**

AM Peak Hour														
	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBL	EBT	EBR	WBLU	WBL	WBT	WBR
RAW Turning Movement Counts	4	0	90	6	0	33	5	36	2,272	9	0	50	2,282	35
Peak Season Correction Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Current Peak Season Volumes	4	0	99	7	0	36	6	40	2,499	10	0	55	2,510	39
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	6.90%	2.00%	2.00%	2.00%	6.90%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2027 Background Turning Volumes	4	0	109	8	0	40	7	44	3,489	11	0	61	3,504	43
Project Turning Volumes		16		41	7			23	-4				46	19
2027 Background + Project	4	16	109	49	7	40	7	67	3,485	11	0	61	3,550	62

PM Peak Hour														
	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBL	EBT	EBR	WBLU	WBL	WBT	WBR
RAW Turning Movement Counts	6	0	62	0	3	25	3	7	2,501	13	2	59	2,231	4
Peak Season Correction Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Current Peak Season Volumes	7	0	68	0	3	28	3	8	2,751	14	2	65	2,454	4
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	6.90%	2.00%	2.00%	2.00%	6.90%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2027 Background Turning Volumes	8	0	75	0	3	31	3	9	3,840	15	2	72	3,426	4
Project Turning Volumes		30		195	36			50	-15				83	35
2027 Background + Project	8	30	75	195	39	31	3	59	3,825	15	2	72	3,509	39

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Alico Road at Site Access
15-Sep-22
2027

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	2,322	0	0	2,319	0
Peak Season Correction Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Current Peak Season Volumes	0	0	0	0	0	0	0	2,554	0	0	2,551	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.90%	0.00%	0.00%	6.90%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2027 Background Turning Volumes	0	0	0	0	0	0	0	3,565	0	0	3,561	0
Project Turning Volumes						47	55	9			-20	66
2027 Background + Project	0	0	0	0	0	47	55	3,574	0	0	3,541	66

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	2,524	0	0	2,362	0
Peak Season Correction Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Current Peak Season Volumes	0	0	0	0	0	0	0	2,776	0	0	2,598	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.90%	0.00%	0.00%	6.90%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2027 Background Turning Volumes	0	0	0	0	0	0	0	3,875	0	0	3,627	0
Project Turning Volumes						219	117	1			-73	156
2027 Background + Project	0	0	0	0	0	219	117	3,876	0	0	3,554	156

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Alico Road at South Access
15-Sep-22
2027

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	66	0	0	42	0	0	0	0	0	0	0
Peak Season Correction Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Current Peak Season Volumes	0	73	0	0	46	0	0	0	0	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2027 Background Turning Volumes	0	81	0	0	51	0	0	0	0	0	0	0
Project Turning Volumes	41	17			14	8	3		34			
2027 Background + Project	41	98	0	0	65	8	3	0	34	0	0	0

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	21	0	0	73	0	0	0	0	0	0	0
Peak Season Correction Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Current Peak Season Volumes	0	23	0	0	80	0	0	0	0	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2027 Background Turning Volumes	0	25	0	0	88	0	0	0	0	0	0	0
Project Turning Volumes	81	34			69	15	18		162			
2027 Background + Project	81	59	0	0	157	15	18	0	162	0	0	0

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Alico Road at North Access
15-Sep-22
2027

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	1	65	0	0	39	0	0	0	3	0	0	0
Peak Season Correction Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Current Peak Season Volumes	1	72	0	0	43	0	0	0	3	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2027 Background Turning Volumes	1	79	0	0	47	0	0	0	3	0	0	0
Project Turning Volumes	17	3			8	8	4		14			
2027 Background + Project	18	82	0	0	55	8	4	0	17	0	0	0

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	21	0	0	71	0	0	0	2	0	0	0
Peak Season Correction Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Current Peak Season Volumes	0	23	0	0	78	0	0	0	2	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2027 Background Turning Volumes	0	25	0	0	86	0	0	0	2	0	0	0
Project Turning Volumes	34	18			15	15	18		69			
2027 Background + Project	34	43	0	0	101	15	18	0	71	0	0	0

INTERSECTION ANALYSIS SYNCHRO SUMMARY SHEETS

ALICO ROAD @ ORIOLE ROAD

Lanes, Volumes, Timings

3: Alico Rd & Oriole Rd

2027 AM Pk Hr Background

11/09/2022

												
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	7	44	3489	11	61	3504	43	4	0	109	8	0
Future Volume (vph)	7	44	3489	11	61	3504	43	4	0	109	8	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		500		435	300		245	115		0	265	
Storage Lanes		1		1	1		1	1		0	1	
Taper Length (ft)		50			50			50			50	
Lane Util. Factor	0.91	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850			0.850		0.850			
Flt Protected		0.950			0.950			0.950			0.950	
Satd. Flow (prot)	0	1770	5085	1583	1770	5085	1583	1770	1583	0	1770	1863
Flt Permitted		0.950			0.950			0.757			0.546	
Satd. Flow (perm)	0	1770	5085	1583	1770	5085	1583	1410	1583	0	1017	1863
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)				65			65			65		
Link Speed (mph)			45			45			30			35
Link Distance (ft)			756			2185			913			573
Travel Time (s)			11.5			33.1			20.8			11.2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	8	48	3792	12	66	3809	47	4	0	118	9	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	56	3792	12	66	3809	47	4	118	0	9	0
Turn Type	Prot	Prot	NA	Perm	Prot	NA	Perm	Perm	NA		Perm	
Protected Phases	7	7	4		3	8			2			6
Permitted Phases				4			8	2			6	
Detector Phase	7	7	4	4	3	8	8	2	2		6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0
Minimum Split (s)	11.0	11.0	24.0	24.0	11.0	24.0	24.0	24.0	24.0		24.0	24.0
Total Split (s)	13.0	13.0	114.0	114.0	12.0	113.0	113.0	24.0	24.0		24.0	24.0
Total Split (%)	8.7%	8.7%	76.0%	76.0%	8.0%	75.3%	75.3%	16.0%	16.0%		16.0%	16.0%
Maximum Green (s)	7.0	7.0	108.0	108.0	6.0	107.0	107.0	18.0	18.0		18.0	18.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes					
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max		C-Max	C-Max
Walk Time (s)			7.0	7.0		7.0	7.0	7.0	7.0		7.0	7.0
Flash Dont Walk (s)			11.0	11.0		11.0	11.0	11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)			0	0		0	0	0	0		0	0
Act Effct Green (s)		6.9	108.0	108.0	6.0	109.6	109.6	18.0	18.0		18.0	
Actuated g/C Ratio		0.05	0.72	0.72	0.04	0.73	0.73	0.12	0.12		0.12	
v/c Ratio		0.69	1.04	0.01	0.94	1.03	0.04	0.02	0.48		0.07	
Control Delay		108.9	46.7	0.0	161.7	42.7	0.7	58.8	35.8		60.5	
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	
Total Delay		108.9	46.7	0.0	161.7	42.7	0.7	58.8	35.8		60.5	

Lanes, Volumes, Timings

3: Alico Rd & Oriole Rd

2027 AM Pk Hr Background

11/09/2022

Lane Group	SBR
Lane Configurations	↗
Traffic Volume (vph)	40
Future Volume (vph)	40
Ideal Flow (vphpl)	1900
Storage Length (ft)	410
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	65
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.92
Adj. Flow (vph)	43
Shared Lane Traffic (%)	
Lane Group Flow (vph)	43
Turn Type	Perm
Protected Phases	
Permitted Phases	6
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	24.0
Total Split (s)	24.0
Total Split (%)	16.0%
Maximum Green (s)	18.0
Yellow Time (s)	4.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.0
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	C-Max
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	18.0
Actuated g/C Ratio	0.12
v/c Ratio	0.17
Control Delay	6.7
Queue Delay	0.0
Total Delay	6.7

