



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

ProjectName: Caloosa 80

Project Description: Proposal to change the future land use (FLU) category of the 92.71 +/- acre site from Rural to Sub-Outlying Suburban and to add the Property (192.3 +/- acres) to the Lee County Utilities, Future Water and Sanitary Sewer Service Areas. This request requires three map amendments to Lee Plan Map 1A, Map 4A and Map 4B. This map amendment will be accompanied by a text amendment to Table 1(b) to request to increase the residential acreage in the Northeast Lee County District. Through a companion MPD rezone request, development on the Property will be restricted to 783 RV units and 30,000 SF of commercial uses.

Map(s) to Be Amended: Lee Plan Map 1A, 4A, 4B

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

1. **Name of Applicant:** Caloosa 80 LLP c/o Stan Whitcomb
Address: 631 Turtle Beach Road
City, State, Zip: North Palm Beach, FL 33408
Phone Number: 239-405-0836 E-mail: stanw@whitgroup.net

2. **Name of Contact:** RVI Planning + Landscape Architecture c/o Rhea Lopes
Address: 10150 Highland Manor Dr, Suite 450
City, State, Zip: Tampa, FL 33610
Phone Number: (607) 216-2390 E-mail: rlopes@rviplanning.com

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DEC 05 2022

3. **Owner(s) of Record:** Caloosa 80 LLP c/o Stan Whitcomb
Address: 631 Turtle Beach Road
City, State, Zip: North Palm Beach, FL 33408
Phone Number: 239-405-0836 E-mail: stanw@whitgroup.net

COMMUNITY DEVELOPMENT

4. **Property Location:**
1. Site Address: Multiple, see STRAPs below.
2. STRAP(s): 29-43-27-00-00005.0000; 29-43-27-00-00012.0060; 30-43-27-00-00001.0190

5. **Property Information:**
Total Acreage of Property: 192.37 +/- Total Acreage Included in Request: 92.71(Map 1A), 192.37(Map 4A & 4B)
Total Uplands: +/- 182.07 AC Total Wetlands: +/- 10.3 AC Current Zoning: RVPD
Current Future Land Use Category(ies): Urban Community and Rural
Area in Each Future Land Use Category: Urban Community (99.64 acres); Rural (92.71 acres)
Existing Land Use: Pastures

6. **Calculation of maximum allowable development under current Lee Plan:**
Residential Units/Density: 691 Commercial Intensity: Industrial Intensity:

7. **Calculation of maximum allowable development with proposed amendments:**
Residential Units/Density: 783 Commercial Intensity: Industrial Intensity:

Public Facilities Impacts

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

- 1. Traffic Circulation Analysis:** The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.
 - a.** Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – tripgeneration.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
 - b.** Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
 - a.** Sanitary Sewer
 - b.** Potable Water
 - c.** Surface Water/Drainage Basins
 - d.** Parks, Recreation, and Open Space
 - e.** Public Schools

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

AFFIDAVIT

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

[Handwritten Signature]

Signature of Applicant

5/26/22

Date

Caloosa 80 LLP
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or onlinenotarization on May 26, 2022 (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.

[Handwritten Signature]
Signature of Notary Public

Sheila Penny
(Name typed, printed or stamped)



**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Alfred Hoffman Jr., 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 See attached legal description 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
N/A	N/A
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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



Property Owner

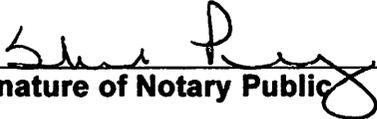
Alfred Hoffman Jr.
Print Name

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

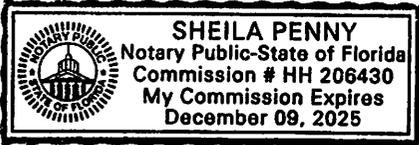
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on May 26, 2022 (date) by Alfred Hoffman Jr. (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public

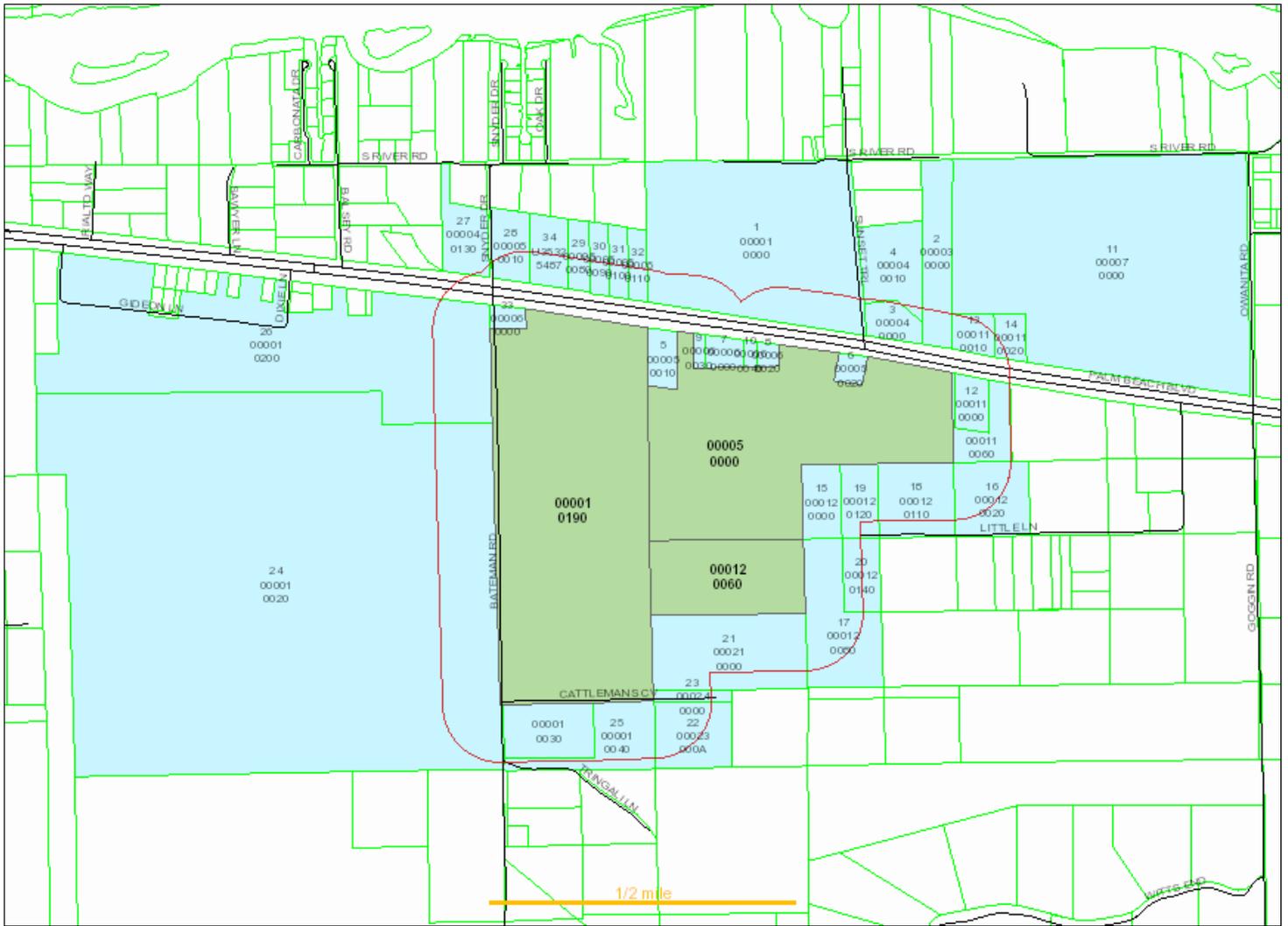


DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 29 AND 30, TOWNSHIP 43 SOUTH, RANGE 27 EAST IN LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 01°19'47" W ALONG THE WEST LINE OF SAID SECTION FOR A DISTANCE OF 574.13 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3170, PAGE 1221 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE RUN S 89°00'02" W, ALONG THE NORTHERLY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2689, PAGE 912, A DISTANCE OF 1304.26 FEET TO THE NORTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY LINE OF BATEMAN ROAD; THENCE RUN N 01°06'11" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3267.72 FEET TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 2006000445704 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, N 89°33'20" E, 311.72 FEET; THENCE RUN N 01°08'20" W, 175.39 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO NORTHEAST CORNER THEREOF AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH BOULEVARD (STATE ROAD 80); THENCE RUN S 81°56'44" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1003.23 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 00°50'34" E, 511.38 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°55'10" E, 259.80 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE N 00°50'15" W, 509.82 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 82°03'50" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 129.52 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2655, PAGE 3059; THENCE RUN S 00°54'50" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 266.04 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN N 89°15'34" E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL AND THE SOUTHERLY BOUNDARY LINES OF THREE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 1140, PAGE 1744, OFFICIAL RECORDS BOOK 2983, PAGE 1220 AND OFFICIAL RECORDS BOOK 2246, PAGE 2979 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 734.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2979; THENCE RUN N 00°51'50" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 150.82 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°52'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.41 FEET, TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 08°06'20" W, 250.12 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°52'20" E, 249.92 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE RUN N 08°09'20" E, 250.10 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°56'50" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.56 FEET, TO A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17087.13 FEET, A CENTRAL ANGLE OF 01°40'52", A CHORD BEARING OF S 79°16'26" E FOR 501.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 501.33 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 78°26'40" E FOR 183.55 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 17159.98 FEET, A CENTRAL ANGLE OF 00°06'34", A CHORD BEARING S 78°15'52" E FOR 32.74 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 32.74 FEET; THENCE DEPARTING SAID AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN S 01°13'02" E, 764.34 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3616, PAGE 2890; THENCE RUN S 89°15'48" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND THE NORTHERLY BOUNDARY LINE OF THE TWO FOLLOWING PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3906, PAGE 52 AND BY INSTRUMENT NUMBER 2007000138101 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 1320.51 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000138101; THENCE RUN S 01°17'38" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL AND CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3039, PAGE 3678, A DISTANCE OF 1319.21 FEET, TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3296, PAGE 4612; THENCE RUN S 89°09'58" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171, A DISTANCE OF 1320.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171; THENCE RUN S 01°19'47" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 747.68 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 192.36 ACRES, MORE OR LESS.



Date of Report: May 26, 2022

Buffer Distance: feet

Parcels Affected: 36

Subject Parcels: **29-43-27-00-00005.0000, 29-43-27-00-00012.0060, 30-43-27-00-00001.0190**

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
RIVERGLEN PROPERTIES LLC 1380 GASPARILLA DR FORT MYERS FL 33901	29-43-27-00-00001.0000 19171 PALM BEACH BLVD ALVA FL 33920	N1/2OFN12OFSW1/4OFNW1/4N STRD80+NW1/4OFNW1/4+APARL INNW1/4DESC OR797PG765 LES R/W	1
CUSTER PEGGY M TR JOHN CUSTER 211 HENDRICKS ISLE FORT LAUDERDALE FL 33301	29-43-27-00-00003.0000 19431 PALM BEACH BLVD ALVA FL 33920	PARL IN NW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 1017 PG 221 LES R/R/W OR 2896/25	2
HOELDERLIN ARTHUR JOSEPH III 2251 SUNSET TRL ALVA FL 33920	29-43-27-00-00004.0000 2251 SUNSET TRL ALVA FL 33920	PARL IN NW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 919 PG 455 + LESS OR 3272/2265 LESS R/W OR 2828/1203 + LESS R/W OR 2894/2555	3
MALLETT ROBERT LANE TR 2101 SUNSET TRL ALVA FL 33920	29-43-27-00-00004.0010 2101 SUNSET TRL ALVA FL 33920	PARL IN NW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 3272 PG 2265 LESS R/W OR 2828/1203 + LESS R/W OR 2894/2555	4

STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	29-43-27-00-00005.0010 19030 PALM BEACH BLVD ALVA FL 33920	PARL LOC IN THE S 1/2 OF NW 1/4 AS DESC IN OR 2879/3553 LESS RD R/W + LESS 5.0020	5
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	29-43-27-00-00005.0020 19200 PALM BEACH BLVD ALVA FL 33920	PARL LOC IN THE S 1/2 OF NW 1/4 AS DESC IN OR 2879/3553 LESS RD R/W + LESS 5.0010	6
SNOW KEITH A 19140 PALM BEACH BLVD ALVA FL 33920	29-43-27-00-00006.0000 19140 PALM BEACH BLVD ALVA FL 33920	N 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 S OF RD LESS RD R/W LESS W 200 FT + LESS	7
BOWDLER DAVID F 14011 CEMETERY RD FORT MYERS FL 33905	29-43-27-00-00006.0020 19170 PALM BEACH BLVD ALVA FL 33920	PARL IN SW 1/4 OF NW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 785 PG 90	8
CHILDRESS SHANE & VICTORIA 17629 WOODLAND CT PUNTA GORDA FL 33982	29-43-27-00-00006.0030 19080 PALM BEACH BLVD ALVA FL 33920	E 100 FT OF W 485 FT OF N 260.17 FT OF S 1150.17 FT OF NW 1/4 S OF SR 80 R/W	9
LYNCH THOMAS 19160 PALM BEACH BLVD ALVA FL 33920	29-43-27-00-00006.0040 19160 PALM BEACH BLVD ALVA FL 33920	FRM SW CRN OF N 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 E 820 TO POB THN S 100 E 110 N 100 W 110 FT	10
YODER BROTHERS INC ERIN MAZZUCCO 115 THIRD ST SE BARBERTON OH 44203	29-43-27-00-00007.0000 2200 OWANITA RD ALVA FL 33920	NE 1/4 N OF SR 80 LESS 11.001 THRU 11.003 + LESS BLDG ONLY PARL AS DESC IN INST#2008000328784	11
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	29-43-27-00-00011.0000 19600 PALM BEACH BLVD ALVA FL 33920	PARL LOC IN THE SW 1/4 OF THE NE 1/4 AS DESC IN OR 2854 PG 4034	12
WILKINSON KATHERINE A TR 19521 PALM BEACH BLVD ALVA FL 33920	29-43-27-00-00011.0010 19521 PALM BEACH BLVD ALVA FL 33920	LANDS AS DESC IN OR 1113 PG 294 LES R R/W OR 2870/970	13
PUMPHREY TREVOR JOHN MODERN MOULDS BUSINESS CENTRE 2-3 COMMERCE WAY LANCING BUSINESS PARK LANCING BN15 8TA UNITED KINGDOM	29-43-27-00-00011.0020 19581 PALM BEACH BLVD ALVA FL 33920	E 280 FT OF E 1/2 OF NW 1/4 OF SW 1/4 OF NE 1/4 N OF ST RD 80	14
CARDULLO CLARENCE C SR + 19401 LITTLE LN ALVA FL 33920	29-43-27-00-00012.0000 19401 LITTLE LN ALVA FL 33920	W 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4	15
HEATH STANLEY TR 19591 LITTLE LN ALVA FL 33920	29-43-27-00-00012.0020 19591 LITTLE LN ALVA FL 33920	NW 1/4 OF NW 1/4 OF SE 1/4 LESS RD R/W	16
CHOW KAI FU 15861 COUNTRY CT FORT MYERS FL 33912	29-43-27-00-00012.0080 19400 LITTLE LN ALVA FL 33920	NW 1/4 OF SE 1/4 OF SW 1/4 + W 1/2 OF SW 1/4 OF NE 1/4 OF SW 1/4 OF SEC 29	17
SMITH BRITTANY G 19471 LITTLE LN ALVA FL 33920	29-43-27-00-00012.0110 19471 LITTLE LN ALVA FL 33920	NE 1/4 OF NE 1/4 OF SW 1/4 OF SECTION 29	18
QUATTROCCHI STEPHANIE 19431 LITTLE LN ALVA FL 33920	29-43-27-00-00012.0120 19431 LITTLE LN ALVA FL 33920	E 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4	19
REINBOTT MICHAEL + LISA PO BOX 1423 LABELLE FL 33975	29-43-27-00-00012.0140 19430 LITTLE LN ALVA FL 33920	E 1/2 OF SW 1/4 OF NE 1/4 OF SW 1/4 DESC IN OR 4032 PG 3737	20
MARRA ESTATES LLC 3001 BATEMAN RD ALVA FL 33920	29-43-27-00-00021.0000 19101 CATTLEMANS CV ALVA FL 33920	N 1/2 OF SW 1/4 OF SW 1/4	21

MARRA ESTATES LLC 3001 BATEMAN RD ALVA FL 33920	29-43-27-00-00023.000A ACCESS UNDETERMINED ALVA FL 33920	SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SEC 29 TWP 43 R 27 LEE COUNTY FLORIDA LESS THE NORTH 100 FEET 8.487 ACRES +/-	22
MARRA JASON A 7800 UNIVERSITY POINT DR FORT MYERS FL 33907	29-43-27-00-00024.0000 ACCESS UNDETERMINED ALVA FL	PARL IN SW 1/4 OF SW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 75 PG 562	23
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	30-43-27-00-00001.0020 2500 BATEMAN RD ALVA FL 33920	THE SOUTH 3279 FT OF SEC W OF LESS BATEMAN RD RD	24
BERNARD BRIAN W & SIMONE 2995 BATEMAN RD ALVA FL 33920	30-43-27-00-00001.0040 2995 BATEMAN RD ALVA FL 33920	PARL LOC IN SE 1/4 OF THE SE 1/4 AS DESC IN OR 2811 PG 3151	25
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS FL 33902	30-43-27-00-00001.0200 ACCESS UNDETERMINED ALVA FL 33920	PINE CREEK ACRES UNIT 1 PB 10 PG 13 LTS 5 THRU 17 + 29 + 30 + 33 THRU 36 + 39 + 40 PINE CREEK ACRES UNIT 2 PB 10 PG 74 LTS 2 THRU 23 + 29 THRU 39 + LEGAL CONT IN NOTES	26
HAMILTON MILTON J III & 1901 BALSEY RD ALVA FL 33920	30-43-27-00-00004.0130 2076 SNYDER DR ALVA FL 33920	PORT EAST 430 FT OF THE NW 1/4 OF NE 1/4 N OF SR 80 DESC OR 2619/3015 LESS PAR A AS DESC IN INST #2013000259081 + LESS ROW DESC IN OR 2843 PG 1273	27
GROFF NICHOLAS PII TR 2051 SNYDER DR ALVA FL 33920	30-43-27-00-00005.0010 2051 SNYDER DR ALVA FL 33920	PARL IN NE 1/4 OF THE NE 1/4 N OF ST RD 80. AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	28
EXCELLENT PROPERTIES LLC 1829 SAINT IVES CIR LEXINGTON KY 40502	30-43-27-00-00005.0080 18881 PALM BEACH BLVD ALVA FL 33920	PARL IN NE 1/4 OF THE N 1/4 N OF ST RD 80 AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	29
EXCELLENT PROPERTIES LLC 1829 SAINT IVES CIR LEXINGTON KY 40502	30-43-27-00-00005.0090 18911 PALM BEACH BLVD ALVA FL 33920	PARL IN NE 1/4 OF THE NE 1/4 N OF ST RD 80 AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	30
JABLONSKI JEFFREY & MARLO 18931 PALM BEACH BLVD ALVA FL 33920	30-43-27-00-00005.0100 18931 PALM BEACH BLVD ALVA FL 33920	PARL IN NE 1/4 OF THE NE 1/4 N OF ST RD 80 AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	31
ALVAREZ FREDDYS VALDES 112 ORTONA ST LEHIGH ACRES FL 33936	30-43-27-00-00005.0110 18951 PALM BEACH BLVD ALVA FL 33920	PARL IN NE 1/4 OF THE NE 1/4 N OF ST RD 80 AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	32
PUMPHREY TREVOR JOHN MODERN MOULDS BUSINESS CENTRE 2-3 COMMERCE WAY LANCING BUSINESS PARK LANCING BN15 8TA UNITED KINGDOM	30-43-27-00-00006.0000 18770 PALM BEACH BLVD ALVA FL 33920	PARL IN SE 1/4 OF NE 1/4 SEC 30 TWP 43 R 27 DESC IN OR 1120 PG 438	33
STULB JOSEPH JR 18070 SAN CARLOS BLVD UT 614 FORT MYERS BEACH FL 33931	30-43-27-L2-U3532.5487 18851 PALM BEACH BLVD ALVA FL 33920	PARCEL OF NE 1/4 OF THE NE 1/4 OF SEC 30 TWP 43 RNG 27 DESC IN INSTRUMENT 2020000169009	34