Lanes, Volumes, Timings

2027 AM Pk Hr Background

3: Alico Rd & Oriole Rd

11/09/2022

												
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
LOS		F	D	A	F	D	A	E	D		E	
Approach Delay			47.5			44.2			36.5			16.0
Approach LOS			D			D			D			B
Queue Length 50th (ft)		55	~1457	0	66	~1482	0	4	48		8	
Queue Length 95th (ft)		#127	#1507	0	#168	#1531	7	16	116		27	
Internal Link Dist (ft)			676			2105			833			493
Turn Bay Length (ft)		500		435	300		245	115			265	
Base Capacity (vph)		82	3661	1157	70	3715	1173	169	247		122	
Starvation Cap Reductn		0	0	0	0	0	0	0	0		0	
Spillback Cap Reductn		0	0	0	0	0	0	0	0		0	
Storage Cap Reductn		0	0	0	0	0	0	0	0		0	
Reduced v/c Ratio		0.68	1.04	0.01	0.94	1.03	0.04	0.02	0.48		0.07	

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.04

Intersection Signal Delay: 45.5

Intersection LOS: D

Intersection Capacity Utilization 91.0%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Alico Rd & Oriole Rd

 Ø2 (R)	 Ø3	 Ø4
24 s	12 s	114 s
 Ø6 (R)	 Ø7	 Ø8
24 s	13 s	113 s

Lanes, Volumes, Timings
3: Alico Rd & Oriole Rd

2027 AM Pk Hr Background

11/09/2022



Lane Group	SBR
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	19
Internal Link Dist (ft)	
Turn Bay Length (ft)	410
Base Capacity (vph)	247
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.17
Intersection Summary	

Lanes, Volumes, Timings

3: Alico Rd & Oriole Rd

2027 PM Pk Hr Background

11/09/2022

												
Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	3	9	3840	15	2	72	3426	4	8	0	75	0
Future Volume (vph)	3	9	3840	15	2	72	3426	4	8	0	75	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		500		435		300		245	115		0	265
Storage Lanes		1		1		1		1	1		0	1
Taper Length (ft)		50				50			50			50
Lane Util. Factor	0.91	1.00	0.91	1.00	0.91	1.00	0.91	1.00	1.00	1.00	1.00	1.00
Frt				0.850				0.850		0.850		
Flt Protected		0.950				0.950			0.950			
Satd. Flow (prot)	0	1770	5085	1583	0	1770	5085	1583	1770	1583	0	1863
Flt Permitted		0.950				0.950			0.756			
Satd. Flow (perm)	0	1770	5085	1583	0	1770	5085	1583	1408	1583	0	1863
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)				65				65		65		
Link Speed (mph)			45				45			30		
Link Distance (ft)			756				2185			913		
Travel Time (s)			11.5				33.1			20.8		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	3	10	4174	16	2	78	3724	4	9	0	82	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	13	4174	16	0	80	3724	4	9	82	0	0
Turn Type	Prot	Prot	NA	Perm	Prot	Prot	NA	Perm	Perm	NA		Perm
Protected Phases	7	7	4		3	3	8			2		
Permitted Phases				4				8	2			6
Detector Phase	7	7	4	4	3	3	8	8	2	2		6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0
Minimum Split (s)	11.0	11.0	24.0	24.0	11.0	11.0	24.0	24.0	24.0	24.0		24.0
Total Split (s)	13.0	13.0	114.0	114.0	12.0	12.0	113.0	113.0	24.0	24.0		24.0
Total Split (%)	8.7%	8.7%	76.0%	76.0%	8.0%	8.0%	75.3%	75.3%	16.0%	16.0%		16.0%
Maximum Green (s)	7.0	7.0	108.0	108.0	6.0	6.0	107.0	107.0	18.0	18.0		18.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0
Total Lost Time (s)		6.0	6.0	6.0		6.0	6.0	6.0	6.0	6.0		6.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0
Recall Mode	None	None	None	None	None	None	None	None	C-Max	C-Max		C-Max
Walk Time (s)			7.0	7.0			7.0	7.0	7.0	7.0		7.0
Flash Dont Walk (s)			11.0	11.0			11.0	11.0	11.0	11.0		11.0
Pedestrian Calls (#/hr)			0	0			0	0	0	0		0
Act Effct Green (s)		6.4	108.0	108.0		6.0	114.8	114.8	18.0	18.0		
Actuated g/C Ratio		0.04	0.72	0.72		0.04	0.77	0.77	0.12	0.12		
v/c Ratio		0.18	1.14	0.01		1.14	0.96	0.00	0.05	0.33		
Control Delay		74.3	89.4	0.0		211.5	23.9	0.0	59.5	22.8		
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		
Total Delay		74.3	89.4	0.0		211.5	23.9	0.0	59.5	22.8		

Lanes, Volumes, Timings

3: Alico Rd & Oriole Rd

2027 PM Pk Hr Background

11/09/2022

	↓	↙
Lane Group	SBT	SBR
Lane Configurations	↑	↗
Traffic Volume (vph)	3	31
Future Volume (vph)	3	31
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		410
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	1863	1583
Flt Permitted		
Satd. Flow (perm)	1863	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		65
Link Speed (mph)	35	
Link Distance (ft)	573	
Travel Time (s)	11.2	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	3	34
Shared Lane Traffic (%)		
Lane Group Flow (vph)	3	34
Turn Type	NA	Perm
Protected Phases	6	
Permitted Phases		6
Detector Phase	6	6
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	24.0	24.0
Total Split (s)	24.0	24.0
Total Split (%)	16.0%	16.0%
Maximum Green (s)	18.0	18.0
Yellow Time (s)	4.0	4.0
All-Red Time (s)	2.0	2.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	6.0	6.0
Lead/Lag		
Lead-Lag Optimize?		
Vehicle Extension (s)	3.0	3.0
Recall Mode	C-Max	C-Max
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effect Green (s)	18.0	18.0
Actuated g/C Ratio	0.12	0.12
v/c Ratio	0.01	0.14
Control Delay	58.7	3.2
Queue Delay	0.0	0.0
Total Delay	58.7	3.2

Lanes, Volumes, Timings

3: Alico Rd & Oriole Rd

2027 PM Pk Hr Background

11/09/2022

												
Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
LOS		E	F	A		F	C	A	E	C		
Approach Delay			89.1				27.8			26.5		
Approach LOS			F				C			C		
Queue Length 50th (ft)		13	~1741	0		~90	851	0	8	15		
Queue Length 95th (ft)		37	#1779	0		#206	#1471	0	27	69		
Internal Link Dist (ft)			676				2105			833		
Turn Bay Length (ft)		500		435		300		245	115			
Base Capacity (vph)		82	3661	1157		70	3892	1226	168	247		
Starvation Cap Reductn		0	0	0		0	0	0	0	0		
Spillback Cap Reductn		0	0	0		0	0	0	0	0		
Storage Cap Reductn		0	0	0		0	0	0	0	0		
Reduced v/c Ratio		0.16	1.14	0.01		1.14	0.96	0.00	0.05	0.33		

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.14

Intersection Signal Delay: 59.3

Intersection LOS: E

Intersection Capacity Utilization 97.5%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Alico Rd & Oriole Rd

 Ø2 (R)	 Ø3	 Ø4
14 s	12 s	14 s
 Ø6 (R)	 Ø7	 Ø8
14 s	12 s	14 s

Lanes, Volumes, Timings
3: Alico Rd & Oriole Rd

2027 PM Pk Hr Background

11/09/2022



Lane Group	SBT	SBR
LOS	E	A
Approach Delay	7.7	
Approach LOS	A	
Queue Length 50th (ft)	3	0
Queue Length 95th (ft)	13	7
Internal Link Dist (ft)	493	
Turn Bay Length (ft)		410
Base Capacity (vph)	223	247
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.01	0.14