RIVERGLEN PROPERTIES LLC
1380 GASPARILLA DR
FORT MYERS FL 33901

CUSTER PEGGY M TR
JOHN CUSTER
211 HENDRICKS ISLE
FORT LAUDERDALE FL 33301

HOELDERLIN ARTHUR JOSEPH III
2251 SUNSET TRL
ALVA FL 33920

MALLET ROBERT LANE TR
2101 SUNSET TRL
ALVA FL 33920

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

SNOW KEITH A
19140 PALM BEACH BLVD
ALVA FL 33920

BOWDLER DAVID F
14011 CEMETERY RD
FORT MYERS FL 33905

CHILDRESS SHANE & VICTORIA
17629 WOODLAND CT
PUNTA GORDA FL 33982

LYNCH THOMAS
19160 PALM BEACH BLVD
ALVA FL 33920

YODER BROTHERS INC
ERIN MAZZUCCO
115 THIRD ST SE
BARBERTON OH 44203

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

WILKINSON KATHERINE A TR
19521 PALM BEACH BLVD
ALVA FL 33920

PUMPHREY TREVOR JOHN
MODERN MOULDS BUSINESS CENTRE
2-3 COMMERCE WAY
LANCING BUSINESS PARK
LANCING BN15 8TA
UNITED KINGDOM

CARDULLO CLARENCE C SR +
19401 LITTLE LN
ALVA FL 33920

HEATH STANLEY TR
19591 LITTLE LN
ALVA FL 33920

CHOW KAI FU
15861 COUNTRY CT
FORT MYERS FL 33912

SMITH BRITTANY G
19471 LITTLE LN
ALVA FL 33920

QUATTROCCHI STEPHANIE
19431 LITTLE LN
ALVA FL 33920

REINBOTT MICHAEL + LISA
PO BOX 1423
LABELLE FL 33975

MARRA ESTATES LLC
3001 BATEMAN RD
ALVA FL 33920

MARRA ESTATES LLC
3001 BATEMAN RD
ALVA FL 33920

MARRA JASON A
7800 UNIVERSITY POINT DR
FORT MYERS FL 33907

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

BERNARD BRIAN W & SIMONE
2995 BATEMAN RD
ALVA FL 33920

LEE COUNTY
CONSERVATION 2020
PO BOX 398
FORT MYERS FL 33902

HAMILTON MILTON J III &
1901 BALSEY RD
ALVA FL 33920

GROFF NICHOLAS PII TR
2051 SNYDER DR
ALVA FL 33920

EXCELLENT PROPERTIES LLC
1829 SAINT IVES CIR
LEXINGTON KY 40502

EXCELLENT PROPERTIES LLC
1829 SAINT IVES CIR
LEXINGTON KY 40502

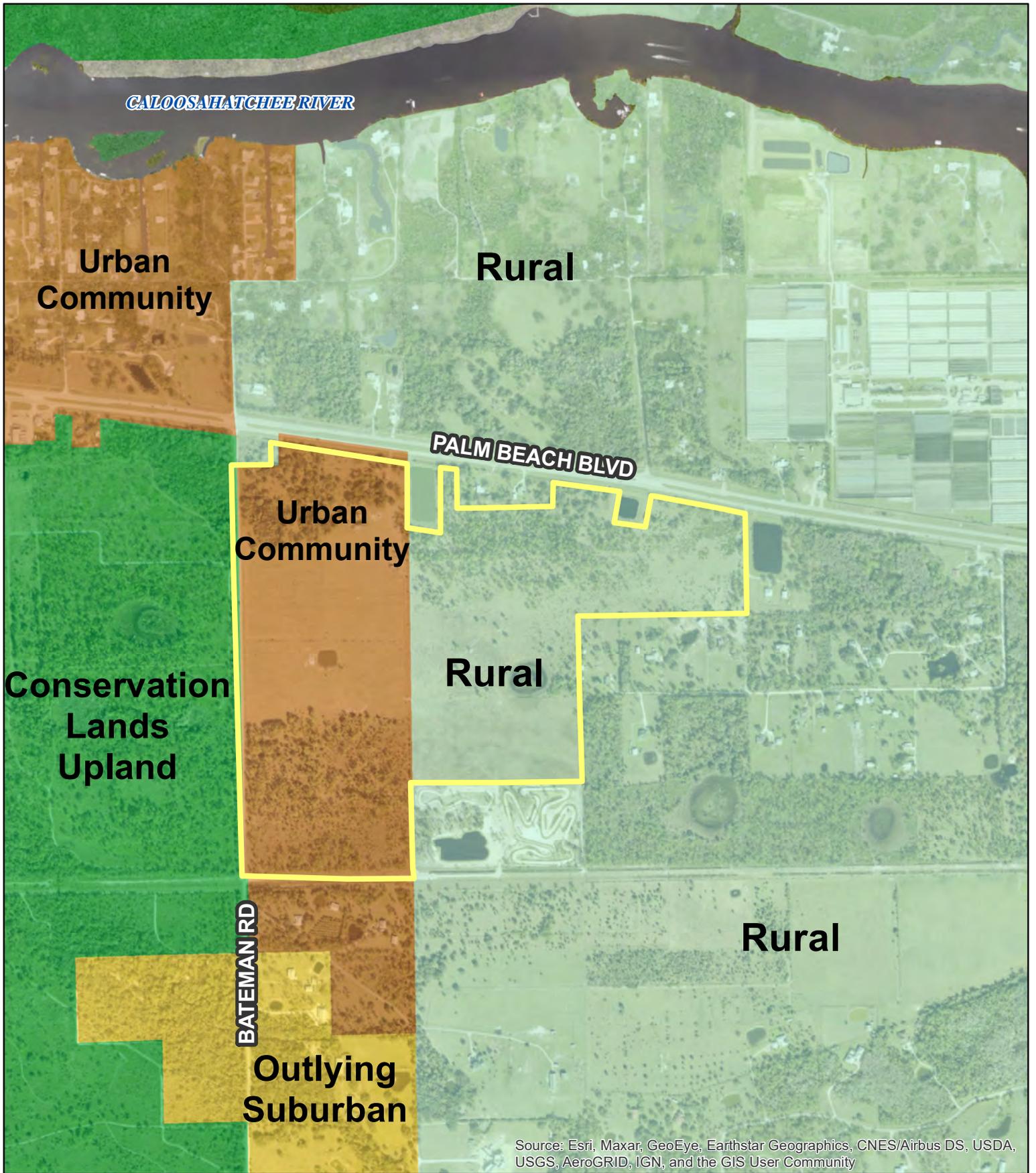
JABLONSKI JEFFREY & MARLO
18931 PALM BEACH BLVD
ALVA FL 33920

ALVAREZ FREDDYS VALDES
112 ORTONA ST
LEHIGH ACRES FL 33936

PUMPHREY TREVOR JOHN
MODERN MOULDS BUSINESS CENTRE
2-3 COMMERCE WAY
LANCING BUSINESS PARK
LANCING BN15 8TA
UNITED KINGDOM

STULB JOSEPH JR
18070 SAN CARLOS BLVD UT 614
FORT MYERS BEACH FL 33931

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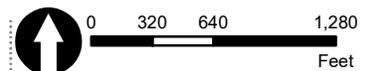


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CALOOSA 80 • EXISTING FUTURE LAND USE MAP

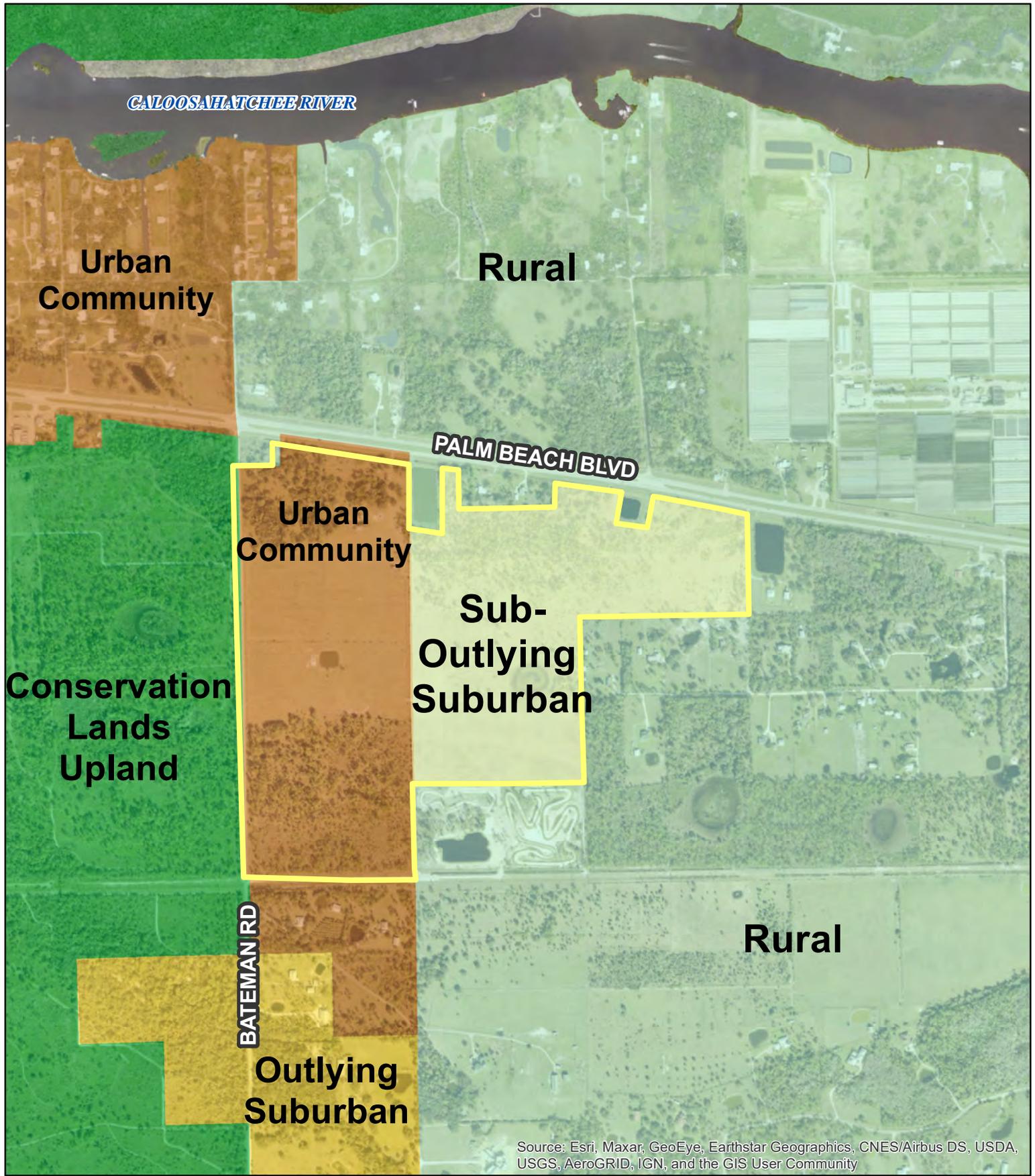
- 📍 Lee County, FL
- 📅 Date: 5/18/2022
- # 22001218
- 👤 Caloosa 80 LLP

Subject Boundary



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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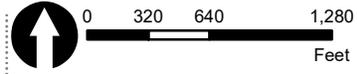


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CALOOSA 80 • PROPOSED FUTURE LAND USE MAP

- 📍 Lee County, FL
- 📅 Date: 5/18/2022
- # 22001218
- 👤 Caloosa 80 LLP

Subject Boundary



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

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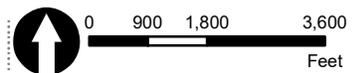


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CALOOSA 80 • EXISTING FUTURE WATER SERVICE AREA MAP

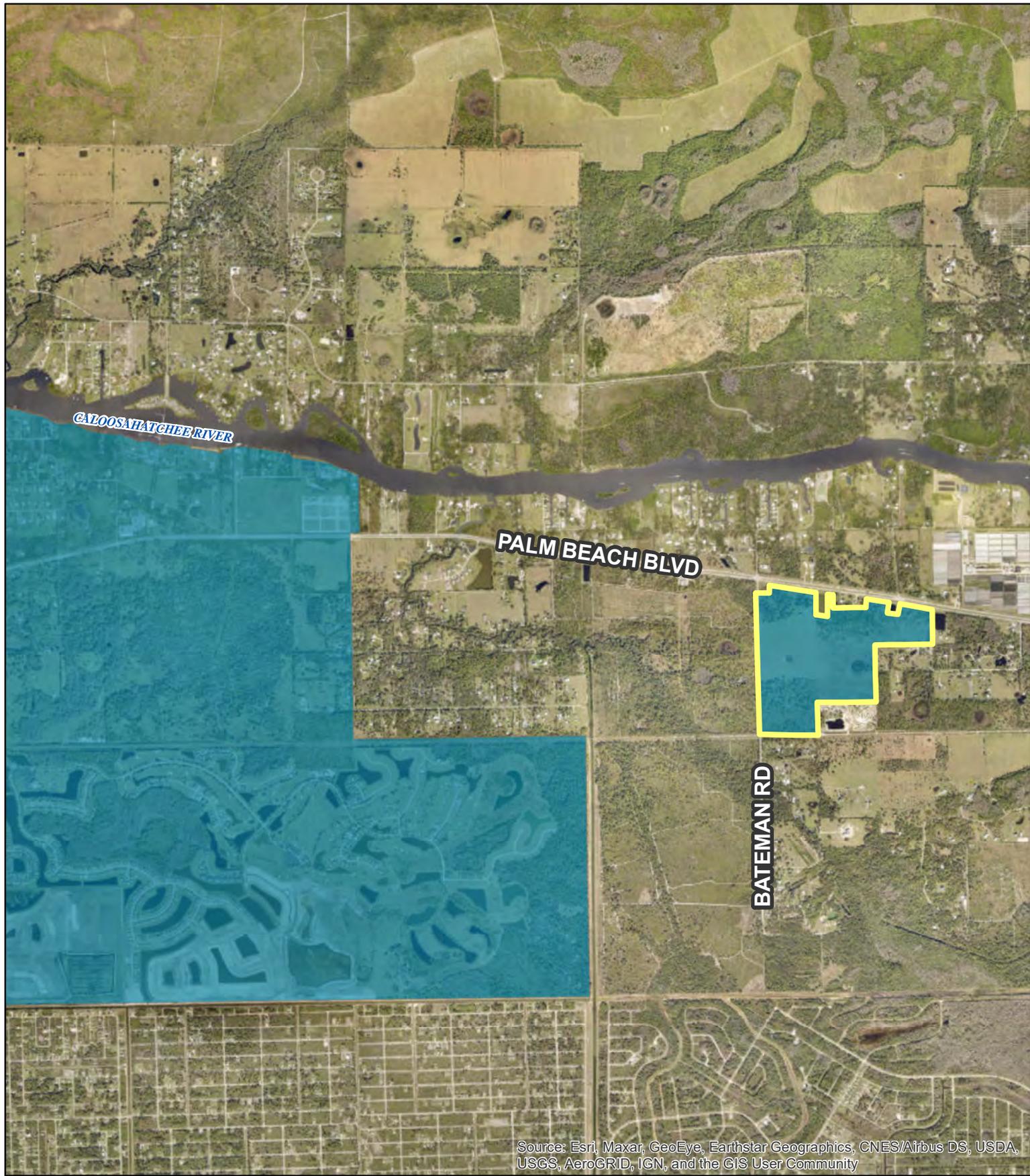
- 📍 Lee County, FL
- 📅 Date: 5/19/2022
- # 22001218
- 👤 Caloosa 80 LLP

- Subject Boundary
- Future Water Service Area



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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CALOOSA 80 • PROPOSED FUTURE WATER SERVICE AREA MAP

- 📍 Lee County, FL
- 📅 Date: 4/1/2022
- # 22001218
- 👤 Caloosa 80 LLP

- Subject Boundary
- Proposed Future Water Service Area



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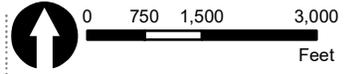
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CALOOSA 80 • EXISTING FUTURE SANITARY SEWER SERVICE MAP

- 📍 Lee County, FL
- 📅 Date: 8/31/2022
- # 22001218
- 👤 Caloosa 80 LLP
-  Subject Boundary
-  Future Sanitary Sewer Service Area



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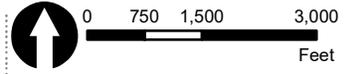


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CALOOSA 80 • PROPOSED FUTURE SANITARY SEWER SERVICE MAP

- 📍 Lee County, FL
- 📅 Date: 8/31/2022
- # 22001218
- 👤 Caloosa 80 LLP

- Subject Boundary
- Future Sanitary Sewer Service Area



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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CALOOSA 80 • SURROUNDING PROPERTIES MAP

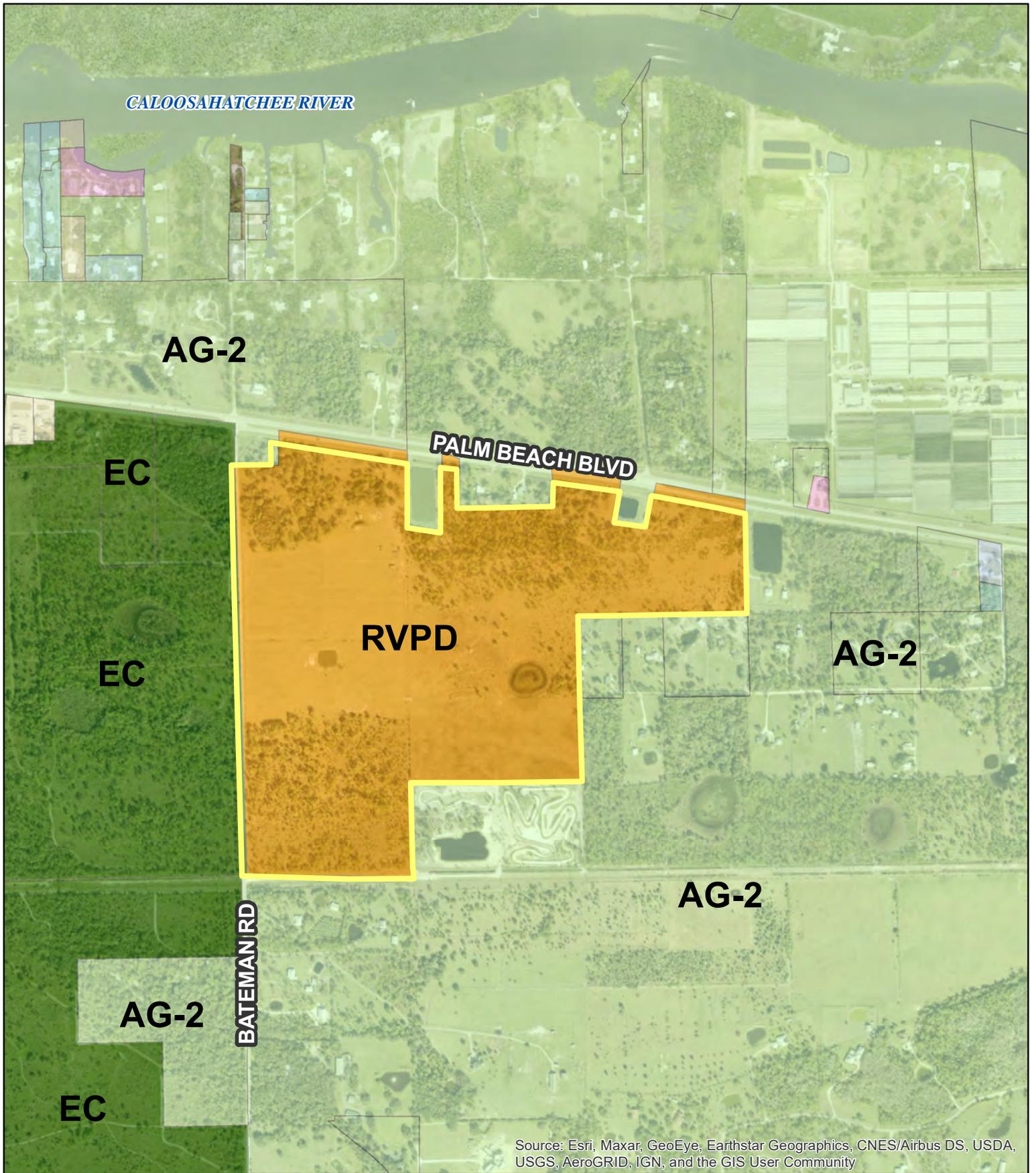
- 📍 Lee County, FL
- 📅 Date: 5/19/2022
- # 22001218
- 👤 Caloosa 80 LLP