Intersection Summary

Lanes, Volumes, Timings

3: Alico Rd & Oriole Rd

2027 AM Pk Hr With Project

11/09/2022

												
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	7	67	3485	11	61	3550	62	4	16	109	49	7
Future Volume (vph)	7	67	3485	11	61	3550	62	4	16	109	49	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		500		435	300		245	115		0	265	
Storage Lanes		1		1	1		1	1		0	1	
Taper Length (ft)		50			50			50			50	
Lane Util. Factor	0.91	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850			0.850		0.869			
Flt Protected		0.950			0.950			0.950			0.950	
Satd. Flow (prot)	0	1770	5085	1583	1770	5085	1583	1770	1619	0	1770	1863
Flt Permitted		0.950			0.950			0.752			0.495	
Satd. Flow (perm)	0	1770	5085	1583	1770	5085	1583	1401	1619	0	922	1863
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)				65			65		59			
Link Speed (mph)			45			45			30			35
Link Distance (ft)			756			2185			913			573
Travel Time (s)			11.5			33.1			20.8			11.2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	8	73	3788	12	66	3859	67	4	17	118	53	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	81	3788	12	66	3859	67	4	135	0	53	8
Turn Type	Prot	Prot	NA	Perm	Prot	NA	Perm	Perm	NA		Perm	NA
Protected Phases	7	7	4		3	8			2			6
Permitted Phases				4			8	2			6	
Detector Phase	7	7	4	4	3	8	8	2	2		6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0
Minimum Split (s)	11.0	11.0	24.0	24.0	11.0	24.0	24.0	24.0	24.0		24.0	24.0
Total Split (s)	13.0	13.0	114.0	114.0	12.0	113.0	113.0	24.0	24.0		24.0	24.0
Total Split (%)	8.7%	8.7%	76.0%	76.0%	8.0%	75.3%	75.3%	16.0%	16.0%		16.0%	16.0%
Maximum Green (s)	7.0	7.0	108.0	108.0	6.0	107.0	107.0	18.0	18.0		18.0	18.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes					
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max		C-Max	C-Max
Walk Time (s)			7.0	7.0		7.0	7.0	7.0	7.0		7.0	7.0
Flash Dont Walk (s)			11.0	11.0		11.0	11.0	11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)			0	0		0	0	0	0		0	0
Act Effect Green (s)		7.0	108.0	108.0	6.0	107.0	107.0	18.0	18.0		18.0	18.0
Actuated g/C Ratio		0.05	0.72	0.72	0.04	0.71	0.71	0.12	0.12		0.12	0.12
v/c Ratio		0.99	1.03	0.01	0.94	1.06	0.06	0.02	0.55		0.48	0.04
Control Delay		165.0	46.3	0.0	161.7	57.8	1.6	58.8	43.7		77.3	59.0
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		165.0	46.3	0.0	161.7	57.8	1.6	58.8	43.7		77.3	59.0

Lanes, Volumes, Timings

3: Alico Rd & Oriole Rd

2027 AM Pk Hr With Project

11/09/2022

Lane Group	SBR
Lane Configurations	↑
Traffic Volume (vph)	40
Future Volume (vph)	40
Ideal Flow (vphpl)	1900
Storage Length (ft)	410
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	65
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.92
Adj. Flow (vph)	43
Shared Lane Traffic (%)	
Lane Group Flow (vph)	43
Turn Type	Perm
Protected Phases	
Permitted Phases	6
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	24.0
Total Split (s)	24.0
Total Split (%)	16.0%
Maximum Green (s)	18.0
Yellow Time (s)	4.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.0
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	C-Max
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	18.0
Actuated g/C Ratio	0.12
v/c Ratio	0.17
Control Delay	6.7
Queue Delay	0.0
Total Delay	6.7

Lanes, Volumes, Timings
3: Alico Rd & Oriole Rd

2027 AM Pk Hr With Project

11/09/2022

	↶	↷	→	↘	↙	←	↖	↗	↑	↘	↙	↓
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
LOS		F	D	A	F	E	A	E	D		E	E
Approach Delay			48.6			58.6			44.1			46.7
Approach LOS			D			E			D			D
Queue Length 50th (ft)		81	~1454	0	66	~1519	1	4	70		49	7
Queue Length 95th (ft)		#198	#1504	0	#168	#1568	15	16	145		99	25
Internal Link Dist (ft)			676			2105			833			493
Turn Bay Length (ft)		500		435	300		245	115			265	
Base Capacity (vph)		82	3661	1157	70	3627	1147	168	246		110	223
Starvation Cap Reductn		0	0	0	0	0	0	0	0		0	0
Spillback Cap Reductn		0	0	0	0	0	0	0	0		0	0
Storage Cap Reductn		0	0	0	0	0	0	0	0		0	0
Reduced v/c Ratio		0.99	1.03	0.01	0.94	1.06	0.06	0.02	0.55		0.48	0.04

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.06

Intersection Signal Delay: 53.4

Intersection LOS: D

Intersection Capacity Utilization 95.3%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Alico Rd & Oriole Rd

↑ Ø2 (R)	↖ Ø3	→ Ø4
2.4 s	12 s	11.4 s
↓ Ø6 (R)	↗ Ø7	← Ø8
2.4 s	12 s	11.3 s

Lanes, Volumes, Timings
3: Alico Rd & Oriole Rd

2027 AM Pk Hr With Project

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Lane Group	SBR
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	19
Internal Link Dist (ft)	
Turn Bay Length (ft)	410
Base Capacity (vph)	247
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.17
Intersection Summary	

Lanes, Volumes, Timings
3: Alico Rd & Oriole Rd

2027 PM Pk Hr With Project

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Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	3	59	3825	15	2	72	3509	39	8	30	75	195
Future Volume (vph)	3	59	3825	15	2	72	3509	39	8	30	75	195
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		500		435		300		245	115		0	265
Storage Lanes		1		1		1		1	1		0	1
Taper Length (ft)		50				50			50			50
Lane Util. Factor	0.91	1.00	0.91	1.00	0.91	1.00	0.91	1.00	1.00	1.00	1.00	1.00
Frt				0.850				0.850		0.893		
Flt Protected		0.950				0.950			0.950			0.950
Satd. Flow (prot)	0	1770	5085	1583	0	1770	5085	1583	1770	1663	0	1770
Flt Permitted		0.950				0.950			0.730			0.569
Satd. Flow (perm)	0	1770	5085	1583	0	1770	5085	1583	1360	1663	0	1060
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)				65				65		55		
Link Speed (mph)			45				45			30		
Link Distance (ft)			756				2185			913		
Travel Time (s)			11.5				33.1			20.8		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	3	64	4158	16	2	78	3814	42	9	33	82	212
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	67	4158	16	0	80	3814	42	9	115	0	212
Turn Type	Prot	Prot	NA	Perm	Prot	Prot	NA	Perm	Perm	NA		Perm
Protected Phases	7	7	4		3	3	8			2		
Permitted Phases				4				8	2			6
Detector Phase	7	7	4	4	3	3	8	8	2	2		6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0
Minimum Split (s)	11.0	11.0	24.0	24.0	11.0	11.0	24.0	24.0	24.0	24.0		24.0
Total Split (s)	13.0	13.0	114.0	114.0	12.0	12.0	113.0	113.0	24.0	24.0		24.0
Total Split (%)	8.7%	8.7%	76.0%	76.0%	8.0%	8.0%	75.3%	75.3%	16.0%	16.0%		16.0%
Maximum Green (s)	7.0	7.0	108.0	108.0	6.0	6.0	107.0	107.0	18.0	18.0		18.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0
Total Lost Time (s)		6.0	6.0	6.0		6.0	6.0	6.0	6.0	6.0		6.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0
Recall Mode	None	None	None	None	None	None	None	None	C-Max	C-Max		C-Max
Walk Time (s)			7.0	7.0			7.0	7.0	7.0	7.0		7.0
Flash Dont Walk (s)			11.0	11.0			11.0	11.0	11.0	11.0		11.0
Pedestrian Calls (#/hr)			0	0			0	0	0	0		0
Act Effect Green (s)		7.0	108.0	108.0		6.0	107.0	107.0	18.0	18.0		18.0
Actuated g/C Ratio		0.05	0.72	0.72		0.04	0.71	0.71	0.12	0.12		0.12
v/c Ratio		0.82	1.14	0.01		1.14	1.05	0.04	0.06	0.47		1.67
Control Delay		127.2	87.5	0.0		211.5	53.0	0.6	59.6	39.1		371.2
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0
Total Delay		127.2	87.5	0.0		211.5	53.0	0.6	59.6	39.1		371.2