Subject Boundary



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CALOOSA 80 • ZONING MAP

📍 Lee County, FL
📅 Date: 4/1/2022
22001218
👤 Caloosa 80 LLP

	Subject Boundary		C-2		RS-1
	AG-2		CPD		RS-2
	C-1A		EC		RS-3
			RVPD		



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 29 AND 30, TOWNSHIP 43 SOUTH, RANGE 27 EAST IN LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 01°19'47" W ALONG THE WEST LINE OF SAID SECTION FOR A DISTANCE OF 574.13 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3170, PAGE 1221 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE RUN S 89°00'02" W, ALONG THE NORTHERLY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2689, PAGE 912, A DISTANCE OF 1304.26 FEET TO THE NORTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY LINE OF BATEMAN ROAD; THENCE RUN N 01°06'11" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3267.72 FEET TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 2006000445704 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, N 89°33'20" E, 311.72 FEET; THENCE RUN N 01°08'20" W, 175.39 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO NORTHEAST CORNER THEREOF AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH BOULEVARD (STATE ROAD 80); THENCE RUN S 81°56'44" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1003.23 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 00°50'34" E, 511.38 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°55'10" E, 259.80 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE N 00°50'15" W, 509.82 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 82°03'50" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 129.52 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2655, PAGE 3059; THENCE RUN S 00°54'50" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 266.04 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN N 89°15'34" E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL AND THE SOUTHERLY BOUNDARY LINES OF THREE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 1140, PAGE 1744, OFFICIAL RECORDS BOOK 2983, PAGE 1220 AND OFFICIAL RECORDS BOOK 2246, PAGE 2979 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 734.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2979; THENCE RUN N 00°51'50" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 150.82 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°52'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.41 FEET, TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 08°06'20" W, 250.12 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°52'20" E, 249.92 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE RUN N 08°09'20" E, 250.10 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°56'50" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.56 FEET, TO A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17087.13 FEET, A CENTRAL ANGLE OF 01°40'52", A CHORD BEARING OF S 79°16'26" E FOR 501.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 501.33 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 78°26'40" E FOR 183.55 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 17159.98 FEET, A CENTRAL ANGLE OF 00°06'34", A CHORD BEARING S 78°15'52" E FOR 32.74 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 32.74 FEET; THENCE DEPARTING SAID AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN S 01°13'02" E, 764.34 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3616, PAGE 2890; THENCE RUN S 89°15'48" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND THE NORTHERLY BOUNDARY LINE OF THE TWO FOLLOWING PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3906, PAGE 52 AND BY INSTRUMENT NUMBER 2007000138101 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 1320.51 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000138101; THENCE RUN S 01°17'38" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL AND CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3039, PAGE 3678, A DISTANCE OF 1319.21 FEET, TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3296, PAGE 4612; THENCE RUN S 89°09'58" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171, A DISTANCE OF 1320.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171; THENCE RUN S 01°19'47" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 747.68 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 192.36 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

THE DESCRIPTION SHOWN HEREON IS NEW.

BEARINGS BASED ON THE WEST LINE OF SECTION 29-43-27, AS BEARING N 01°19'47" W, PER FLORIDA GRID, WEST.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83/2011.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

THIS IS NOT A SURVEY!

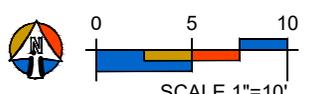
PREPARED BY:

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

11-29-2022:REVISED LEGAL

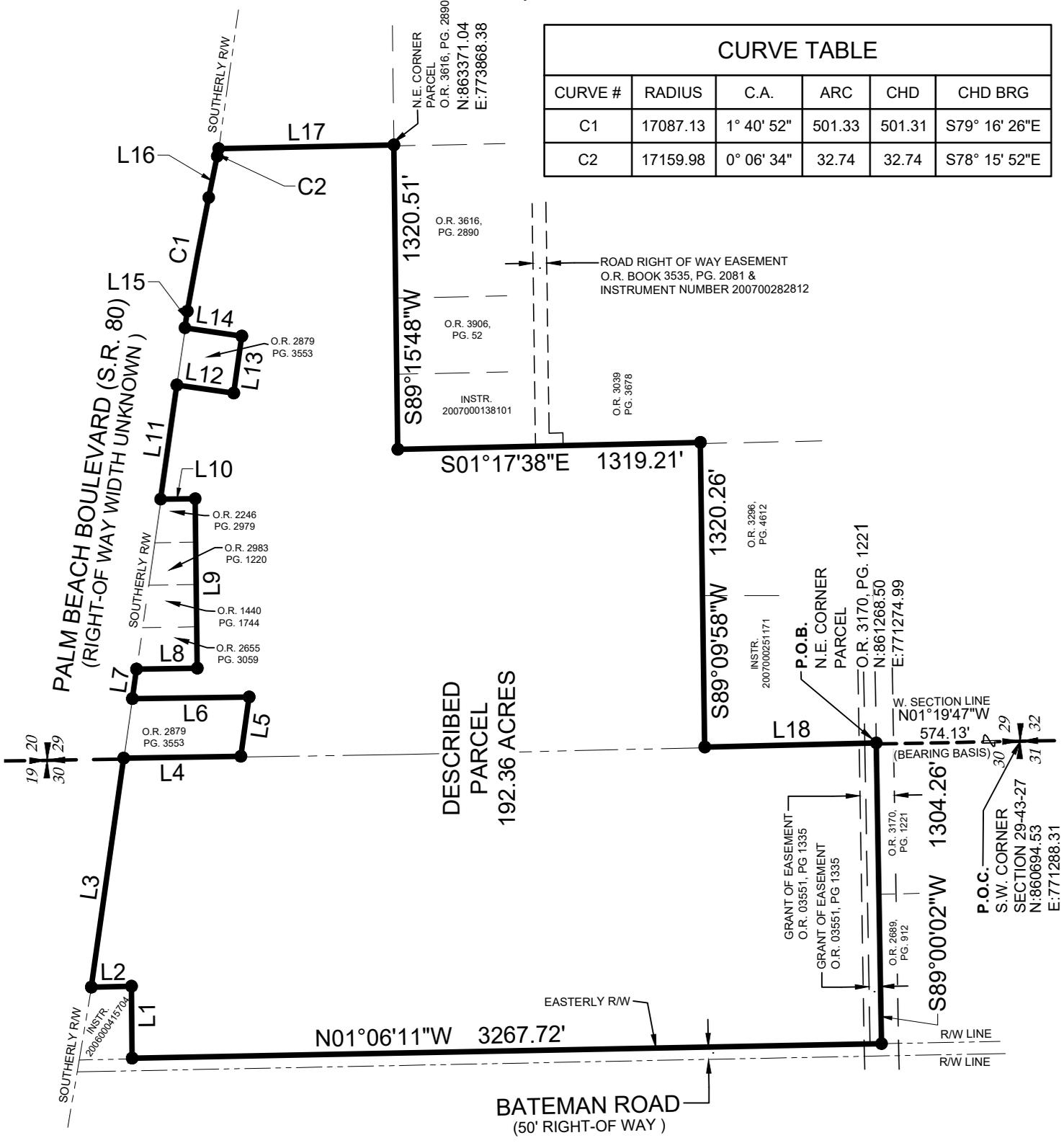
PROJECT:	CALOOSA 80 AMALGAM LEGAL
LOCATION:	SECTIONS 29 & 30 T-43-S, R-27-E LEE COUNTY, FLORIDA

CONSULTANT:	 ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL. CA NO. 6532 / FL. CERT. NO. LB6891 / LC26000330
Fort Myers	2014 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-9993 Fax: (239) 337-9994 Toll free: 866-337-7341
Tallahassee	113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341
Destin	5597 Highway 98 Unit 201 Santa Rosa Beach, Florida 32459 Toll free: 866-337-7341

CLIENT:	CALOOSA 80 WHITCOMB
 SCALE 1"=10'	

PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	11-07-2021
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	1 OF 2
JOB/FILE NUMBER:	22110

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C1	17087.13	1° 40' 52"	501.33	501.31	S79° 16' 26"E
C2	17159.98	0° 06' 34"	32.74	32.74	S78° 15' 52"E



PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°33'20"E	311.72
L2	N1°08'20"W	175.39
L3	S81°56'44"E	1003.23
L4	S0°50'34"E	511.38
L5	S81°55'10"E	259.80
L6	N0°50'15"W	509.82
L7	S82°03'50"E	129.52
L8	S0°54'50"E	266.04
L9	N89°15'34"E	734.80

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L10	N0°51'50"W	150.82
L11	S81°52'00"E	500.41
L12	S8°06'20"W	250.12
L13	S81°52'20"E	249.92
L14	N8°09'20"E	250.10
L15	S81°56'50"E	73.56
L16	S78°26'40"E	183.55
L17	S1°13'02"E	764.34
L18	S1°19'47"E	747.68

ABBREVIATIONS

- BRG = BEARING
- C1 = CURVE DESIGNATION
- C.A. = CENTRAL ANGLE
- CHD = CHORD
- INSTR. = INSTRUMENT
- L1 = LINE DESIGNATION
- LB = LICENSED BUSINESS
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT OF WAY

11-29-2022:REVISED LEGAL

PROJECT:
**CALOOSA 80
AMALGAM LEGAL**

LOCATION:
**SECTIONS 29 & 30
T-43-S, R-27-E
LEE COUNTY, FLORIDA**

CONSULTANT:
**MORRIS
DEPEW**
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:
**CALOOSA 80
WHITCOMB**

PROJECT MANAGER: **TMR**

DRAWING BY: **TAB**

JURISDICTION: **LEE COUNTY**

DATE: **11-07-2021**

SHEET TITLE:
**SKETCH AND
DESCRIPTION**

SHEET NUMBER: **2 OF 2**

JOB/FILE NUMBER: **22110**

DESCRIPTION:

RURAL FUTURE LAND USE (F.L.U.)

A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST IN LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 01°19'47" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FOR A DISTANCE OF 1321.81 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL BY INSTRUMENT NUMBER 2007000251171 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID WEST SECTION LINE, RUN N 01°19'47" W, 1321.45 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST OF SAID SECTION 29; THENCE RUN N 00°49'00" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 701.74 FEET TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553, OF THE PUBLIC RECORDS OF LEE COUNTY; THENCE DEPARTING SAID WEST SECTION LINE, RUN S 81°55'10" E, 259.80 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF AFOREMENTIONED PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE N 00°50'15" W, 509.82 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH BOULEVARD (STATE ROAD 80); THENCE RUN S 82°03'50" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 129.52 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2655, PAGE 3059; THENCE RUN S 00°54'50" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 266.04 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN N 89°15'34" E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL AND THE SOUTHERLY BOUNDARY LINES OF THREE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 1140, PAGE 1744, OFFICIAL RECORDS BOOK 2983, PAGE 1220 AND OFFICIAL RECORDS BOOK 2246, PAGE 2979 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 734.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2979; THENCE RUN N 00°51'50" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 150.82 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°52'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.41 FEET, TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 08°06'20" W, 250.12 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°52'20" E, 249.92 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE RUN N 08°09'20" E, 250.10 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°56'50" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.56 FEET, TO A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17087.13 FEET, A CENTRAL ANGLE OF 01°40'52", A CHORD BEARING OF S 79°16'26" E FOR 501.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 501.33 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 78°26'40" E FOR 183.55 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 17159.98 FEET, A CENTRAL ANGLE OF 00°06'34", A CHORD BEARING S 78°15'52" E FOR 32.74 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 32.74 FEET; THENCE DEPARTING SAID AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN S 01°13'02" E, 764.34 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3616, PAGE 2890; THENCE RUN S 89°15'48" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND THE NORTHERLY BOUNDARY LINE OF THE TWO FOLLOWING PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3906, PAGE 52 AND BY INSTRUMENT NUMBER 2007000138101 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 1320.51 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000138101; THENCE RUN S 01°17'38" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL AND CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3039, PAGE 3678, A DISTANCE OF 1319.21 FEET, TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3296, PAGE 4612; THENCE RUN S 89°09'58" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171, A DISTANCE OF 1320.26 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 92.75 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

THE DESCRIPTION SHOWN HEREON IS NEW.

BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29-43-27, AS BEARING N 01°19'47" W, PER FLORIDA GRID, WEST.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83/2011.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

THIS IS NOT A SURVEY!

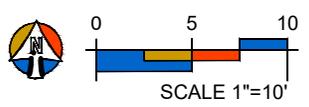
PREPARED BY:

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2022 ALL RIGHTS RESERVED I:\22110 Caloosa 80\Plans\SKETCH-DESCRIPTIONS\22110-RURAL FLU_SD.dwg <1-FLU-SD_14x8.5> - Nov 08 2022 09:53:06 am PLOTTED BY: tbailey

PROJECT:	CALOOSA 80 RURAL F.L.U. LEGAL
LOCATION:	SECTION 29 T-43-S, R-27-E LEE COUNTY, FLORIDA

CONSULTANT:	 ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL. CA NO. 6532 / FL. CERT. NO. LB6891 / LC26000330
	Fort Myers 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341
	Tallahassee 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341
	Destin 5597 Highway 98 Unit 201 Santa Rosa Beach, Florida 32459 Toll free: 866-337-7341

CLIENT:	CALOOSA 80 WHITCOMB
	 SCALE 1"=10'

PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	11-08-2022
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	1 OF 2
JOB/FILE NUMBER:	22110



PALM BEACH BOULEVARD (S.R. 80)
(RIGHT-OF-WAY WIDTH UNKNOWN)

N00°49'00"W
701.74'

O.R. 2879
PG. 3553

O.R. 2655
PG. 3059

O.R. 1440
PG. 1744

O.R. 2983
PG. 1220

O.R. 2246
PG. 2979

O.R. 2879
PG. 3553

O.R. 3906,
PG. 52

O.R. 3616,
PG. 2890

O.R. 3039,
PG. 3678

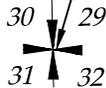
O.R. 3296,
PG. 4612

**DESCRIBED
PARCEL
92.75 ACRES**

N.W. CORNER OF
S.W. 1/4, SECTION 29
INSTR. #200700251171

P.O.B.
N.W. CORNER
PARCEL
INSTR. #200700251171
N:862015.98
E:771257.64

P.O.C.
S.W. CORNER
SECTION 29-43-27
N:860694.53
E:771288.31



S89°15'48"W 1320.51'

INSTR.
2007000138101

O.R. 3906,
PG. 52

O.R. 3616,
PG. 2890

O.R. 3039,
PG. 3678

ROAD RIGHT-OF-WAY EASEMENT
O.R. BOOK 3535, PG. 2081 &
INSTRUMENT NUMBER 200700282812

N.E. CORNER
N:863371.04
E:773868.38

CURVE TABLE

CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C1	17087.13	1° 40' 52"	501.33	501.31	S79° 16' 26"E
C2	17159.98	0° 06' 34"	32.74	32.74	S78° 15' 52"E

ABBREVIATIONS

- BRG = BEARING
- C1 = CURVE DESIGNATION
- C.A. = CENTRAL ANGLE
- CHD = CHORD
- INSTR. = INSTRUMENT
- L1 = LINE DESIGNATION
- LB = LICENSED BUSINESS
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY

PARCEL LINE TABLE

LINE #	BEARING	DISTANCE
L1	S81°55'10"E	259.80
L2	N0°50'15"W	509.82
L3	S82°03'50"E	129.52
L4	S0°54'50"E	266.04
L5	N89°15'34"E	734.80
L6	N0°51'50"W	150.82
L7	S81°52'00"E	500.41

PARCEL LINE TABLE

LINE #	BEARING	DISTANCE
L8	S8°06'20"W	250.12
L9	S81°52'20"E	249.92
L10	N8°09'20"E	250.10
L11	S81°56'50"E	73.56
L12	S78°26'40"E	183.55
L13	S1°13'02"E	764.34

PROJECT:
CALOOSA 80
RURAL F.L.U. LEGAL

LOCATION:
SECTION 29
T-43-S, R-27-E
LEE COUNTY, FLORIDA

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:
CALOOSA 80
WHITCOMB

0 250 500
SCALE 1"=500'

PROJECT MANAGER: TMR
DRAWING BY: TAB
JURISDICTION: LEE COUNTY
DATE: 11-08-2022
SHEET TITLE: SKETCH AND DESCRIPTION
SHEET NUMBER: 2 OF 2
JOB/FILE NUMBER: 22110

PROJECT:
BOUNDARY SURVEY

LOCATION:
SECTIONS 29 & 30
TOWNSHIP 43 S, RANGE 27 E
LEE COUNTY, FLORIDA

CLIENT:
**CALOOSA 80
WHITCOMB**

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL. CA. NO. 6532 / FL. CERT. NO. LB6881 / LC26000330

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Fort Myers, Florida 33901
(239) 337-3993
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Tallahassee **Destin**
113 South Monroe Street 5597 Highway 98
1st Floor Unit 201
Tallahassee, Florida 32301 Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341 Toll free: 866-337-7341

PREPARED BY:

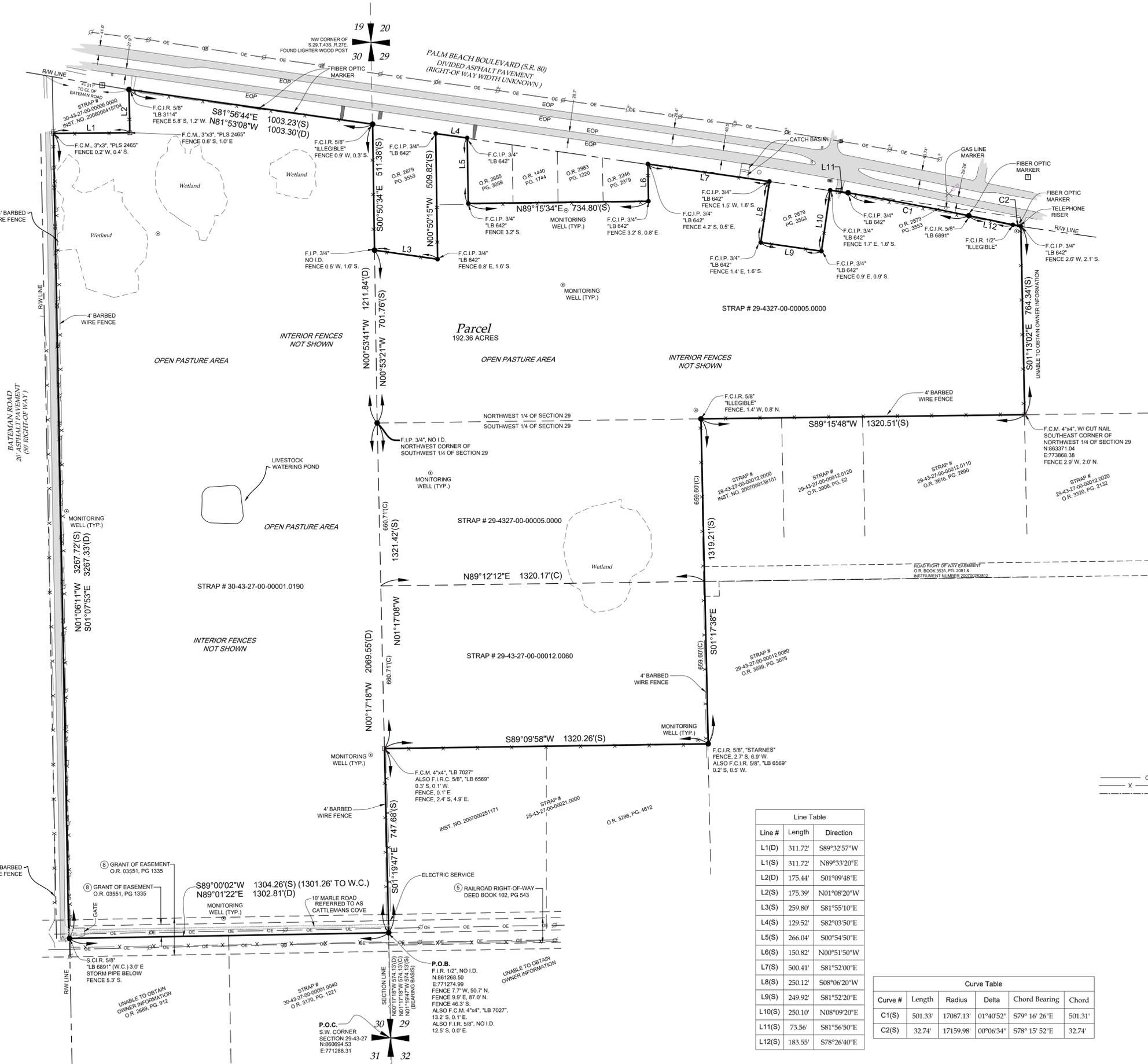
REVISIONS	DATE
REVISED PER TITLE	11-04-2022
REVISED PER TITLE	11-30-2022
PROJECT MANAGER:	TMR
DRAWING BY:	BH/TAB
JURISDICTION:	LEE COUNTY
DATE:	06-07-2022