Lanes, Volumes, Timings
3: Alico Rd & Oriole Rd

2027 PM Pk Hr With Project

11/09/2022

	↓	↙
Lane Group	SBT	SBR
Lane Configurations	↑	↑
Traffic Volume (vph)	39	31
Future Volume (vph)	39	31
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		410
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	1863	1583
Flt Permitted		
Satd. Flow (perm)	1863	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		65
Link Speed (mph)	35	
Link Distance (ft)	573	
Travel Time (s)	11.2	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	42	34
Shared Lane Traffic (%)		
Lane Group Flow (vph)	42	34
Turn Type	NA	Perm
Protected Phases	6	
Permitted Phases		6
Detector Phase	6	6
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	24.0	24.0
Total Split (s)	24.0	24.0
Total Split (%)	16.0%	16.0%
Maximum Green (s)	18.0	18.0
Yellow Time (s)	4.0	4.0
All-Red Time (s)	2.0	2.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	6.0	6.0
Lead/Lag		
Lead-Lag Optimize?		
Vehicle Extension (s)	3.0	3.0
Recall Mode	C-Max	C-Max
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	18.0	18.0
Actuated g/C Ratio	0.12	0.12
v/c Ratio	0.19	0.14
Control Delay	61.9	3.2
Queue Delay	0.0	0.0
Total Delay	61.9	3.2

Lanes, Volumes, Timings

3: Alico Rd & Oriole Rd

2027 PM Pk Hr With Project

11/09/2022

												
Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
LOS		F	F	A		F	D	A	E	D		F
Approach Delay			87.8				55.7			40.6		
Approach LOS			F				E			D		
Queue Length 50th (ft)		66	~1729	0		~90	~1486	0	8	54		~301
Queue Length 95th (ft)		#160	#1768	0		#206	#1536	5	27	121		#471
Internal Link Dist (ft)			676				2105			833		
Turn Bay Length (ft)		500		435		300		245	115			265
Base Capacity (vph)		82	3661	1157		70	3627	1147	163	247		127
Starvation Cap Reductn		0	0	0		0	0	0	0	0		0
Spillback Cap Reductn		0	0	0		0	0	0	0	0		0
Storage Cap Reductn		0	0	0		0	0	0	0	0		0
Reduced v/c Ratio		0.82	1.14	0.01		1.14	1.05	0.04	0.06	0.47		1.67

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 140

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.67

Intersection Signal Delay: 78.9

Intersection LOS: E

Intersection Capacity Utilization 101.4%

ICU Level of Service G

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Alico Rd & Oriole Rd

 Ø2 (R)	 Ø3	 Ø4
24 s	12 s	11 s
 Ø6 (R)	 Ø7	 Ø8
24 s	13 s	11 s

Lanes, Volumes, Timings
3: Alico Rd & Oriole Rd

2027 PM Pk Hr With Project

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Lane Group	SBT	SBR
LOS	E	A
Approach Delay	282.6	
Approach LOS	F	
Queue Length 50th (ft)	38	0
Queue Length 95th (ft)	78	7
Internal Link Dist (ft)	493	
Turn Bay Length (ft)		410
Base Capacity (vph)	223	247
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.19	0.14

Intersection Summary

ALICO ROAD @ SITE ACCESS

HCM 2010 TWSC 6: Alico Rd & Site Access

2027 AM Pk Hr With Project
11/09/2022

Intersection

Int Delay, s/veh 20.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↖	↑↑↑	↑↑↑	↗		↗
Traffic Vol, veh/h	55	3574	3541	66	0	47
Future Vol, veh/h	55	3574	3541	66	0	47
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	340	-	-	240	-	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	60	3885	3849	72	0	51

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	3921	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	5.34	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	3.12	-	-
Pot Cap-1 Maneuver	~ 12	-	0
Stage 1	-	-	0
Stage 2	-	-	0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	~ 12	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	36.6	0	284.5
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	~ 12	-	-	-	48
HCM Lane V/C Ratio	4.982	-	-	-	1.064
HCM Control Delay (s)	\$ 2415.5	-	-	-	284.5
HCM Lane LOS	F	-	-	-	F
HCM 95th %tile Q(veh)	8.6	-	-	-	4.6

Notes

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

HCM 2010 TWSC 6: Alico Rd & Site Access

2027 PM Pk Hr With Project
11/09/2022

Intersection

Int Delay, s/veh 142.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↖	↑↑↑	↑↑↑	↗		↗
Traffic Vol, veh/h	117	3876	3554	156	0	219
Future Vol, veh/h	117	3876	3554	156	0	219
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	340	-	-	240	-	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	127	4213	3863	170	0	238

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	4033	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	5.34	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	3.12	-	-
Pot Cap-1 Maneuver	~ 10	-	0
Stage 1	-	-	0
Stage 2	-	-	0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	~ 10	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	175.9	0	\$ 1951.1
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	~ 10	-	-	-	48
HCM Lane V/C Ratio	12.717	-	-	-	4.959
HCM Control Delay (s)	\$ 6003.2	-	-	-	\$ 1951.1
HCM Lane LOS	F	-	-	-	F
HCM 95th %tile Q(veh)	17.4	-	-	-	27.1

Notes

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

ORIOLE ROAD @ S. SITE ACCESS

HCM 2010 TWSC 8: Oriole Rd & South Site Access

2027 AM Pk Hr With Project

11/09/2022

Intersection						
Int Delay, s/veh	2.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	34	41	98	65	8
Future Vol, veh/h	3	34	41	98	65	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	190	-	-	-
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	3	37	45	107	71	9
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	273	76	80	0	-	0
Stage 1	76	-	-	-	-	-
Stage 2	197	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	716	985	1518	-	-	-
Stage 1	947	-	-	-	-	-
Stage 2	836	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	695	985	1518	-	-	-
Mov Cap-2 Maneuver	695	-	-	-	-	-
Stage 1	919	-	-	-	-	-
Stage 2	836	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.9	2.2		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1518	-	953	-	-	
HCM Lane V/C Ratio	0.029	-	0.042	-	-	
HCM Control Delay (s)	7.4	-	8.9	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-	

HCM 2010 TWSC 8: Oriole Rd & South Site Access

2027 PM Pk Hr With Project

11/09/2022

Intersection

Int Delay, s/veh 5.2

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations						
Traffic Vol, veh/h	18	162	81	59	157	15
Future Vol, veh/h	18	162	81	59	157	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	190	-	-	-
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	20	176	88	64	171	16

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	419	179	187	0	-	0
Stage 1	179	-	-	-	-	-
Stage 2	240	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	591	864	1387	-	-	-
Stage 1	852	-	-	-	-	-
Stage 2	800	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	554	864	1387	-	-	-
Mov Cap-2 Maneuver	554	-	-	-	-	-
Stage 1	798	-	-	-	-	-
Stage 2	800	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	10.8	4.5	0
HCM LOS	B		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1387	-	818	-	-
HCM Lane V/C Ratio	0.063	-	0.239	-	-
HCM Control Delay (s)	7.8	-	10.8	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.2	-	0.9	-	-

**ORIOLE ROAD @ N. SITE ACCESS
(FIRE STATION)**

HCM 2010 TWSC 10: North Site Access & Oriole Rd

2027 AM Pk Hr With Project

11/09/2022

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	17	18	82	55	8
Future Vol, veh/h	4	17	18	82	55	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	150	-	-	-
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	4	18	20	89	60	9
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	194	65	69	0	-	0
Stage 1	65	-	-	-	-	-
Stage 2	129	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	795	999	1532	-	-	-
Stage 1	958	-	-	-	-	-
Stage 2	897	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	785	999	1532	-	-	-
Mov Cap-2 Maneuver	785	-	-	-	-	-
Stage 1	946	-	-	-	-	-
Stage 2	897	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.9	1.3		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1532	-	950	-	-	
HCM Lane V/C Ratio	0.013	-	0.024	-	-	
HCM Control Delay (s)	7.4	-	8.9	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

HCM 2010 TWSC 10: North Site Access & Oriole Rd

2027 PM Pk Hr With Project
11/09/2022

Intersection

Int Delay, s/veh 3.9

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations						
Traffic Vol, veh/h	18	71	34	43	101	15
Future Vol, veh/h	18	71	34	43	101	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	150	-	-	-
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	20	77	37	47	110	16

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	239	118	126	0	-	0
Stage 1	118	-	-	-	-	-
Stage 2	121	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	749	934	1460	-	-	-
Stage 1	907	-	-	-	-	-
Stage 2	904	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	730	934	1460	-	-	-
Mov Cap-2 Maneuver	730	-	-	-	-	-
Stage 1	884	-	-	-	-	-
Stage 2	904	-	-	-	-	-

Approach EB NB SB

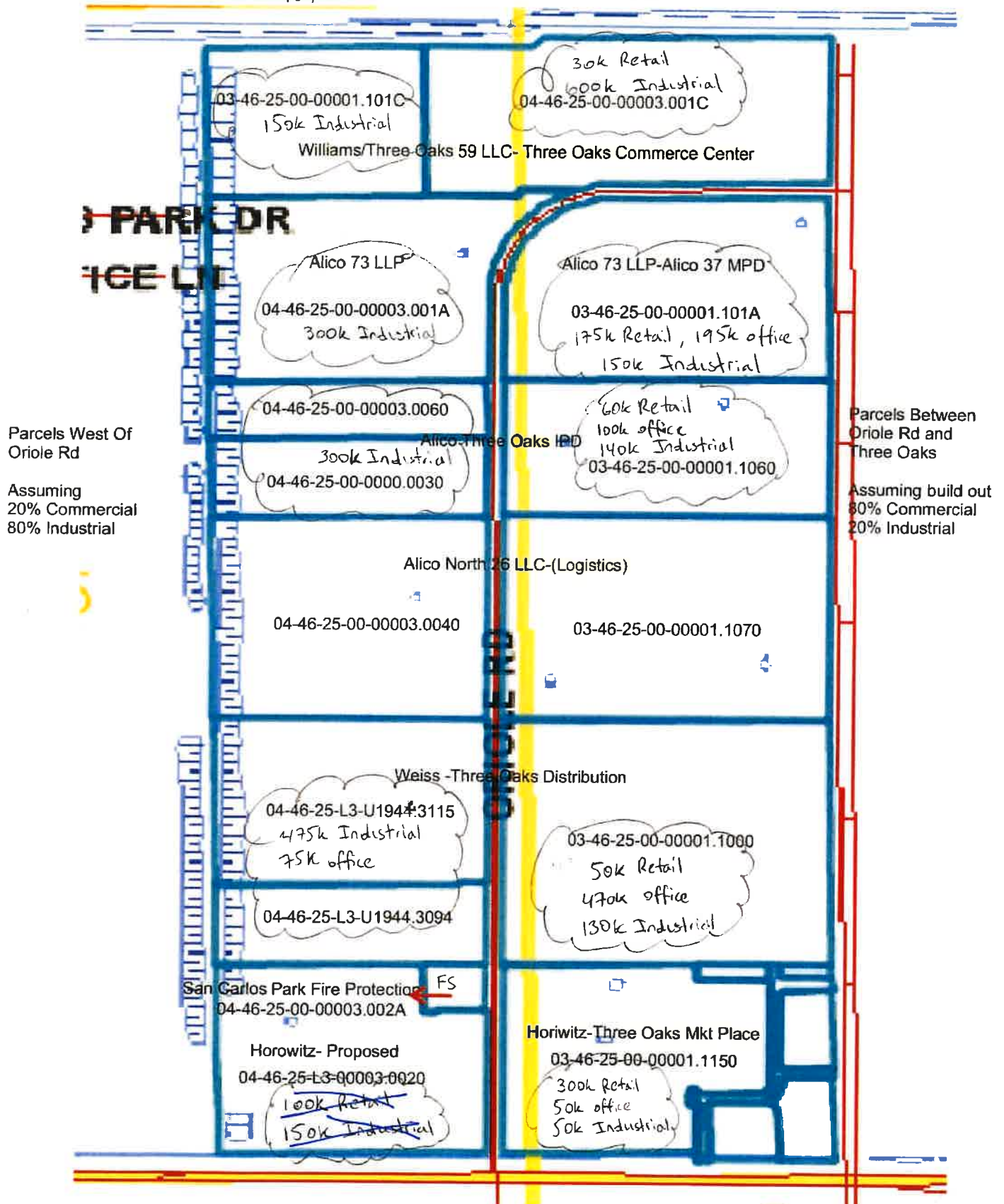
HCM Control Delay, s	9.6	3.3	0
HCM LOS	A		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1460	-	884	-	-
HCM Lane V/C Ratio	0.025	-	0.109	-	-
HCM Control Delay (s)	7.5	-	9.6	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.4	-	-

**DEVELOPMENT OF FUTURE
BACKGROUND THROUGH VOLUMES
ON ORIOLE ROAD**

1,070,000 Industrial
815,000 office
615,000 Retail



Land Use Intensity

Land Use	Land Use Code	Unit Count	Unit Type
Shopping Center	LUC 820	1	square feet
General Office	LUC 710	75,000	square feet
Medical Office	LUC 720	0	square feet
Single-Family	LUC 210	0	dwelling units
Multi-Family	LUC 220	0	dwelling units
Hotel	LUC 310	0	rooms
Industrial	LUC 130	1,375,000	square feet

E. side of Oriole		Unit Count	Unit Type
		615,000	square feet
		815,000	square feet
		0	square feet
		0	dwelling units
		0	dwelling units
		0	rooms
		1,070,000	square feet

Trip Generation W. of Oriole

Land Use	Land Use Code	AM Peak Hour		Total
		In	Out	
Shopping Center	LUC 820	94	58	152
General Office	LUC 710	83	14	97
Industrial	LUC 130	446	104	550
Total Trips		623	176	799
Total Trips (50% Build-out Yr Reduction)		312	88	400

Trip Generation E. of Oriole

Land Use	Land Use Code	AM Peak Hour		Total
		In	Out	
Shopping Cer	LUC 820	285	174	459
General Office	LUC 710	682	111	793
Industrial	LUC 130	347	81	428
Total Trips		1,314	366	1,680
Total Trips (50% Build-out Yr Reduction)		657	183	840
Total Trips to Oriole Road (40%)		263	73	336

(Remaining 60% will directly use Three Oaks Pkwy)

Trip Generation W. of Oriole

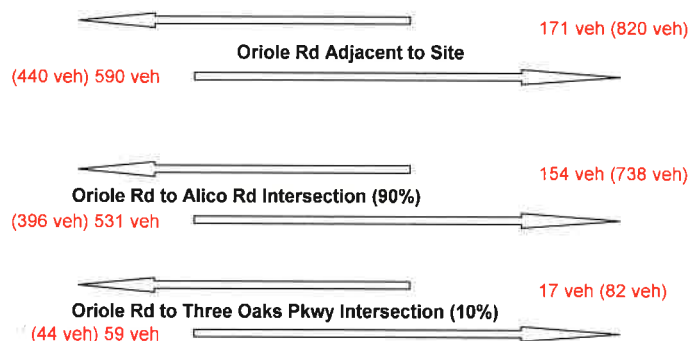
Land Use	Land Use Code	PM Peak Hour		Total
		In	Out	
Shopping Center	LUC 820	0	0	0
General Office	LUC 710	14	73	87
Industrial	LUC 130	115	435	550
Total Trips		129	508	637
Total Trips (50% Build-out Yr Reduction)		65	254	319

Trip Generation E. of Oriole

Land Use	Land Use Code	PM Peak Hour		Total
		In	Out	
Shopping Cer	LUC 820	1,000	1,084	2,084
General Office	LUC 710	134	701	835
Industrial	LUC 130	90	338	428
Total Trips		1,224	2,123	3,347
Total Trips (50% Build-out Yr Reduction)		612	1,062	1,674
Total Trips to Oriole Road (40%)		245	425	669

(Remaining 60% will directly use Three Oaks Pkwy)

Total Trips on Oriole Rd		
AM Peak Hour		
In	Out	Total
574	161	736
PM Peak Hour		
In	Out	Total
309	679	988