SHEET TITLE:
BOUNDARY SURVEY

SHEET NUMBER:
2 OF 2

SCALE 1" = 200'

JOB/FILE NUMBER:
22110



- LEGEND**
- = FOUND CONCRETE MONUMENT (F.C.M.)
 - = FOUND CAPPED IRON ROD (F.C.I.R.)
 - = FOUND CAPPED IRON PIPE (F.C.I.P.)
 - = FOUND IRON PIPE (F.I.P.)
 - ⊕ = SIGN
 - ⊕ = LIGHT POLE
 - ⊕ = CATCH BASIN
 - ⊕ = UTILITY POLE
 - ⊕ = TELEPHONE RISER
 - R/W = RIGHT OF WAY
 - C = CENTERLINE
 - E.O.P. = EDGE OF PAVEMENT
 - X — = OVERHEAD UTILITY LINE
 - X — = FENCE
 - — — = CENTERLINE
 - TWP. = TOWNSHIP
 - RNG. = RANGE
 - O.R. = OFFICIAL RECORDS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - (D) = DEED
 - (S) = SURVEYED
 - (C) = CALCULATED
 - W.C. = WITNESS CORNER
 - ⊕ = MONITORING WELL
 - FN = FOUND BOUNDARY EVIDENCE
 - ORB = OFFICIAL RECORDS BOOK
 - C1 = CURVE ANNOTATION
 - L1 = LINE ANNOTATION
 - ▭ = CONCRETE
 - ▭ = ASPHALT

Line Table

Line #	Length	Direction
L1(D)	311.72'	S89°32'57"W
L1(S)	311.72'	N89°33'20"E
L2(D)	175.44'	S01°09'48"E
L2(S)	175.39'	N01°08'20"W
L3(S)	259.80'	S81°55'10"E
L4(S)	129.52'	S82°03'50"E
L5(S)	266.04'	S00°54'50"E
L6(S)	150.82'	N00°51'50"W
L7(S)	500.41'	S81°52'00"E
L8(S)	250.12'	S08°06'20"W
L9(S)	249.92'	S81°52'20"E
L10(S)	250.10'	N08°09'20"E
L11(S)	73.56'	S81°56'50"E
L12(S)	183.55'	S78°26'40"E

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1(S)	501.33'	17087.13'	01°40'52"	S79°16'26"E	501.31'
C2(S)	32.74'	17159.98'	00°06'34"	S78°15'52"E	32.74'

© COPYRIGHT MORRIS-DEPEW ASSOCIATES, INC. 2022 ALL RIGHTS RESERVED. 1:22110 Caloosa 80Plat22110-BND SURVEY Current Plans 22110-BND-R.dwg ->07030 Boundary Survey.dwg - Nov 30 2022, 11:18:10 am PLOTTED BY: tabary

3

Return to: (enclose self-addressed stamped envelope)
Name: Stacy H. Krumin, Esquire
Address: 201 N. Franklin St, Suite 2100
Tampa, FL 33602
This Instrument Prepared by: Don R. Livingstone, Esq.
Address: Don R. Livingstone, P.A.
7711 S. W. 62 Avenue, #101
South Miami, Fl. 33143
Property Appraisers Parcel Identification (Folio) Number(s):
29-43-27-00-00005.0000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 11th day of August, 2005, Between BONITA GLADE, L.C., A FLORIDA LIMITED LIABILITY COMPANY, of the County of Miami-Dade, State of FL., grantor*, and CALOOSA 80, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP whose post office address is 8891 Brighton Lane Suite 126, Bonita Springs, Florida 34135, Grantee*,

Witnesseth that said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

A tract of Land in Section 29, Township 43 South, Range 27 East, Lee County, Florida, being more particularly described as follows: SEE ATTACHED EXHIBIT "A"

SUBJECT TO: Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; public utility easements of record, restrictions, reservations, conditions, easements, dedications and limitations of record and taxes for the year 2005 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed sealed and delivered in our presence:

BONITA GLADE, L.C., A FLA. LTD. LIABILITY COMPANY

Melinda Osborne
Witness Signature
MELINDA OSBORNE

By: Roy F. Custer, Jr.
Grantor Signature
ROY F. CUSTER, JR., MANAGER

Printed name
Douglas J. Smith
Witness Signature
Douglas J. Smith
Printed Name

Printed name
6924 Willow Lane, Miami Lakes, FL. 33014
Post Office Address

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 11th day of August, 2005, by ROY F. CUSTER, JR., as Manager of BONITA GLADE, L.C., A FLORIDA LIMITED LIABILITY COMPANY who is personally known to me or who has produced a n/a as identification and did take an oath.

NOTARY PUBLIC:
Melinda Osborne
Print Name: **MELINDA OSBORNE**

My Commission Expires:

State of Florida at Large (Seal)

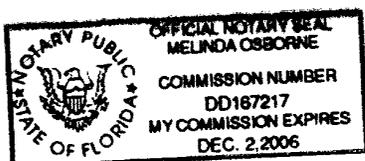


EXHIBIT "A"

THE NORTH ONE-HALF (N-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA,

AND

THE SOUTH ONE-HALF (S-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH BOULEVARD (STATE ROAD 80),

LESS THE FOLLOWING SEVEN (7) PARCELS:

THREE (3) PARCELS DESCRIBED IN STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2879, AT PAGES 3553 THROUGH 3558, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 1:

THAT PORTION OF THE NORTHWEST (1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA;

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 29, NORTH 00°53'13" WEST, 1,211.99 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 80 (PALM BEACH BOULEVARD [PER SECTION 1202-108]) FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE SOUTH 81°52'20" EAST, 260.00 FEET; THENCE SOUTH 00°53'13" EAST, 510.00 FEET; THENCE NORTH 81°52'20" WEST, 260 FEET TO SAID WEST BOUNDARY OF SECTION 29; THENCE ALONG SAID WEST BOUNDARY NORTH 00°53'13" WEST, 510.00 FEET TO THE POINT OF BEGINNING,

PARCEL 2:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA;

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4, NORTH 01°11'04" WEST, 876.48 FEET TO THE SURVEY BASE LINE OF STATE ROAD 80 (PALM BEACH BOULEVARD); THENCE ALONG SAID SURVEY BASE LINE NORTH 81°52'20" WEST, 1,022.32 FEET; THENCE SOUTH 08°07'40" WEST, 75 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 80 (PER SECTION 1202-108) FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE SOUTH 81°52'20" EAST, 250.00 FEET; THENCE SOUTH 08°07'40" WEST, 250.00 FEET; THENCE NORTH 81°52'20" WEST, 250.00 FEET; THENCE NORTH 08°07'40" EAST, 250.00 FEET TO THE POINT OF BEGINNING,

EXHIBIT "A" CONTINUED

PARCEL 3:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA,

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4, NORTH $01^{\circ}11'04''$ WEST, 800.48 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 80 (PALM BEACH BOULEVARD [PER SECTION 1202-108]) FOR A POINT OF BEGINNING; THENCE ALONG SAID EAST LINE SOUTH $01^{\circ}11'04''$ EAST, 36.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 17,159.98 FEET, A CENTRAL ANGLE OF $00^{\circ}06'33.9''$, AN ARC LENGTH OF 32.77 FEET, THE CHORD FOR WHICH BEARS NORTH $78^{\circ}29'32''$ WEST TO THE END OF SAID CURVE; THENCE NORTH $78^{\circ}26'15''$ WEST, 183.47 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 17,087.13 FEET, A CENTRAL ANGLE OF $01^{\circ}40'53.3''$, AN ARC LENGTH OF 501.46 FEET, THE CHORD FOR WHICH BEARS NORTH $79^{\circ}16'41''$ WEST TO SAID SOUTHERLY EXISTING RIGHT OF WAY LINE AND THE END OF SAID CURVE; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE SOUTH $81^{\circ}52'20''$ EAST, 710.95 FEET TO THE POINT OF BEGINNING,

PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2655, AT PAGES 3059 THROUGH 3060, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 4:

BEGINNING AT A POINT 385 FEET EAST AND 1150.17 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80; THENCE SOUTH 260.17 FEET; THENCE EAST 100 FEET; THENCE NORTH 243.73 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80; THENCE WESTERLY 101.34 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80 TO THE POINT OF BEGINNING.

EXHIBIT "A" CONTINUED

PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1440, AT PAGES 1744 THROUGH 1745, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 5:

A TRACT OF PARCEL OF LAND LYING IN THE S.W. 1/2 OF THE N.W. 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL IS FURTHER DESCRIBED AS:

COMMENCE AT THE N.W. CORNER OF THE S. 1/2 OF THE N. 1/2 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SEC. 29; THENCE RUN S. 89°59'08" E., ALONG THE NORTH LINE OF SAID FRACTION, FOR 496.50 FEET TO THE P.O.B. OF THE PARCEL HEREIN DESCRIBED: FROM SAID P.O.B. RUN S. 00°08'42" E., PARALLEL TO THE WEST LINE OF SAID SEC. 29, FOR 100.00 FEET; THENCE RUN S 89°59'08" E., PARALLEL TO THE NORTH LINE OF SAID FRACTION, FOR 310.00 FEET; THENCE RUN N. 00°08'42" W., FOR 100.00 FEET TO A POINT ON SAID NORTH LINE OF FRACTION; THENCE CONTINUE N. 00°08'42" W., FOR 100.22 FEET, MORE OR LESS, TO A POINT ON THE S'LY R/W LINE OF S.R. #80, "PALM BEACH BLVD."; THENCE RUN N. 81°08'00" W., ALONG SAID R/W LINE, FOR 313.88 FEET, MORE OR LESS TO A POINT WHICH LIES N. 00°08'42" W., FROM P.O.B.: THENCE RUN S. 00°08'42" E., FOR 148.52 FEET TO THE P.O.B.

PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2983, AT PAGE 1220 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 6:

THE EAST 500 FEET OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LYING SOUTH OF STATE ROAD NO. 80, EXCEPTING THERE FROM THE EASTERLY 390 FEET THEREOF.

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, THENCE RUN EAST 820 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 100 FEET; THENCE EAST 100 FEET; THENCE NORTH 100 FEET; THENCE WEST 110 FEET TO THE POINT OF BEGINNING.

PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2246, AT PAGE 2979 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 7:

FROM NW CORNER S 1/2 OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4, THENCE EAST 930 FEET TO POB THENCE S 100 FEET, THENCE EAST 190 FEET; NORTH TO S R/W LINE STATE ROAD 80 NORTHWESTERLY ALONG S.R. R/W TO A POINT NORTH OF POB, THENCE SOUTH TO POB, BEING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST.

2

This Document Prepared By and Return to:
Jayne M. Skindzier, Esq.
Cummings & Lockwood LLC
3001 Tamiami Trail North
Naples, FL 34103

Parcel ID Number: 29-43-27-00-00012.0060

Warranty Deed

This Indenture, Made this **16TH** day of **August**, 2007 A.D., **Between**
Morgan Halle

of the County of **Lee**, State of **Florida**, **grantor**, and
Caloosa 80 LLP, a Florida limited liability partnership

whose address is: **3461 Bonita Bay Boulevard #101, Bonita Springs, FL 34134**

of the County of **Lee**, State of **Florida**, **grantee**.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Lee** State of **Florida** to wit:

The following described parcel lying in Section 29, Township 43 South, Range 27 East, Lee County, Florida, described as follows: The South 1/2 of the Northwest 1/4 of the Southwest 1/4, together with a non-exclusive easement for road right of way purposes over and across the following described property: the West 60 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4, lying South of SR-80; and the West 60 feet of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 and the South 60 feet of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 and the South 60 feet of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 and the South 60 feet of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 and North 60 feet of the West 60 feet of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4, Lee County, Florida.

Subject to (i) comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; (ii) restrictions and matters appearing on the plat or otherwise common to the subdivision; (iii) outstanding oil, gas and mineral interest of record, without right of entry; (iv) unplatted public utility easements of record; and (v) real property taxes for the year of closing and subsequent years.

The subject property is vacant land and not the homestead of the Grantor who resides as listed herein.

Warranty Deed - Page 2

Parcel ID Number: 29-43-27-00-00012.0060

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

Signed, sealed and delivered in our presence:

Darla Jol. Angelo
Printed Name: Darla Jol. Angelo
Witness

Morgan Halle (Seal)
Printed Name: Morgan Halle
P.O. Address: 208 NW 5th Terrace, Cape Coral, FL 33993

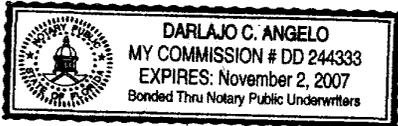
Jean A Cea
Printed Name: Jean A Cea
Witness

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 16TH day of August, 2007 by Morgan Halle

he is personally known to me or he has produced his FLDL as identification.

Darla Jol. Angelo
Printed Name: _____
Notary Public
My Commission Expires: _____



4

Return to: (enclose self-addressed stamped envelope)
Name: Stacy H. Krumin, Esquire
201 North Franklin St, Suite 2100
Address: Tampa, Florida 33602
This Instrument Prepared by: Don R. Livingstone, Esq.
Address: Don R. Livingstone, P.A.
7711 S. W. 62 Avenue, #101
South Miami, Fl. 33143
Property Appraisers Parcel Identification (Folio) Number(s):

30-43-27-00-00001.0190

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 11th day of August, 2005, Between ROY F. CUSTER and PEGGY M. CUSTER, HUSBAND AND WIFE of the County of Miami-Dade, State of FL., grantor*, and CALOOSA 80, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP whose post office address is 8891 Brighton Lane Suite 126, Bonita Springs, Florida 34135 Grantee*,

Witnesseth that said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

A tract of Land in the East half of Section 30, Township 43 South, Range 27 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of Section 30, Township 43 South, Range 27 East, Lee County, Florida; thence North 00 degrees 17 minutes and 18 seconds West along the East section line of said Section 30, a distance of 574.13 feet to the centerline of the Florida Power and Light Easement and the point of beginning of a tract of land herein described; thence run North 00 degrees 17 minutes 18 seconds West along the East section line of said Section 30 a distance of 2,069.55 feet to the North line of the Southeast Quarter of said Section 30; thence North 00 degrees 53 minutes 41 seconds West along the East Section line of said Section 30, a distance of 1,211.84 feet, to the Southerly right of way line of State Road 80; thence North 81 degrees 53 minutes 8 seconds West, along Southerly right of way line of State Road 80, a distance of 1,003.30 feet; thence South 1 degree 9 minutes 48 seconds East, a distance of 175.44 feet; thence South 89 degrees 32 minutes 57 seconds West, a distance of 312.00 feet, to the Easterly R/W of Bateman Road, (50 foot wide) as described in County Commissioner's Minute Book 5, at Page 592, of the Public Records of Lee County, Florida; thence South 1 degree 7 minutes 53 seconds East (South 1 degree 8 minutes 50 seconds East on Johnson Engineering Survey, dated June 9, 1994), along the centerline of Bateman Road, a distance of 3267.33 feet, to the centerline of a 150 foot Florida Power and Light Electrical Easement; thence North 89 degrees 1 minute 22 seconds East, along the centerline of aforesaid electrical easement, a distance of 1,302.81 feet, to the East section line of said Section 30, and the point of beginning. Less and Except any road right-of-way.

SUBJECT TO: Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; public utility easements of record, restrictions, reservations, conditions, easements, dedications and limitations of record and taxes for the year 2005 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed sealed and delivered in our presence:

Melinda Osborne
Witness Signature

MELINDA OSBORNE
Printed name

Douglas J. Smith
Witness Signature

Douglas J. Smith
Printed Name

Melinda Osborne
Witness Signature

MELINDA OSBORNE
Printed name

Douglas J. Smith
Witness Signature

Douglas J. Smith
Printed Name

Roy F. Custer
Grantor Signature

ROY F. CUSTER
Printed name

6924 Willow Lane, Miami Lakes, Fl. 33014
Post Office Address

Peggy M. Custer
Grantor Signature

PEGGY M. CUSTER
Printed name

6924 Willow Lane, Miami Lakes, Fl. 33014
Post Office Address

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

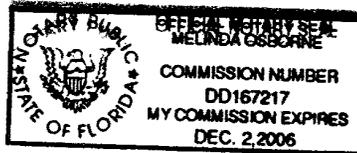
The foregoing instrument was acknowledged before me this 11th day of August, 2005, by ROY F. CUSTER and PEGGY M. CUSTER, HUSBAND AND WIFE, who are personally known to me or who have produced a n/a as identification and did take an oath.

NOTARY PUBLIC:


Print Name: MELINDA OSBORNE

My Commission Expires:

State of Florida at Large (Seal)



Document Path: L:\22001218 Caloosa 80\04 BASE INFORMATION\02 GIS\MXD\Caloosa 80 Aerial Map.mxd



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10401 Highland Manor Dr.
 Suite 220
 Tampa, FL 33610
 Tel: 813.443.8282
 www.rviplanning.com

CALOOSA 80 • AERIAL MAP

- 📍 Lee County, FL
- 📅 Date: 4/1/2022
- # 22001218
- 👤 Caloosa 80 LLP

Subject Boundary



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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, Alfred Hoffman Jr. (name), as Registered Agent (owner/title) of Caloosa 80 LLP (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.

Alfred Hoffman Jr.
Signature

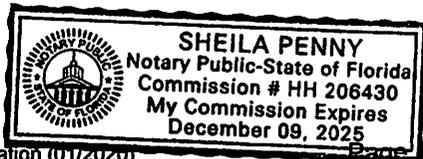
5/26/22
Date

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

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 26th day of May, 2022, by Alfred Hoffman Jr. (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.

STAMP/SEAL



Sheila Penny
Signature of Notary Public

CALOOSA 80

ENVIRONMENTAL ASSESSMENT & CURSORY SPECIES SURVEY REPORT

Lee County STRAP #'s: 29-43-27-00-00005.0000; 29-43-27-00-00012.0060; 30-43-27-00-00001.0190

August 2022

Prepared For:

Caloosa 80, LLP. - Stan Whitcomb
c/o: RVi Planning & Landscape Architecture
Rhea Lopes – Project Manager
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135
Phone: 239-850-8525
Email: rlopes@rviplanning.com

Prepared By:



BearPaws Environmental Consulting
1599 Covington Circle East
Phone: (239) 340-0678
Email: BearPaws.Env.Consulting@GMail.com

Introduction

An environmental assessment and cursory species survey was conducted on the Caloosa 80 property on August 9, 2022. The 191.06± acre site is located in Sections 29 & 30, Township 43S, and Range 27E, of Lee County, Florida. More specifically, the site is located immediately south of SR 80 (Palm Beach Boulevard), east of Bateman Road, and west of Goggin Road, in Fort Myers, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

A cursory species survey was also provided to inspect the property for any and all potential listed species that could inhabit the site. Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*), as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any Audubon's crested caracara (*Caracara plancus audubonii*) or bald eagle (*Haliaeetus leucocephalus*) nests. An updated survey covering the entire property, including preserve areas, will be provided prior to any on-site development.

The project's surrounding land uses are a mixture of residential homes, undeveloped vacant land, and forested land. The surveys were conducted throughout the day; the temperatures were in the mid-upper 80's, with light breezes, and mostly cloudy skies.

Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically, from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Methodology

The species survey was conducted utilizing combined methodologies from Lee County's Land Development Code (LDC, Chapter 10, Article III, Division 8 - Protection of Habitat) and also encompassed the Lee County Endangered Species Ordinance No. 89-34. Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum updated coverage requirement. Following the Lee County Endangered Species Ordinance No. 89-34, the specific methodology included pedestrian surveys of parallel transects. The survey was conducted according to the previously approved Lee County methodology, submitted by Kevin L. Erwin Consulting Ecologist, Inc.

These methods are comprised of a several step process. The vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for protected plants and animals; signs or sightings of these species are then recorded.

Existing Site Conditions

Boundary – The project boundary was obtained from the Lee County parcel data and is assumed to be approximately 191.06± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Myakka fine sand (NRCS #11; non-hydric), Boca fine sand (NRCS #13; non-hydric), Immokalee sand (NRCS #28; hydric), Oldsmar sand (NRCS #33; non-hydric), Wabasso sand (NRCS #35; non-hydric), Myakka fine sand, depressional (NRCS #53; hydric), and Boca fine sand, slough (NRCS #74; hydric), soils. Myakka fine sand, Boca fine sand, Immokalee sand, Oldsmar sand, and Wabasso sand soils are considered non-hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We identified approximately 8.68± acres of wetlands and 1.62± acres of “other surface water” communities on-site during the initial site assessment.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

Uplands

The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

FLUCFCS 211 Improved Pastures – 67.05 ± Acres

This upland habitat type occupies approximately 67.05± acres. The canopy and sub-canopy is mostly open with widely scattered slash pine (*Pinus elliotti*), and live oak (*Quercus virginiana*). Young specimens of these tree species are also found widely scattered in the mid-story and groundcover. Other common mid-story species include Brazilian pepper (*Schinus terebinthifolius*), and cabbage palm (*Sabal palmetto*). The groundcover is dominated by bahia grass (*Paspalum notatum*), with musky mint (*Hyptis alata*), spadeleaf (*Centella asiatica*), cesar weed (*Urena lobata*), tickseed (*Coreopsis floridana*), rosy camphorweed (*Pluchea rosea*), and dollarweed (*Hydrocotyle umbellata*), with various other opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), and peppervine (*Ampelopsis arborea*). This community should be considered uplands by regulatory agencies.

FLUCFCS 213 Woodland Pasture – 42.65± Acres

This upland habitat type occupies the approximately 42.65± acres of the property. Canopy is mostly open with widely scattered live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), and slash pine (*Pinus elliottii*). The sub-canopy includes cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), and Brazilian pepper (*Schinus terebinthifolius*). Ground cover is dominated by bahia grass (*Paspalum notatum*) with scattered saw palmetto (*Serenoa repens*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus sp.*), false buttonweed (*Spermacoce verticillata*), three-awn grass (*Aristida purpurea*), and flattop goldenrod (*Euthamia caroliniana*), with various other opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

FLUCFCS 321 Palmetto Prairie – 3.66± Acres

This upland habitat type occupies approximately 3.66± acres of the property. The canopy contains scattered slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), and cabbage palm (*Sabal palmetto*). The sub-canopy consists of Brazilian pepper (*Schinus terebinthifolius*), beauty-berry (*Callicarpa americana*), winged sumac (*Rhus copallinum*), and saw palmetto (*Serenoa repens*). The ground cover is dominated by saw palmetto (*Serenoa repens*), with various other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia*) and greenbriar (*Smilax sp.*). This community would be considered uplands by regulatory agencies.

FLUCFCS 411 Pine Flatwoods – 66.52± Acres

This upland community type occupies approximately 66.52± acres of the property. The canopy vegetation is dominated by slash pine (*Pinus ellotti*), with scattered live oak (*Quercus virginiana*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy includes cabbage palm (*Sabal palmetto*), rusty lyonia (*Lyonia ferruginea*), tar flower (*Bejaria racemosa*), wax myrtle (*Myrica cerifera*), and buckthorn (*Rhamnus caroliniana*). Ground cover is dominated by saw palmetto (*Serenoa repens*), with bahia grass (*Paspalum notatum*), blue maidencane (*Amphicarpum muhlenbergianum*), cogon grass (*Imperata cylindrica*), beautyberry (*Callicarpa americana*), beakrush (*Rhynchospora spp.*), goldentop (*Euthamia graminifolia*), pennyroyal (*Piloblephis rigida*), chalky bluestem (*Andropogon capillipes*), white paw paw (*Asimina triloba*), paspalum (*Paspalum spp.*), panicum (*Panicum spp.*), gopher apple (*Ucania michauxit*), dog fennel (*Eupatorium capifolium*), ragweed (*Ambrosia artemisifolia*), bracken fern (*Pteridium aquilinum*), wiregrass (*Aristida stricta*), and broomsedge (*Andropogon glomeratus*), with various other opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax spp.*), grapevine (*Vitis rotundifolia*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by regulatory agencies.

FLUCFCS 420 Mixed Upland Hardwoods – 0.88± Acres

This upland community type occupies approximately 0.88± acres of the property. The canopy is dominated by live oak (*Quercus virginiana*), with slash pine (*Pinus elliottii*), java plum (*Syzygium cumim*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), wild coffee (*Psychotria nervosa*), cocoplum (*Chrysobalanus icaco*), and beauty-berry (*Callicarpa americana*). The groundcover contained Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), cogon grass (*Imperata cylindrica*), caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), sandspur (*Cenchrus echinatus*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include air potato (*Dioscorea bulbifera*), greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

Wetlands

The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydrophytic vegetation, hydric soils, and wetland hydrology.

FLUCFCS 211H Hydric Improved Pasture – 4.03± Acres

This wetland area occupies approximately 4.03± acres of the property. The canopy is mostly open. The sub-canopy is also mostly open with widely scattered cabbage palm (*Sabal palmetto*), Carolina willow (*Salix caroliniana*), primrose willow (*Ludwigia peruviana*), saltbush (*Baccharis halimifolia*), wax myrtle (*Myrica cerifera*), and Brazilian pepper (*Schinus terebinthifolius*). The ground cover includes torpedo grass (*Panicum repens*), swamp fern (*Blechnum serrulatum*), yellow-eyed grass (*Xyris floridana*), pickerel weed (*Pontederia cordata*), arrowhead (*Sagittaria latifolia*), rosy camphorweed (*Pluchea rosea*), sand cordgrass (*Spartina sp.*), dog fennel (*Eupatorium capillifolium*), mermaid-weed (*Proserpinaca palustris*), tickseed (*Coreopsis floridana*), asiatic pennywort (*Centella asiatica*), dollar weed (*Hydrocotyle umbellata*), frog fruit (*Phyla nodiflora*), maidencane (*Panicum hemitomon*), mock bishop's weed (*Ptilimnium capillaceum*), and white-top sedge (*Rhynchospora colorata*), with other various grasses and sedges. This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 618 Willow & Wax Myrtle – 2.02± Acres

This wetland community type occupies approximately 2.02± acres of the property. The canopy is dominated by Carolina willow (*Salix caroliniana*), with melaleuca (*Melaleuca quinquenervia*), and scattered bald cypress (*Taxodium distichum*). The sub-canopy contains wax myrtle (*Myrica cerifera*), and buttonbush (*Cephalanthus occidentalis*), with Brazilian pepper (*Schinus terebinthifolius*) along the perimeter of the wetland. The ground cover vegetation includes swamp fern (*Blechnum serrulatum*), yellow-eyed grass (*Xyris floridana*), rosy camphorweed (*Pluchea rosea*), dollar weed (*Hydrocotyle umbellata*), little blue maidencane (*Amphicarpum muhlenbergianum*), frog fruit (*Phyla nodiflora*), false buttonweed (*Spermacoce verticillata*), mock bishop's weed (*Ptilimnium capillaceum*), smart weed (*Polygonum hydropiperoides*), pickerel weed (*Pontederia cordata*), arrowhead (*Sagittaria latifolia*), fire flag (*Thalia geniculata*), and white-top sedge (*Rhynchospora colorata*), with various other grasses and sedges. This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 641 Freshwater Marsh – 2.63± Acres

This wetland area occupies approximately 2.63± acres of the property. The canopy is mostly open with scattered Carolina willow (*Salix caroliniana*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains primrose willow (*Ludwigia peruviana*), with saltbush (*Baccharis halimifolia*), wax myrtle (*Myrica cerifera*), and Brazilian pepper (*Schinus terebinthifolius*) along the edges. The ground cover includes torpedo grass (*Panicum repens*), swamp fern (*Blechnum serrulatum*), fire flag (*Thalia geniculata*), yellow-eyed grass (*Xyris floridana*), cat-tail (*Typha latifolia*), rosy camphorweed (*Pluchea rosea*), sand cordgrass (*Spartina sp.*), dog fennel (*Eupatorium capillifolium*), mermaid-weed (*Proserpinaca palustris*), asiatic pennywort (*Centella asiatica*), dollar weed (*Hydrocotyle umbellata*), frog fruit (*Phyla nodiflora*), maidencane (*Panicum hemitomon*), mock bishop’s weed (*Ptilimnium capillaceum*), and white-top sedge (*Rhynchospora colorata*), with other various grasses and sedges. This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

Other Surface Waters (OSW)

The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

FLUCFCS 500 Cow Pond – 0.56± Acres

This “other surface water” (OSW) communities occupy approximately 0.56± acres of the property. The canopy and sub-canopy is open. The groundcover contains duckweed (*Lemna minor*), dotted smartweed (*Polygonum punctatum*), mermaid weed (*Proserpinaca palustris*), water hyssop (*Bacopa monnieri*), dollarweed (*Hydrocotyle umbellata*), and torpedo grass (*Panicum repens*). This community would be considered “other surface waters” by the regulatory agencies.

FLUCFCS 510 Ditch/Swale – 1.06± Acres

This habitat type occupies approximately 1.06± acres of the property. The canopy and sub-canopy is open with widely scattered Carolina willow (*Salix caroliniana*) and Brazilian pepper (*Schinus terebinthifolius*) with saltbush (*Baccharis halimifolia*), and wax myrtle (*Myrica cerifera*). along the edges. The ground cover contains scattered cattail (*Typha latifolia*), maidencane (*Panicum hemitomon*), spikerush (*Eleocharis spp.*), dotted smartweed (*Polygonum punctatum*), torpedo grass (*Panicum repens*), water hyssop (*Bacopa monnieri*), and asiatic pennywort (*Centella asiatica*). This community would be considered other surface waters by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
211	Improved Pasture	Upland	67.05± Ac.
211H	Hydric Improved Pasture	Wetland	4.03± Ac.
213	Woodland Pasture	Upland	42.65± Ac.
321	Palmetto Prairie	Upland	3.66± Ac.
411	Pine Flatwoods	Upland	66.52± Ac.
420	Mixed Upland Hardwoods	Upland	0.88± Ac.
500	Cow Pond	OSW	0.56± Ac.
510	Ditch/Swale	OSW	1.06± Ac.
618	Willow & Wax Myrtle Wetland	Wetland	2.02± Ac.
641	Freshwater Marsh	Wetland	2.63± Ac.
Total			191.06± Ac.

Species Survey Results

There have been numerous prior environmental assessments and species surveys conducted on-site; the most recent survey was conducted August 2022. During the most recent cursory species survey, there were no nest-like structures or tree cavities were noted. There were no tortoise burrows were identified during the initial survey; however, there was plenty of sufficient habitat. An updated overall species survey within the proposed development portion of the site will be required prior to development.

There were several non-listed species identified while conducting the protected species survey, among those were several mourning doves, pine warblers, Eastern cottontail rabbits, grey squirrels, and a black racer. The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table below.

Mitigation Discussion

Generally, the ACOE and/or DEP does not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP considers if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

- 1) Avoidance (i.e. can these wetland impacts be completely avoided)
- 2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
- 3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site.

Summary

In general, this site does not contain much native, undisturbed community types in which protected species would typically inhabit. Due to the disturbed nature of the site, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for protected species. Community locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreage is approximate. Before any detailed site planning, it is recommended that the wetland lines are flagged, surveyed by professional land surveyor, and approved by the regulatory agencies.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The determination of ecological system classifications, functions, values, and boundaries, is an inexact science, and different individuals and agencies may reach different conclusions; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

Table 3: Listed Species by Habitat with Current Status

FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Observed	USDA	FDA&CS	FWS	FWC
211	Improved Pasture	Florida Sandhill crane	<i>Grus canadensis pratensis</i>	--	--	--	--	T
213	Woodland Pasture	Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	--	--	--	T
321	Palmetto Prairie	Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	--	--	--	T	T
		Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	--	E	E	E	--
		Curtis milkweed	<i>Asclepias curtissii</i>	--	--	E	--	--
		Fakahatchee burmannia	<i>Burmannia flava</i>	--	--	E		
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	--	--	T	T
		Gopher frog	<i>Rana areolata</i>	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	T	T
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Florida coontie	<i>Zamia floridana</i>	--	--	C	--	--
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	--	--	--	T
		Southeastern American kestrel	<i>Falco sparverius paulus</i>	--	--	--	--	T
411	Pine Flatwoods	Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	--	E	E	E	--
		Big cypress fox squirrel	<i>Sciurus niger avicennia</i>	--	--	--	--	SSC
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	--	--	T	T
		Fakahatchee burmannia	<i>Burmannia flava</i>	--	--	E	--	--
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Florida coontie	<i>Zamia floridana</i>	--	--	C	--	--
		Gopher frog	<i>Rana areolata</i>	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	T	T
		Red-cockaded woodpecker	<i>Picoides borealis</i>	--	--	--	E	SSC
		Satinleaf	<i>Chrysophyllum olivaeforme</i>	--	--	T	--	--
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	--	--	--	--	T		
420	Mixed Upland Hardwoods	Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	--	--	--	T	T
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	--	--	T	T
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Hand adder's tongue fern	<i>Ophioglossum palmatum</i>	--	--	E	--	--
		Simpson's stopper	<i>Myrcianthes fragrans var. simpsonii</i>	--	--	T	--	--
		Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	T	T
500	Other Surface Water	American alligator	<i>Alligator mississippiensis</i>	--	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	--	--	--	--	T
		Limpkin	<i>Aramus guarauna</i>	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaia ajaja</i>	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

Table 3 Cont'd: Listed Species by Habitat with Current Status

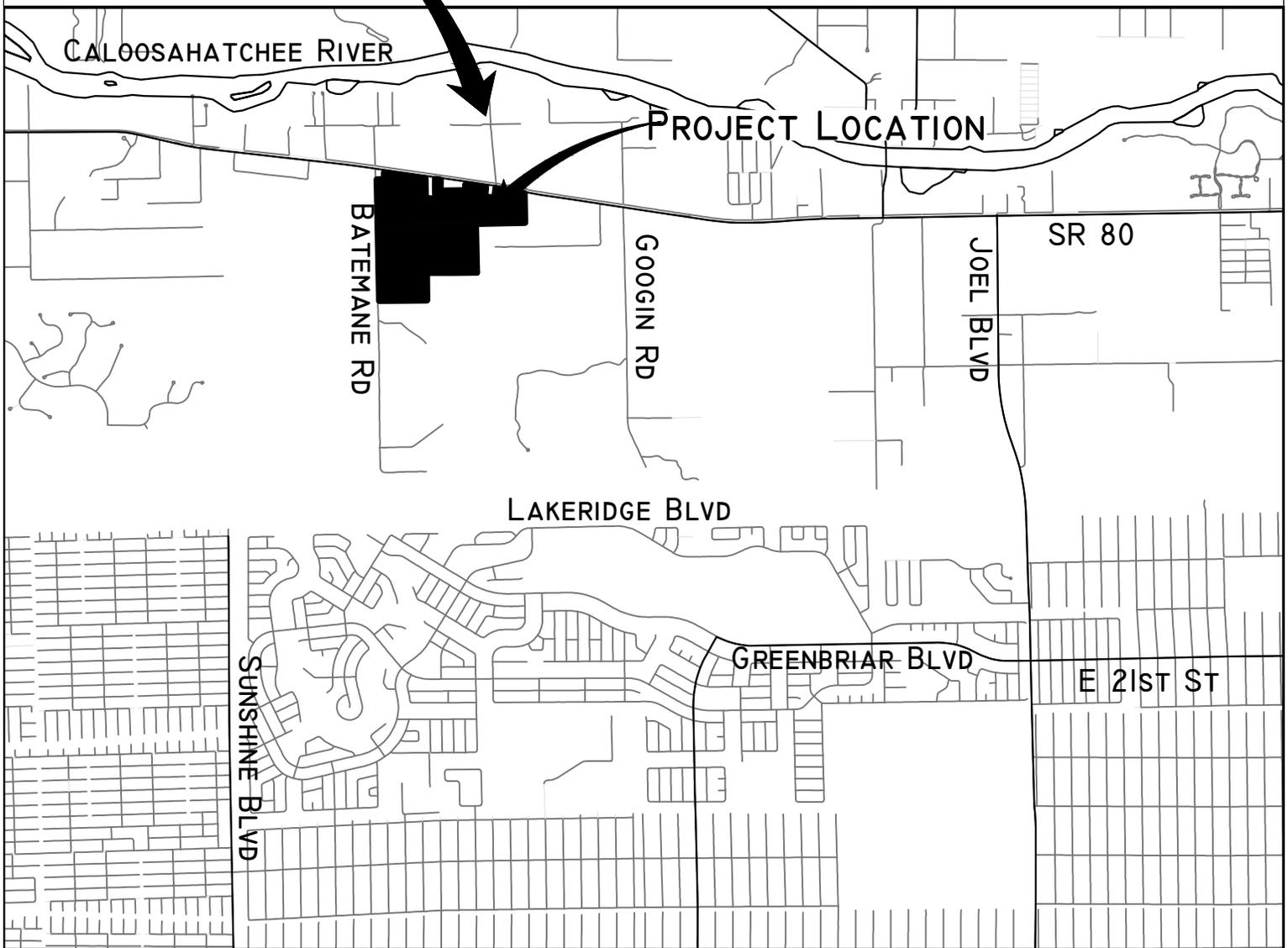
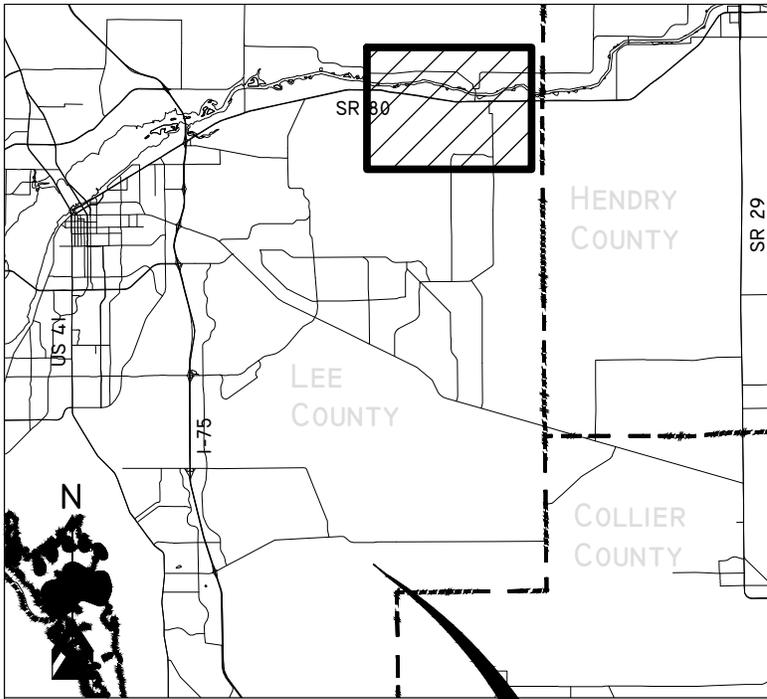
618	Wax Myrtle & Willow	Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Limpkin	<i>Aramus guarauna</i>	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
641	Freshwater Marsh	Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC
		American alligator	<i>Alligator mississippiensis</i>	--	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	--	--	--	--	T
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	--	--	--	T
		Limpkin	<i>Aramus guarauna</i>	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Snail kite	<i>Rostrhamus sociabilis</i>	--	--	--	E	E
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC		