ITE PASS-BY RATES

Vehicle Pass-By Rates by Land Use									
Source: ITE Trip Generation Manual , 11th Edition									
Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

TRIP GENERATION EQUATIONS

Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 27

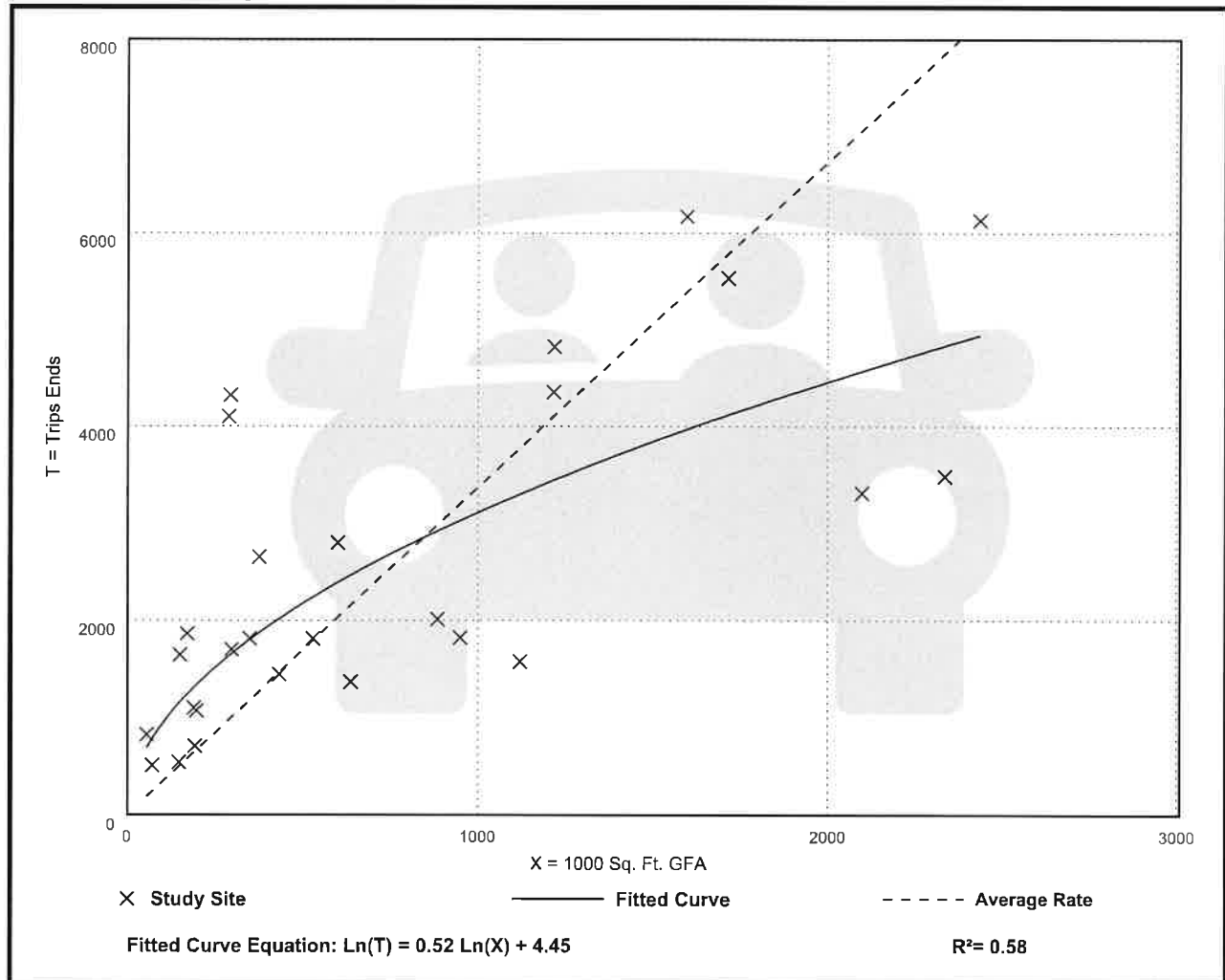
Avg. 1000 Sq. Ft. GFA: 762

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.37	1.41 - 14.98	2.60

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 34

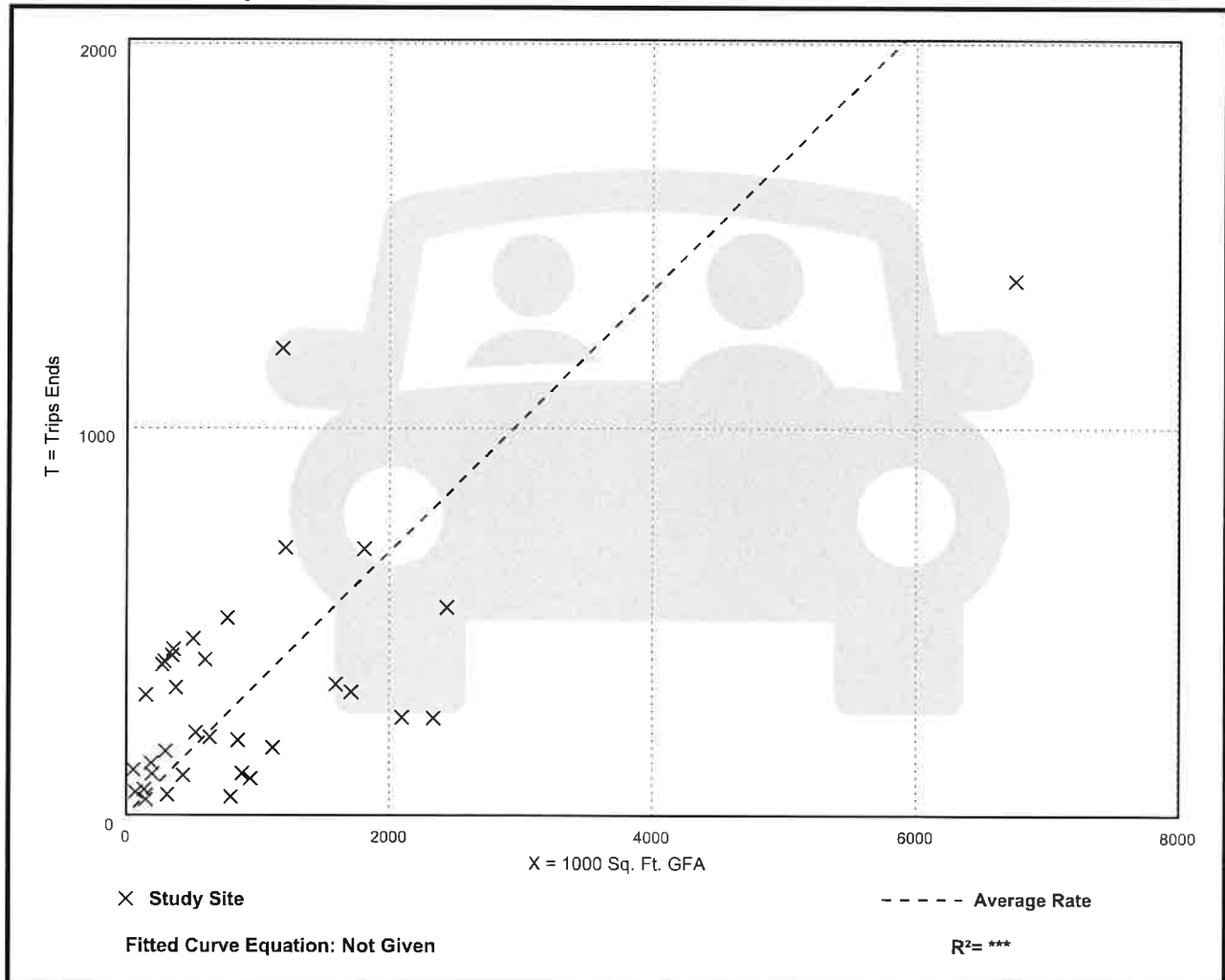
Avg. 1000 Sq. Ft. GFA: 956

Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.06 - 2.13	0.33

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 35

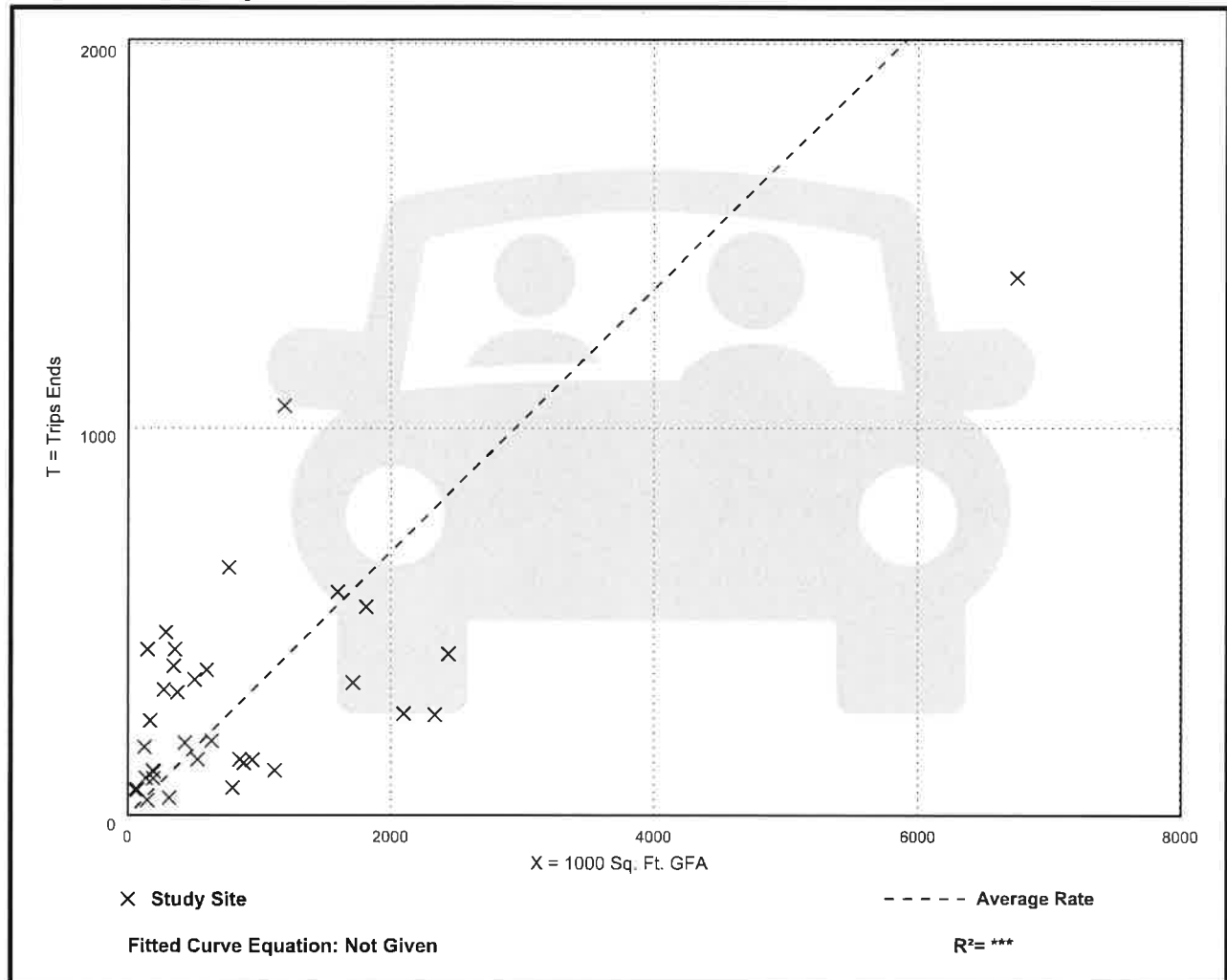
Avg. 1000 Sq. Ft. GFA: 899

Directional Distribution: 22% entering, 78% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.09 - 2.85	0.36

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 108

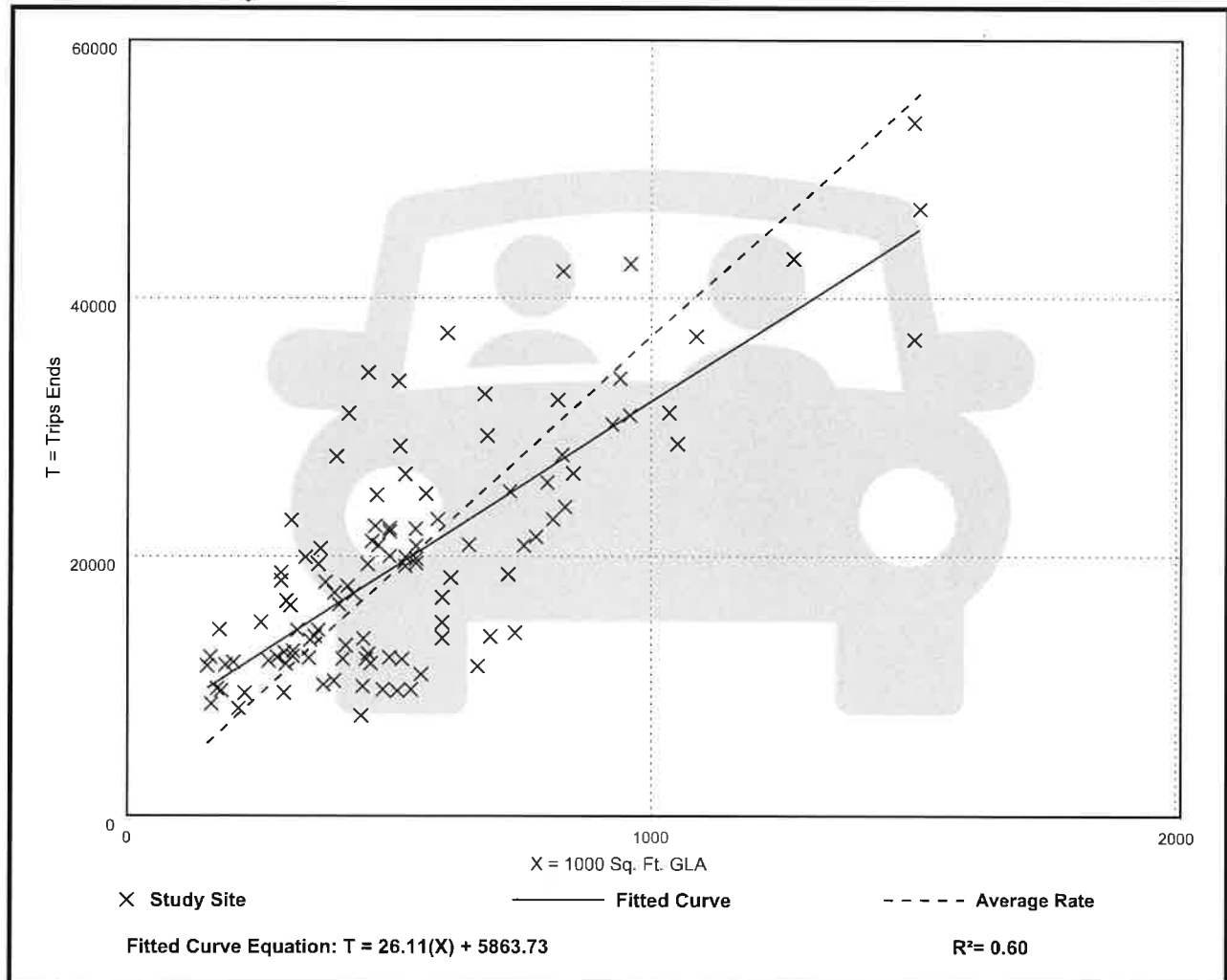
Avg. 1000 Sq. Ft. GLA: 538

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 44

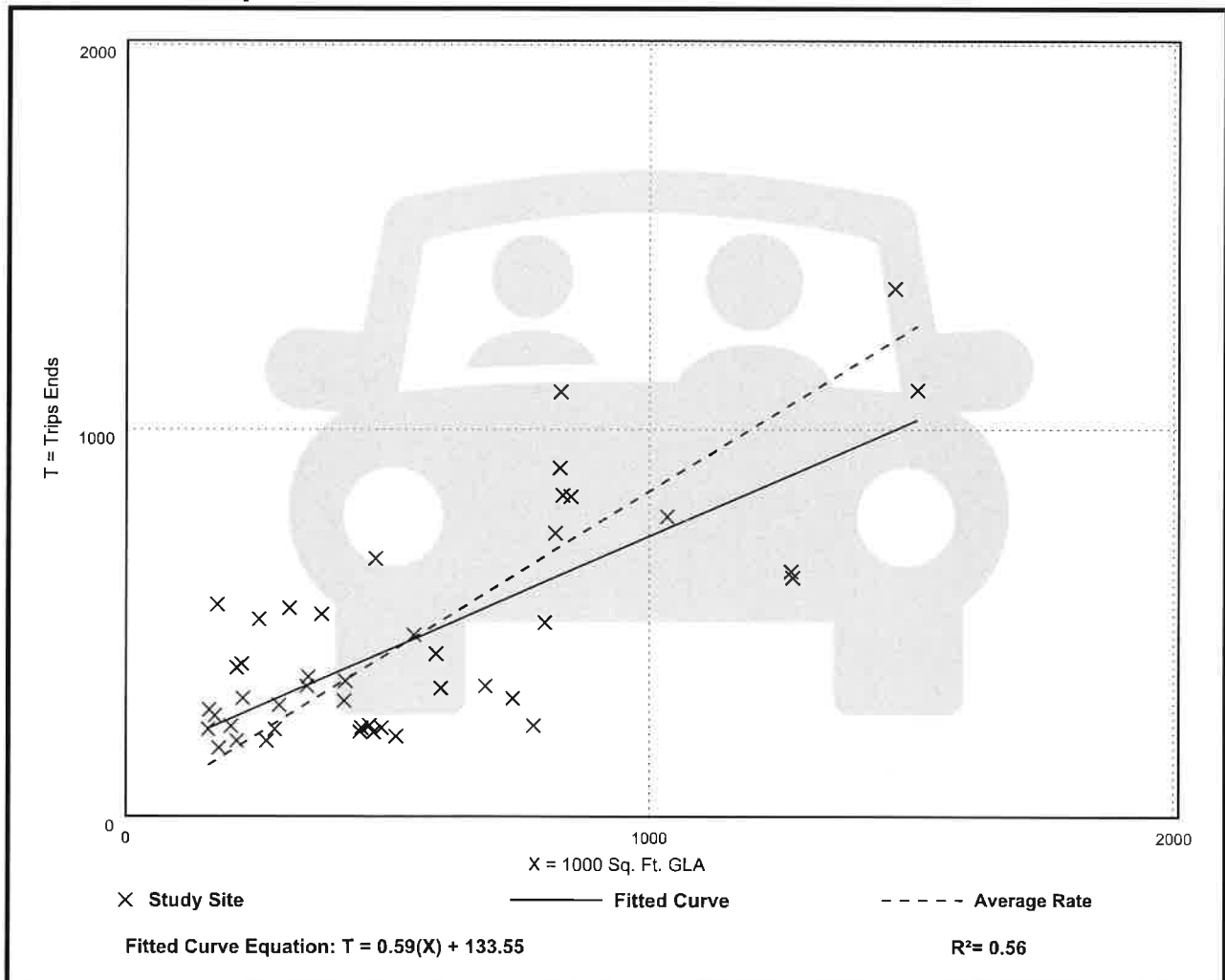
Avg. 1000 Sq. Ft. GLA: 546

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 126

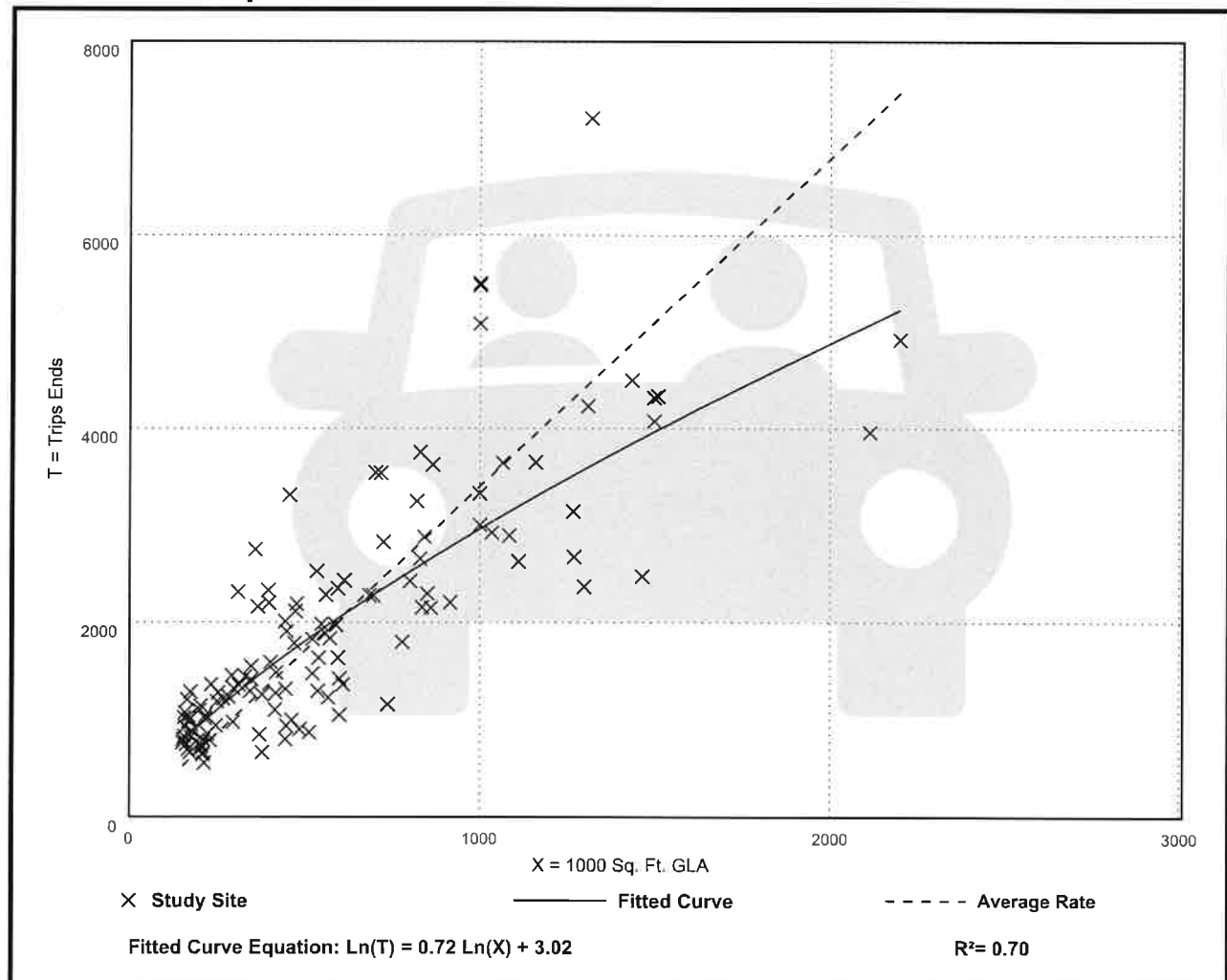
Avg. 1000 Sq. Ft. GLA: 581

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



**BOARD OF COUNTY COMMISSIONERS**

Kevin Ruane
District One

August 22, 2022

Via E-Mail

Cecil L Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

Sharon Harbak
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916

**RE: Potable Water and Wastewater Availability
Alico Oriole West Northwest Corner Of Alico Road And Oriole Road
STRAP # 04-46-25-L3-00003.0020**

Dear Ms. Harbak:

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 may be required.

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 19,000 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 Green Meadows Water Treatment Plant.

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

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

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

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

Alico Oriole West - Letter.Docx

August 22, 2022

Page 2

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