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

EXHIBIT A

Project Location Map



DRAWN BY:	DATE:	CATEGORY
BWS	8/13/22	LOCATION
JOB NUMBER		SCALE:
S/T/R		NTS
		COUNTY
29-30/43S/27E		LEE

Caloosa 80

Location Map

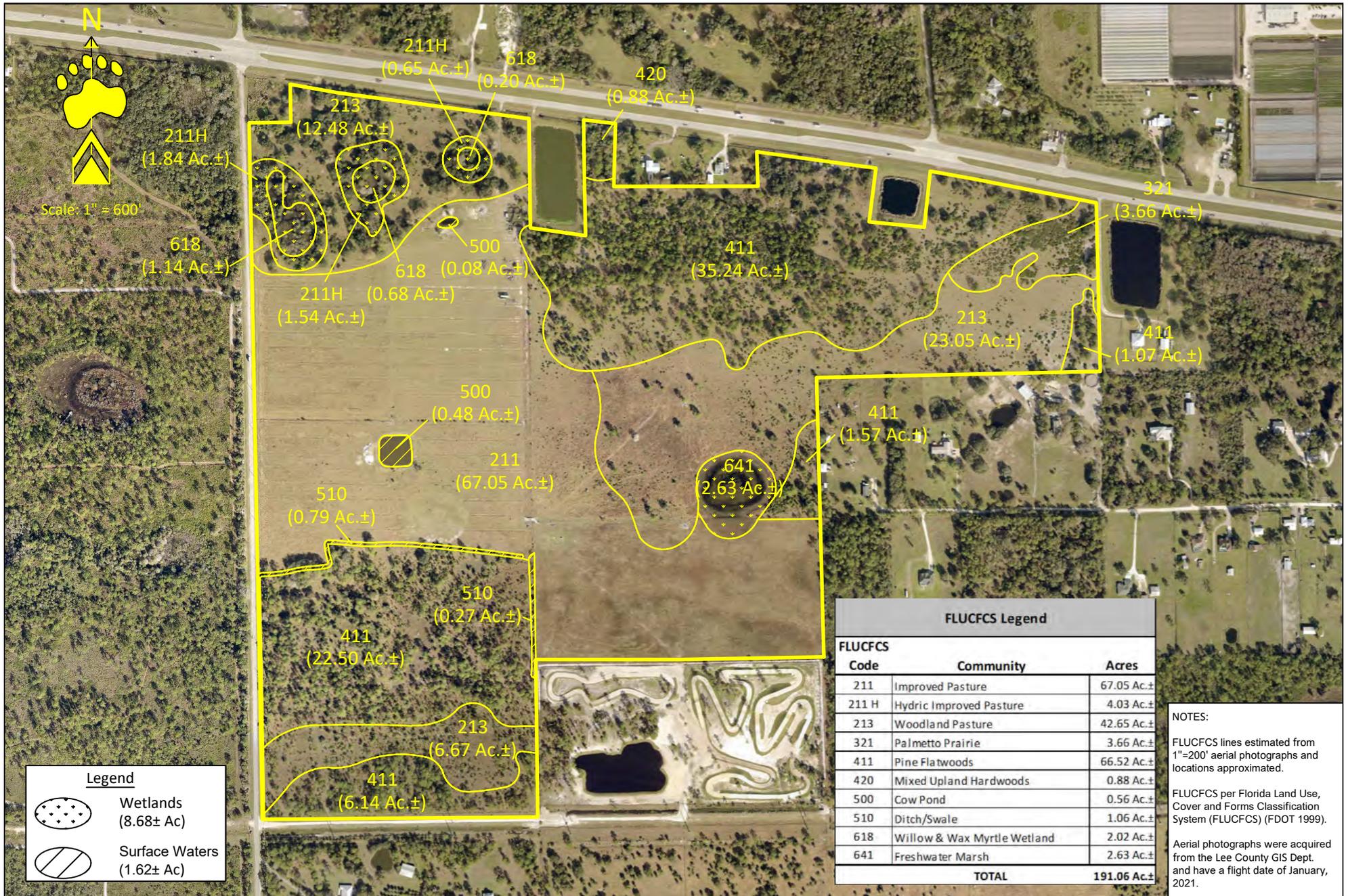
1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919
(239) 340-0678 BEARPAWS.ENV.CONSULTING@GMAIL.COM

PAGE

EXHIBIT

EXHIBIT B

FLUCFCS Map with Aerial



Legend	
	Wetlands (8.68± Ac)
	Surface Waters (1.62± Ac)

FLUCFCS Legend		
FLUCFCS Code	Community	Acres
211	Improved Pasture	67.05 Ac.±
211 H	Hydric Improved Pasture	4.03 Ac.±
213	Woodland Pasture	42.65 Ac.±
321	Palmetto Prairie	3.66 Ac.±
411	Pine Flatwoods	66.52 Ac.±
420	Mixed Upland Hardwoods	0.88 Ac.±
500	Cow Pond	0.56 Ac.±
510	Ditch/Swale	1.06 Ac.±
618	Willow & Wax Myrtle Wetland	2.02 Ac.±
641	Freshwater Marsh	2.63 Ac.±
TOTAL		191.06 Ac.±

NOTES:
 FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.
 FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).
 Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2021.

Revisions	Date:	Drawn By:	Date:
		BWS	8/13/22
		Job Number	
		S/T/R	
		29-30/43S/27E	

Caloosa 80
Aerial FLUCFCS Map

Category	FLUCFCS
Scale:	1" = 600'
County	Lee

1599 Covington Circle East, Fort Myers, FL 33919
 (239) 340-0678 bearpaws.env.consulting@gmail.com

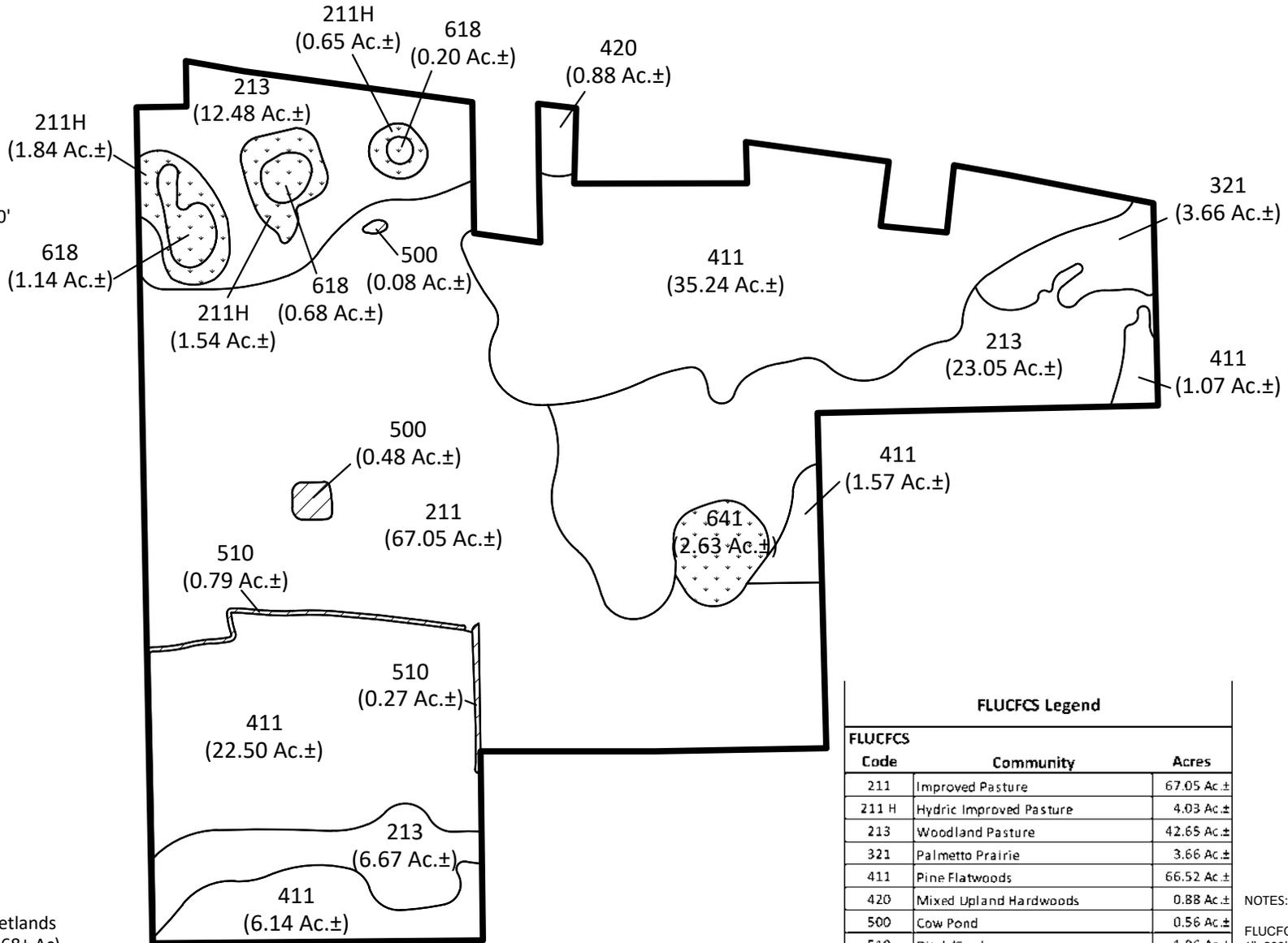
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Exhibit	-

EXHIBIT C

FLUCFCS Map



Scale: 1" = 600'



Legend

-  Wetlands (8.68± Ac)
-  Surface Waters (1.62± Ac)

FLUCFCS Legend

FLUCFCS		
Code	Community	Acres
211	Improved Pasture	67.05 Ac.±
211 H	Hydric Improved Pasture	4.03 Ac.±
213	Woodland Pasture	42.65 Ac.±
321	Palmetto Prairie	3.66 Ac.±
411	Pine Flatwoods	66.52 Ac.±
420	Mixed Upland Hardwoods	0.88 Ac.±
500	Cow Pond	0.56 Ac.±
510	Ditch/Swale	1.06 Ac.±
618	Willow & Wax Myrtle Wetland	2.02 Ac.±
641	Freshwater Marsh	2.63 Ac.±
TOTAL		191.06 Ac.±

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date:	Drawn By:	Date:
		BWS	8/13/22
		Job Number	
		S/T/R	
		29-30/43S/27E	

Drawn By:	Date:
BWS	8/13/22
Job Number	
S/T/R	
29-30/43S/27E	

Caloosa 80
FLUCFCS Map

Category	FLUCFCS
Scale:	1" = 600'
County	Lee



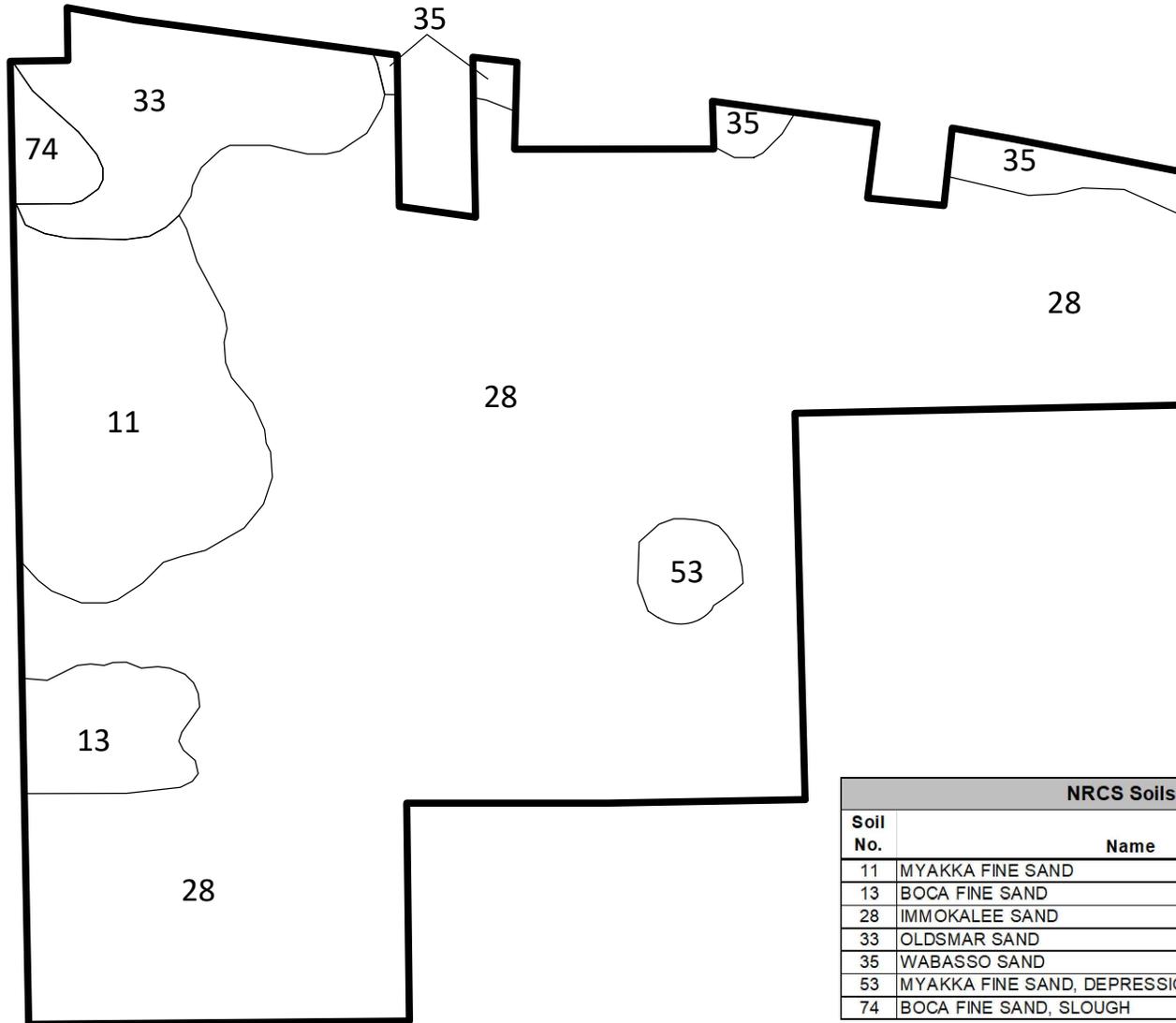
1599 Covington Circle East Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-

EXHIBIT D
NRCS Soils Map



Scale: 1" = 600'



NRCS Soils Table		
Soil No.	Name	Hydric
11	MYAKKA FINE SAND	NO
13	BOCA FINE SAND	NO
28	IMMOKALEE SAND	NO
33	OLDSMAR SAND	NO
35	WABASSO SAND	NO
53	MYAKKA FINE SAND, DEPRESSIONAL	YES
74	BOCA FINE SAND, SLOUGH	YES

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By: BWS	Date: 8/13/22	<h2 style="margin: 0;">Caloosa 80</h2> <h3 style="margin: 0;">Soils Map</h3>	Category: Soils		Page
		Job Number			Scale: 1" = 600'		-
		S/T/R			County: Lee		Exhibit
		29-30/43S/27E				<small>1599 Covington Circle East, Fort Myers, FL 33919 (239) 340-0678 bearpaws.env.consulting@gmail.com</small>	-



Caloosa 80 Comprehensive Plan Amendment

Exhibit M-13 – Historic Resources Impact Analysis

There are no recorded cultural resources listed on the subject parcels, per the Master Site File Letter. Please see the attached letter from the Florida Department of Historical Resources.

The Lee County Archaeological Sensitivity Map indicates a portion of the Property along the northern boundary is in the Level 2 Sensitivity Zone. It is understood that a Certificate to Dig is required prior to issuance of development permits within this sensitivity zone. Any future development on the site will comply with the requirements of Sec. 22-106 of the LDC.



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

April 14, 2022

Lindsey E. W. Craig

Planner

RVi Planning + Landscape Architecture

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610

In response to your request on April 14, 2022, the Florida Master Site File lists no cultural resources recorded at the designated parcels No's 29-43-27-00-00005.0000; 29-43-27-00-00012.0060; 30-43-27-00-00001.0190, within Sections 29 & 30, Township 43S Range 27E.

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

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

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

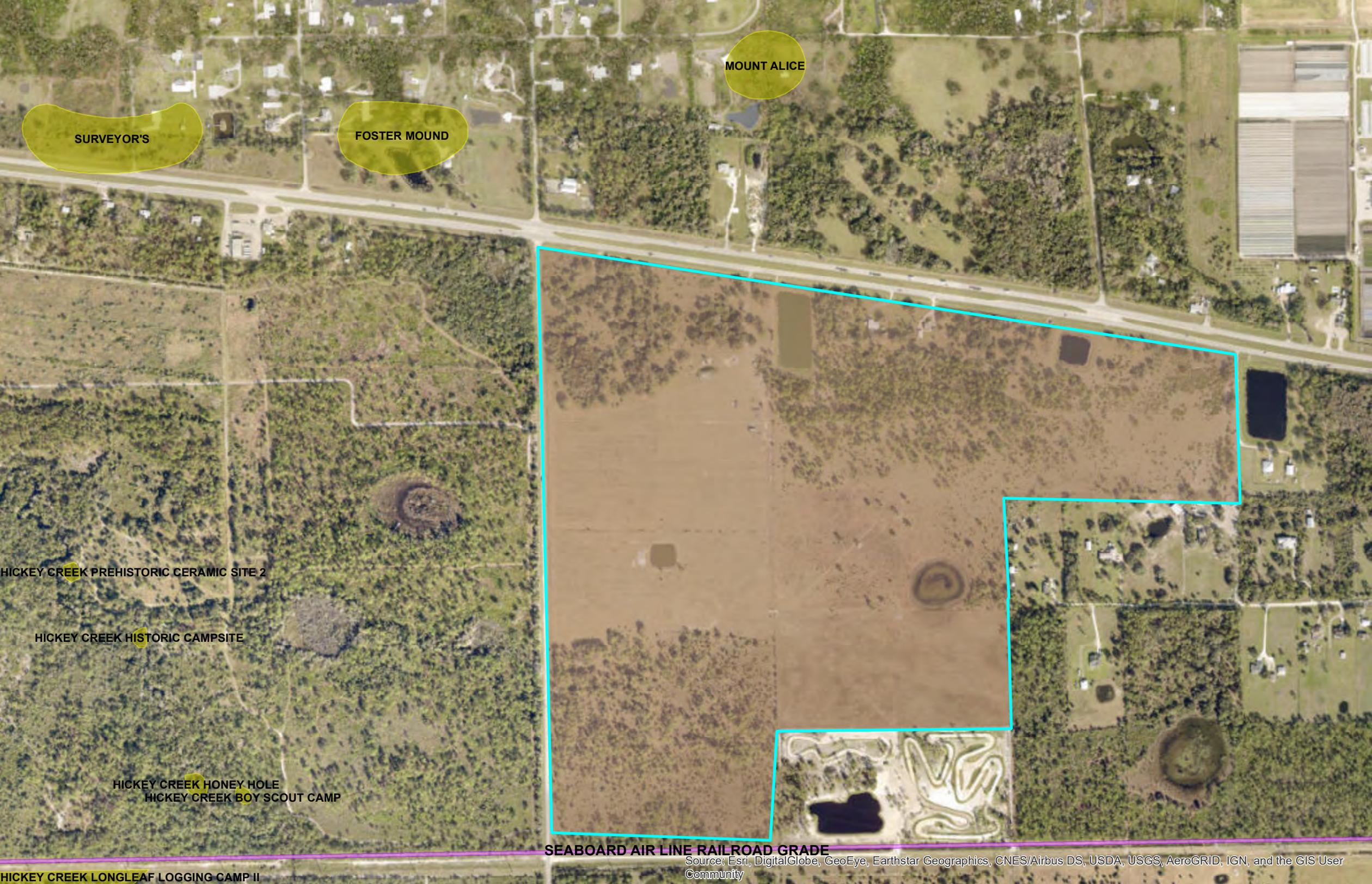
Sincerely,

A handwritten signature in black ink that reads "Eman M. Vovsi".

Eman M. Vovsi, Ph.D.

Florida Master Site File

Eman.Vovsi@DOS.MyFlorida.com



SURVEYOR'S

FOSTER MOUND

MOUNT ALICE

HICKEY CREEK PREHISTORIC CERAMIC SITE 2

HICKEY CREEK HISTORIC CAMPSITE

**HICKEY CREEK HONEY HOLE
HICKEY CREEK BOY SCOUT CAMP**

HICKEY CREEK LONGLEAF LOGGING CAMP II

SEABOARD AIR LINE RAILROAD GRADE

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



Caloosa 80 Comprehensive Plan Amendment

Exhibit M-16, Exhibit M14 – Existing and Future Conditions Analysis/Public Facilities Impacts Analysis

I. Sanitary Sewer

LOS Standard = 80 GPD (recreation vehicle residential structures); 0.1 GDP (per square foot of shopping center commercial use)

Existing Land Use – Urban Community & Rural

99.64 ac of Urban Community @ 6 du/ac = 598 du x 80 GPD = 47,840 GPD

92.71 ac of Rural @ 1 du/ac = 93 du x 80 GPD = 7,440 GPD

30,000 SF of Commercial = 30,000 x 0.1 = 3,000 GPD

Total GPD = 58,280 GPD

Proposed Land Use – Urban Community & Sub-Outlying Suburban

99.64 ac of Urban Community @ 6 du/ac = 598 du x 80 GPD = 47,840 GPD

92.71 ac of Sub-Outlying Suburban @ 2 du/ac = 185 du x 80 GPD = 14,800 GPD

30,000 SF of Commercial = 30,000 x 0.1 = 3,000 GPD

Total GPD = 65,640 GPD

The proposed FLUM amendment results in an increased sanitary sewer demand of 7,360 GPD.

The amendment includes a request to add the subject Property to the Lee County Utilities Future Sanitary Sewer Service Areas. Lee County Utilities has indicated adequate capacity to serve the project through the CFM Central Water Reclamation Facility. Please see the enclosed letter of service availability provided by Lee County Utilities.

II. Potable Water

LOS Standard = 100 GPD (recreation vehicle residential structures); 0.1 GDP (per square foot of shopping center commercial use)

Existing Land Use – Urban Community & Rural

99.64 ac of Urban Community @ 6 du/ac = 598 du x 100 GPD = 59,800 GPD

92.71 ac of Rural @ 1 du/ac = 92.71 du x 100 GPD = 9,271 GPD

30,000 SF of Commercial = $30,000 \times 0.1 = 3,000$ GPD
Total GPD = 72,071 GPD

Proposed Land Use – Urban Community & Sub-Outlying Suburban

99.64 ac of Urban Community @ 6 du/ac = 598 du x 100 GPD = 59,800 GPD
92.71 ac of Sub-Outlying Suburban @ 2 du/ac = 185 du x 100 GPD = 18,500 GPD

30,000 SF of Commercial = $30,000 \times 0.1 = 3,000$ GPD

Total GPD = 81,300 GPD

The proposed FLUM amendment results in an increased potable water demand of 9,229 GPD.

The amendment includes a request to add the subject Property to the Lee County Utilities Future Water Service Area. Presently, the Lee County Utilities Water Treatment Plant Systems is designed for 50.9 Million Gallons per Day (MGD) of production. According to the 2021 Lee County Public Facilities and Concurrency Report, the projected 2025 demand is 32.6 MGD. Therefore, adequate capacity is available to serve the proposed density in accordance with Lee Plan Policy 95.1.3. Please also refer to the enclosed letter of availability provided by Lee County Utilities.

III. Surface Water Management

The Property is located within the Hickey Creek Watershed and Drainage Basin.

LOS Standard = 25 year, 3-day storm event of 24 hours duration.

The Applicant will obtain an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) prior to Development Order approval to be deemed concurrent.

IV. Parks and Recreation

LOS Standard: 6 acres of regional park/ 1000 seasonal population and 0.8 acres of community park/1000 permanent population.

(Persons per household 2016-2020: 2.58, per Lee County 2021 Census Data)

Existing Land Use – Urban Community & Rural

99.64 ac of Urban Community @ 6 du/ac = 598 du x 2.58 = 1,543 persons
92.71 ac of Rural @ 1 du/ac = 93 du x 2.58 = 240 persons

Total = 1,783 persons

Proposed Land Use – Urban Community & Sub-Outlying Suburban

99.64 ac of Urban Community @ 6 du/ac = 598 du x 2.58 = 1,543 persons

92.71 of Sub-Outlying Suburban @ 2 du/ac = 185 du x 2.58 = 477 persons

Total = 2,020 persons

The proposed amendment creates a population increase of 237 people. If seasonal or permanent, this would require 1.42 acres of regional parks and 0.19 acres of community parks. According to the 2021 Lee County Public Facilities and Concurrency Report, the existing regional and community parks far exceed the above requirement. There is an excess of 1,748 acres of existing regional parks and 448.1 acres of existing community parks available. Please also refer to the enclosed letter of availability provided by Lee County Parks and Recreation Department.

V. Public Schools

Current Public Schools LOS Standard = 100% of the Permanent Inventory of Public Schools (FISH) capacity.

Existing Land Use – Urban Community & Rural

691 du @ 0 students per household = 0 students

Proposed Land Use – Urban Community & Sub-Outlying Suburban

783 du @ 0 students per household = 0 students

The student generation rate for mobile homes/RVs is 0, so this amendment would not create any additional school capacity needs. Please also refer to the letter of availability provided by The Lee County School District.

TRAFFIC IMPACT STATEMENT

FOR

CALOOSA 80 COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2204.11)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
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August 17, 2022

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- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. COMPREHENSIVE PLAN AMENDMENT
- IV. TRIP GENERATION
- V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- VI. ZONING ANALYSIS
- VII. CONCLUSION

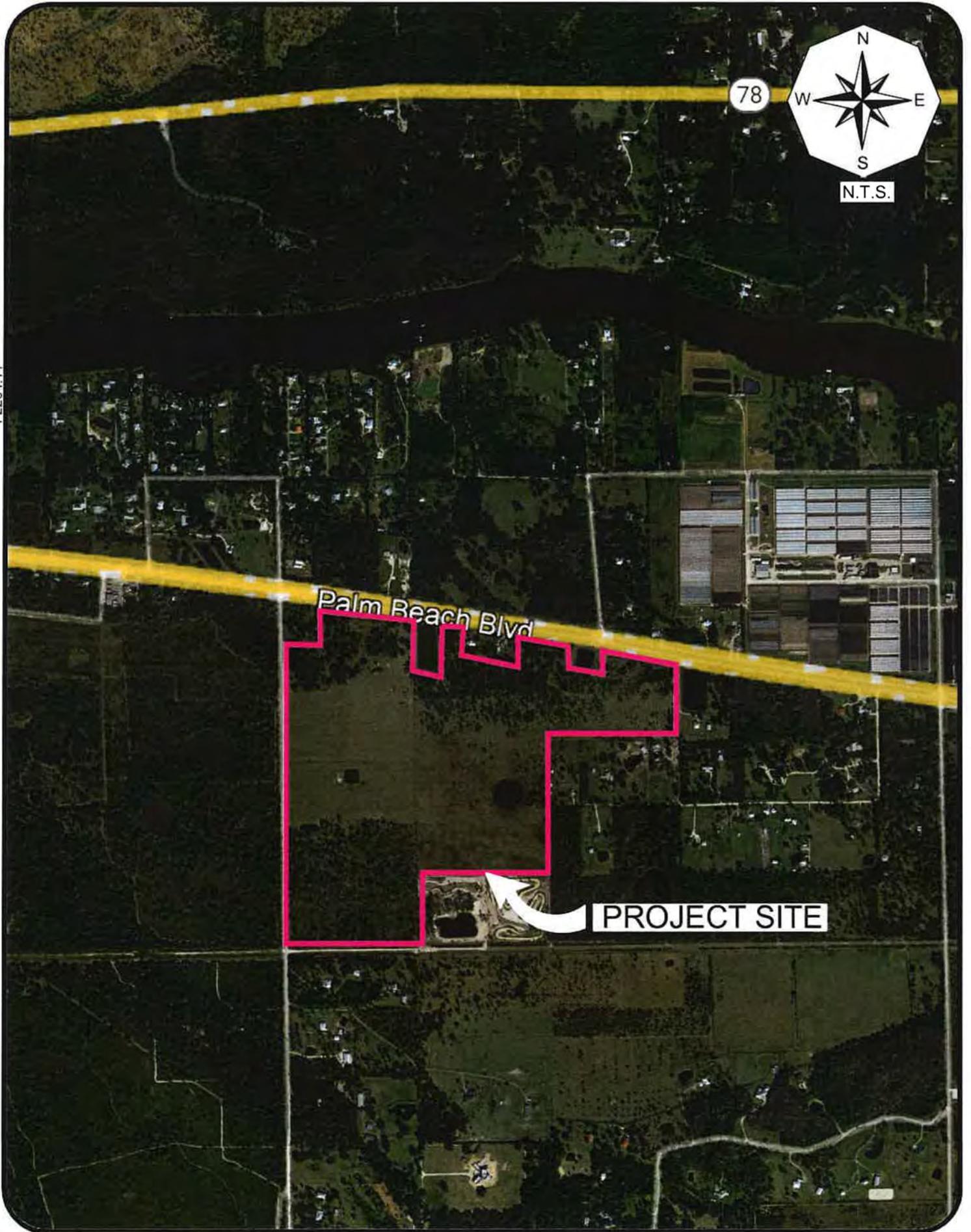
I. INTRODUCTION

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 amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located along the south side of S.R. 80 approximately 4½ miles east of Buckingham Road in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use designation on approximately 92.71 acres of the parcel (not the entire parcel) from Rural to a Sub-Outlying Suburban land use category to permit the development of the subject site with an RV Park on the overall 192 acre site. The property immediately to the west of the 92 acres subject to the change in land use is already within the Urban Community Future Land Use Category (99.64 acres). With the two land use categories, and the companion rezoning application that is being filed, the overall 192 acre site will be rezoned to permit up to 753 RV units and up to 30,000 square feet of commercial uses or a second option of a total of 783 RV units and no commercial uses.

The transportation related impacts of the proposed Comprehensive Plan Amendment will be assessed based on evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to S.R. 80 at two locations as shown on the Master Concept Plan.

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This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.

II. EXISTING CONDITIONS

The subject site is currently vacant. The site is generally bordered by S.R. 80 to the north, vacant land to the south, Bateman Road to the west, and residential uses to the east.

S.R. 80 is a four lane divided arterial that borders the subject site to the north. S.R. 80 has a posted speed limit of 55 mph and is under the jurisdiction of the Florida Department of Department of Transportation. S.R. 80 in this area has an Access Management Classification of Class 3 with required access spacing at 660 feet, directional median opening spacing at 1,320 feet and full median opening spacing at ½ mile.

Bateman Road is a two lane undivided and unimproved private local roadway that borders the site to west. Bateman Road is located within a private easement and the subject site does not have legal access to this easement. There is no posted speed limit on Bateman Road.

III. COMPREHENSIVE PLAN AMENDMENT

The Comprehensive Plan Amendment would change the future land use designation on approximately 92.71 acres from Rural to Sub-Outlying Suburban land use category. Under the existing Rural land use category, the site could be developed with up to approximately 93 residential dwelling units (1 dwelling unit/acre). **Table 1** summarizes the land uses that could be constructed under the existing land use designations and the intensity of uses under the proposed land use designation.

**Table 1
Land Uses
Caloosa 80**

Existing/ Proposed	Land Use Category	Intensity
Existing	Rural	93 Dwelling Units (Rural \approx 92.71 acres @ 1 DU/Acre)
Proposed	Sub-Outlying Suburban	186 Dwelling Units (Sub-Outlying Suburban @ 2 DU/Acre)

IV. TRIP GENERATION

The trip generation for the permitted and proposed development was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation*, 11th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the permitted and proposed residential uses on the subject site. The trip generation equations utilized for this land use are attached to the Appendix of this report for reference. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour trip generation based on the existing and proposed future land use category, respectively.

**Table 2
Trip Generation
Based on Existing Land Use Category
Caloosa 80**

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (93 Dwelling Units)	18	52	70	58	35	93	944

Table 3
Trip Generation
Based on Proposed Land Use Category
Caloosa 80

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (186 Dwelling Units)	34	97	131	112	66	178	1,786

Table 4 indicates the trip generation difference between the proposed and existing land use categories. The long range transportation impact (20-year horizon) and the short range transportation impact (5-year horizon) will be evaluated based on the resultant trip change illustrated in Table 4.

Table 4
Trip Generation – Resultant Trip Change
Caloosa 80

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (186 Dwelling Units)	34	97	131	112	66	178	1,789
Existing Land Use Designation (93 Dwelling Units)	-18	-52	-70	-58	-35	-93	-944
Resultant Trip Change	+16	+45	+61	+54	+31	+85	+845

The resultant trip change in Table 4 indicates that the trip generation will be **increased** in the AM and PM peak hour conditions as a result of this land use change.

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The Comprehensive Plan Amendment would change the future land use designation on the approximately 92.71 acres from Rural to Sub-Outlying Suburban land use category. The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year

horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there were no roadway improvement projects **within a 3-mile radius of the site** shown on the 2045 Cost Feasible Plan.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips shown in Table 4 were then added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the Lee County's *Generalized Peak Hour Directional Service Volumes* table as well as FDOT's *Generalized Peak Hour Directional Volumes*, Table 7.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway links to fall below the recommended minimum acceptable Level of Service standards. The only roadway segment in the area that is shown to operate below the recommended minimum Level of Service standard in 2045 is Broadway Avenue between SR 80 and N. River Road, which is shown to operate below the Level of Service standard based on the existing 2045 network and not as result of the requested Land Use Change. All other roadways are shown to operate at or above the minimum recommended Level of Service in 2045 both with and without the project traffic added to the surrounding roadway segments.

A Level of Service analysis for the 2045 Existing plus Committed (E + C) roadway network is attached to this report for reference. **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions. No changes to the adopted long range transportation plan are required as result of the proposed land use change.

Short Range Impacts (5-year horizon)

The 2022/2023 – 2026/2027 Lee County Five Year Capital Improvement Programs (CIP) as well as the Florida Department of Transportation Adopted Work Programs were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there were no road improvement planned to the roadways within a 3-mile radius of the subject site on the 5-Year Capital Improvement Program for either FDOT or Lee County.

As can be depicted from Table 4 of this report, the proposed map amendment will increase the overall trip generation potential of the subject site by approximately 61 vehicles during the A.M. peak hour and 85 vehicles during the P.M. peak hour. **Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the additional trips shown in Table 4. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*. The existing peak hour, peak season, peak direction traffic volumes for state maintained roadways were derived by factoring the latest AADT volumes by appropriate K & D factors. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2026 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* resource as well as the traffic data from the latest *Lee County Traffic Count Report*. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2026 without the proposed amendment and year 2026 with the proposed amendment. Traffic data obtained

from the aforementioned Lee County and FDOT resources is attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2026 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. All analyzed roadways were shown operate within their recommended minimum Level of Service standards.

The proposed Comprehensive Plan Amendment is to change the future land use designation on approximately 92.71 acres from Rural to Sub-Outlying Suburban. Based on the analysis, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning of the entire 192 acre subject site from RVPD to MPD with two development plan options. The site is currently zoned RPVD under Zoning Resolution Z-09-042, which permits the development of the 192 acre site as a Recreational RV park with up to 417 RV sites and related accessory uses.

Table 5 summarizes the land uses that are being proposed for each of the two scenarios in the rezoning application.

**Table 5
Land Uses
Caloosa 80 MPD**

Option A	Option B
753 RV Units & 30,000 Sq. Ft. Retail	783 RV Units

Access to the subject site is proposed to Palm Beach Boulevard (SR 80) via two access connections.

The trip generation for the option that generates the greatest amount of trips was utilized for the remainder of this analysis. This would be Option A that includes the Commercial component to the project. The trip generation of the project was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 416 (Recreational Vehicle Park) was utilized for the trip generation purposes of the proposed RV park and Land Use Code 822 (Strip Retail Plaza <40k) was utilized for the retail floor area. The equations used from these land uses are contained in the Appendix of this report for reference. **Table 6** outlines the anticipated weekday A.M. and P.M. peak hour as well as the daily trip generation of the development as proposed.

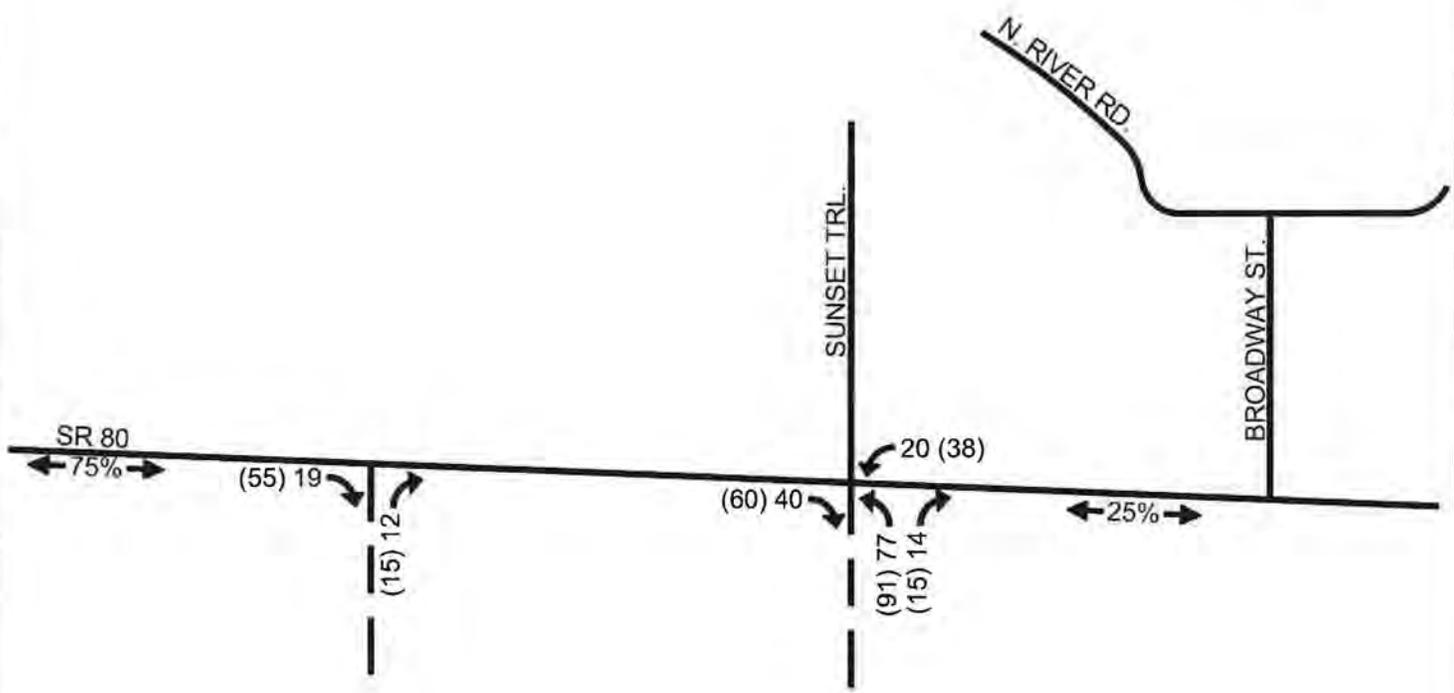
**Table 6
Trip Generation
Caloosa 80 MPD**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
RV Units (753 Sites)	44	79	123	68	36	104	n/a
Commercial (30,000 Sq. Ft.)	35	24	59	85	85	170	1,496
Total Trips	79	103	182	153	121	274	1,496

The trips the proposed development is anticipated to generate were then assigned to the surrounding roadway network. 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 2** illustrates the anticipated trip distribution and assignment of trips to the site access drives along S.R. 80.



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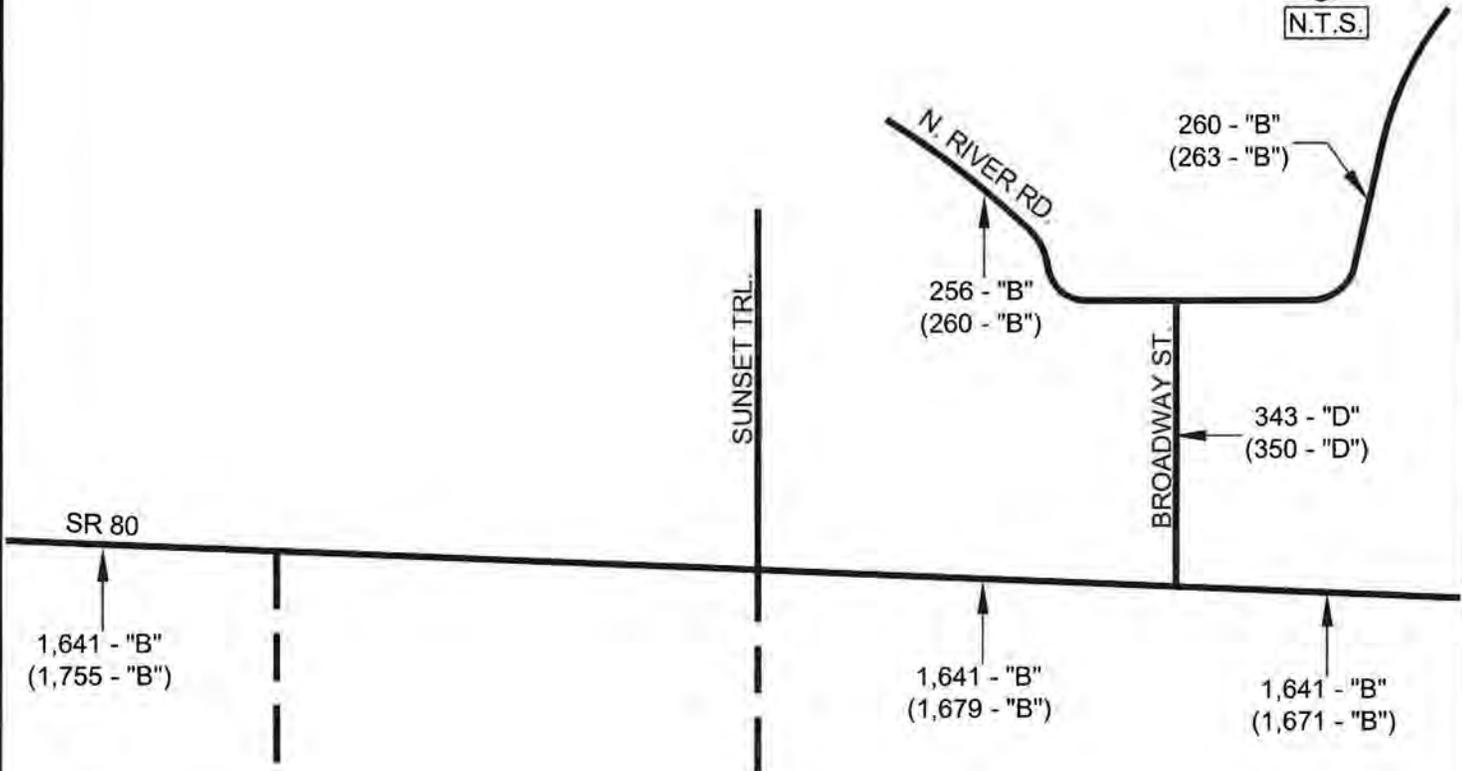
LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

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. The growth rates on Palm Beach Boulevard (SR 80) were obtained through comparisons of historical annual traffic data obtained from FDOT's *Florida Traffic Online* webpage. The growth rate on Broadway Street was obtained through comparison of historical annual traffic data obtained from Lee County's *Traffic Count Database System (TCDS)* webpage. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2027 without the development and year 2027 with the development.

Table 5A 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. **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 P.M. peak hour with the development traffic added to the roadways. This figure was derived from Table 2A contained in the Appendix.

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LEGEND

XXX - "X" 2027 PEAK SEASON PEAK HOUR PEAK DIRECTION EXISTING TRAFFIC AND LEVEL OF SERVICE DESIGNATION

(XXX -"X") 2027 PEAK SEASON PEAK HOUR PEAK DIRECTION EXISTING PLUS PEAK DIRECTION PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

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 analyzed roadways are projected to operate above the minimum adopted Level of Service in 2027 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

Intersection analysis was conducted at the two site access drive intersections serving the site along S.R. 80. A summary of the analysis is contained in the Appendix of this report. There are no other intersections within ¼ mile of the subject site that are impacted by the development of the subject site.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a connection permit from the Florida Department of Transportation.

IX. CONCLUSION

The proposed development is located along the south side of S.R. 80 and approximately 4½ mile to the east of Buckingham Road in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both a Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan amendment and rezoning requests.

The 2045 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in the Lee County will not require any modification in order to accommodate the proposed Land Use Change. The rezoning analysis also indicates that the subject site will not have an adverse impact on the surrounding roadway network. Therefore, no roadway capacity improvements are necessary to accommodate the proposed development.

APPENDIX

TABLES 1A & 2A
2045 LOS ANALYSIS

**TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - CALOOSA 80 CPA**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
		<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>
N. River Rd	E. of Broadway	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	W. of Broadway	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Joel Blvd.	S. of SR 80	2LN	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	E. of Site	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	E. of Broadway	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	E. of Joel Blvd.	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
Broadway Ave.	N. of SR 80	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

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

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

**TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
CALOOSA 80 CPA**

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 85 VPH IN= 54 OUT= 31

ROADWAY	ROADWAY SEGMENT	2045		AADT BACKGROUND TRAFFIC	K-100 FACTOR	100TH HIGHEST HOUR PK DIR		PM PK HR PEAK DIRECTION	2045 PEAK DIRECTION TRAFFIC VOLUMES & LOS		PROJECT TRAFFIC DIST.	PK DIR PM PROJ TRAFFIC	2045 BACKGROUND PLUS PROJ PEAK DIRECTION TRAFFIC VOLUMES & LOS	
		FSUTMS AADT	COUNTY PCS / FDOT SITE #			2-WAY VOLUME	D FACTOR		VOLUME	LOS			VOLUME	LOS
N. River Rd	E. of Broadway	3,864	124654	3,864	0.095	367	0.535	EAST	196	B	2%	1	197	B
	W. of Broadway	10,592	124650	10,592	0.095	1,006	0.535	EAST	538	C	3%	1	539	C
Joel Blvd.	S. of SR 80	22,813	305	22,813	0.100	2,281	0.521	NORTH	1,188	D	5%	2	1,190	D
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	26,125	120006	26,125	0.095	2,482	0.528	EAST	1,310	B	75%	23	1,333	B
	E. of Site	25,303	120006	25,303	0.095	2,404	0.528	EAST	1,269	B	25%	8	1,277	B
	E. of Broadway	33,948	120006	33,948	0.095	3,225	0.528	EAST	1,703	B	20%	6	1,709	B
	E. of Joel Blvd.	33,075	120086	33,075	0.095	3,142	0.528	EAST	1,659	B	15%	5	1,664	B
Broadway Ave	N. of SR 80	15,387	124110	15,387	0.095	1,462	0.538	NORTH	787	F	5%	2	789	F

* The K-100 and D factors were obtained from Florida Traffic Online resource and for Joel Blvd., Lee County Traffic County Database System

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
CALOOSA 80 CPA**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	<u>GENERALIZED SERVICE VOLUMES</u>				
				<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>
N. River Rd.	E. of Broadway	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	W. of Broadway	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Joel Blvd.	S. of SR 80	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	E. of Site	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	E. of Broadway		Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	E. of Joel Blvd.		Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
Broadway Ave.	N. of SR 80	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

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

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

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
CALOOSA 80 CPA**

TOTAL PROJECT TRAFFIC AM =	61	VPH	IN =	16	OUT=	45	<u>FDOT Sta. #</u>	<u>K</u>	<u>Q</u>
TOTAL PROJECT TRAFFIC PM =	85	VPH	IN=	54	OUT=	31	120006	0.095	0.528
							120086	0.095	0.528
							124654	0.095	0.535
							124650	0.095	0.535
							305	0.095	0.540
							231	0.095	0.540

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>LCDOT PCS OR FDOT SITE #</u>	<u>BASE YR</u>	<u>2021 ADT</u>	<u>YRS OF GROWTH. 1</u>	<u>ANNUAL RATE</u>	<u>2021</u>		<u>2026</u>			<u>2026</u>			<u>2026</u>				
							<u>PK SEASON</u>	<u>PK HR</u>	<u>PK SEASON</u>	<u>PK HR</u>	<u>PK SEASON</u>	<u>PK HR</u>	<u>BCKGRND</u>						
							<u>PEAK DIR. 2</u>	<u>VOLUME</u>	<u>LOS</u>	<u>Ratio</u>	<u>PERCENT PROJECT TRAFFIC</u>	<u>AM PROJ TRAFFIC</u>	<u>PM PROJ TRAFFIC</u>	<u>+ AM PROJ VOLUME</u>	<u>LOS</u>	<u>Ratio</u>	<u>+ PM PROJ VOLUME</u>	<u>LOS</u>	<u>Ratio</u>
N. River Rd	E of Broadway	124654	2,500	3,400	6	5.26%	173	247	B	0.20	2%	1	1	248	B	0.21	248	B	0.21
	W of Broadway	124650	2,800	3,600	6	4.28%	183	245	B	0.20	3%	1	2	247	B	0.20	247	B	0.20
Joel Blvd.	S. of SR 80	305	8,200	11,000	6	5.02%	564	757	C	0.46	5%	2	3	759	C	0.46	760	C	0.46
SR 80 (Palm Beach Blvd)	E of Hickey Creek Rd	120006	17,700	23,500	6	4.84%	1,179	1,565	B	0.42	75%	34	41	1,599	B	0.43	1,606	B	0.43
	E of Site	120006	17,700	23,500	6	4.84%	1,179	1,565	B	0.42	25%	11	14	1,576	B	0.42	1,579	B	0.42
	E of Broadway	120006	17,700	23,500	6	4.84%	1,179	1,565	B	0.42	20%	9	11	1,574	B	0.42	1,576	B	0.42
	E of Joel Blvd	120086	14,600	21,000	6	6.25%	1,053	1,515	B	0.41	15%	7	8	1,522	B	0.41	1,523	B	0.41
Broadway Ave.	N. of SR 80	231	4,900	5,700	14	2.00%	292	336	D	0.45	5%	2	3	338	D	0.46	339	D	0.46

1 AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage and Lee County Traffic Count Report

2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained by adjusting the 2021 AADT by the appropriate K and D factors

TABLES 5A
REZONING LOS ANALYSIS

**TABLE 5A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
CALOOSA 80 MPD**

TOTAL PROJECT TRAFFIC AM =	182	VPH	IN =	79	OUT=	103	<u>FDOT Sta. #</u>	<u>K</u>	<u>D</u>
TOTAL PROJECT TRAFFIC PM =	274	VPH	IN=	153	OUT=	121	120006	0.095	0.528
							120086	0.095	0.528
							124654	0.095	0.535
							124650	0.095	0.535
							305	0.095	0.540
							231	0.095	0.540

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2021 ADT	YRS OF GROWTH ¹	2021 ANNUAL PK SEASON		2027 PK HR PK SEASON		V/C	PERCENT			2027 BCKGRND		2027 BCKGRND			
						RATE	PEAK DIR. ²	VOLUME	LOS		Ratio	PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	+ AM PROJ VOLUME	LOS	Ratio	+ PM PROJ VOLUME	LOS
N River Rd	E. of Broadway	124654	2,500	3,400	6	5.26%	173	260	B	0.22	2%	2	3	262	B	0.22	263	B	0.22
	W. of Broadway	124650	2,800	3,600	6	4.28%	183	256	B	0.21	3%	3	5	259	B	0.21	260	B	0.22
Joel Blvd	S. of SR 80	305	8,200	11,000	6	5.02%	564	795	C	0.48	5%	5	8	800	C	0.49	803	C	0.49
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd	120006	17,700	23,500	6	4.84%	1,179	1,641	B	0.44	75%	77	115	1,718	B	0.46	1,755	B	0.47
	E. of Site	120006	17,700	23,500	6	4.84%	1,179	1,641	B	0.44	25%	26	38	1,666	B	0.45	1,679	B	0.45
	E. of Broadway	120006	17,700	23,500	6	4.84%	1,179	1,641	B	0.44	20%	21	31	1,661	B	0.45	1,671	B	0.45
	E. of Joel Blvd	120086	14,600	21,000	6	6.25%	1,053	1,610	B	0.43	15%	15	23	1,625	B	0.44	1,633	B	0.44
Broadway Ave	N. of SR 80	231	4,900	5,700	14	2.00%	292	343	D	0.46	5%	5	8	348	D	0.47	350	D	0.47

¹ AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage and Lee County Traffic Count Report

² Current peak hour peak season peak direction traffic volumes for all roadways were obtained by adjusting the 2021 AADT by the appropriate K and D factors.

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

**Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas**

April 2016

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600
Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.						

**FDOT GENERALIZED PEAK HOUR
DIRECTIONAL VOLUMES
TABLE 7**

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lane + 1,000 Ramp Metering + 5%					
Non-State Signalized Roadways - 10%											
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+5%							
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments					
Multiply the corresponding directional volumes in this table by 1.2						Lanes Median Exclusive left lanes Adjustment factors					
						1 Divided Yes +5%					
						Multi Undivided Yes -5%					
						Multi Undivided No -25%					
BICYCLE MODE²						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Paved Shoulder/Bicycle Lane Coverage						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
		B	C	D	E	* Cannot be achieved using table input value defaults.					
	0-49%	*	150	390	1,000	** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
	50-84%	110	340	1,000	>1,000	Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
	85-100%	470	1,000	>1,000	**						
PEDESTRIAN MODE²											
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage											
	0-49%	*	*	140	480						
	50-84%	*	80	440	800						
	85-100%	200	540	880	>1,000						
BUS MODE (Scheduled Fixed Route)³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage											
	0-84%	> 5	≥ 4	≥ 3	≥ 2						
	85-100%	> 4	≥ 3	≥ 2	≥ 1						

TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0006 - SR 80 W OF HERZOG ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	23500 C	E 12000	W 11500	9.50	52.80	15.00
2020	24000 C	E 12000	W 12000	9.50	53.70	13.00
2019	23000 C	E 11500	W 11500	9.50	54.00	13.10
2018	22000 C	E 11000	W 11000	9.50	55.20	12.40
2017	20000 C	E 10000	W 10000	9.50	54.40	14.00
2016	20000 C	E 10000	W 10000	9.00	57.70	12.40
2015	17700 C	E 8900	W 8800	9.00	57.50	13.30
2014	15600 S	E 7800	W 7800	9.00	56.80	10.90
2013	15200 F	E 7600	W 7600	9.00	56.50	10.90
2012	15200 C	E 7600	W 7600	9.00	54.20	10.90
2011	15200 F	E 7500	W 7700	9.00	56.20	14.10
2010	15200 C	E 7500	W 7700	9.91	56.34	14.10
2009	15600 C	E 7600	W 8000	9.98	55.90	15.90
2008	15500 C	E 7700	W 7800	10.16	57.01	13.40
2007	18000 C	E 8900	W 9100	10.16	54.76	17.50
2006	18600 C	E 9300	W 9300	10.23	54.38	19.40

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

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0086 - SR-80/PALM BEACH BLVD, W OF HENDRY COUNTY LC358

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	21000 C	E 10500	W 10500	9.50	52.80	15.80
2020	20000 C	E 10000	W 10000	9.50	53.70	14.70
2019	18600 C	E 9300	W 9300	9.50	54.00	15.60
2018	17300 C	E 8600	W 8700	9.50	55.20	15.90
2017	16900 C	E 8400	W 8500	9.50	54.40	13.70
2016	15700 C	E 7800	W 7900	9.00	57.70	12.60
2015	14600 C	E 7300	W 7300	9.00	52.00	13.00
2014	13100 S	E 6600	W 6500	9.00	52.30	13.60
2013	12700 F	E 6400	W 6300	9.00	56.30	13.60
2012	12500 C	E 6300	W 6200	9.00	59.60	13.60
2011	13700 C	E 7000	W 6700	9.00	56.40	12.40
2010	12700 C	E 6200	W 6500	11.06	64.00	13.90

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

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4654 - C.R. 78, EAST OF BROADWAY STREET

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2021	3400 F	E	1700	W	1700	9.50	53.50	13.50
2020	3200 C	E	1600	W	1600	9.50	53.80	13.50
2019	2900 F	E	1400	W	1500	9.50	54.90	15.00
2018	2700 C	E	1300	W	1400	9.50	55.20	15.00
2017	2900 T	E	1400	W	1500	9.50	54.90	12.20
2016	2700 S	E	1300	W	1400	9.50	54.80	10.80
2015	2500 F	E	1200	W	1300	9.50	55.50	10.80
2014	2300 C	E	1100	W	1200	9.50	55.20	10.80
2013	2100 S		0		0	9.50	55.00	12.20
2012	2100 F		0		0	9.50	55.30	11.50
2011	2100 C	E	0	W	0	9.50	55.20	11.70

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

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4650 - NORTH RIVER ROAD, EAST OF S.R. 31

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2021	3600 T	E	1800	W	1800	9.50	53.50	13.60
2020	3400 S	E	1700	W	1700	9.50	53.80	12.50
2019	3400 F	E	1700	W	1700	9.50	54.90	12.50
2018	3200 C	E	1600	W	1600	9.50	55.20	12.50
2017	3200 T	E	1600	W	1600	9.50	54.90	12.20
2016	3000 S	E	1500	W	1500	9.50	54.80	15.00
2015	2800 F	E	1400	W	1400	9.50	55.50	15.00
2014	2600 C	E	1300	W	1300	9.50	55.20	15.00
2013	1000 S		0		0	9.50	55.00	12.20
2012	1000 F		0		0	9.50	55.30	11.50
2011	1000 C	E	0	W	0	9.50	55.20	11.70

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

**TRAFFIC DATA FROM LEE COUNTY
TRANSPORTATION DATA
MANAGEMENT SYSTEM**

On NHS	On HPMS
LRS ID	LRS Loc PL
SF Group 5	Route Type
AF Group	Route
GF Group	Active Yes
Class Dist Grp	Category
Specs Class Grp	
WIM Group	
QC Group Default	
Functl Class	Midpost
Located On	Broadway St
Loc On Alias	
NORTH OF	PALM BEACH BLVD (SR 00)

STATION DATA

Directions: 2-WAY | NB | SB

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2021	5,700						
2019	6,100	914	15				
2007	4,900						
2006	5,600						
2005	5,100						

Model Year	Model AADT	AM PPV	AM PPV	MD PPV	MD PPV	PM PPV	PM PPV	NT PPV	NT PPV

VOLUME COUNT			
Date	Int	Total	
Thu 1/14/2021	15	5,862	
Wed 1/13/2021	15	5,862	
Tue 1/12/2021	15	5,581	
Thu 1/17/2019	15	6,567	
Wed 1/16/2019	15	6,379	
Tue 1/15/2019	15	6,219	
Thu 1/26/2006	15	6,112	
Thu 2/10/2005	60	5,851	
Thu 2/12/2004	60	6,319	
Tue 2/4/2003	60	5,653	

VOLUME TREND	
Year	Annual Growth
2021	-3%
2019	2%
2007	-13%
2006	10%
2005	0%
2004	16%
2003	-8%

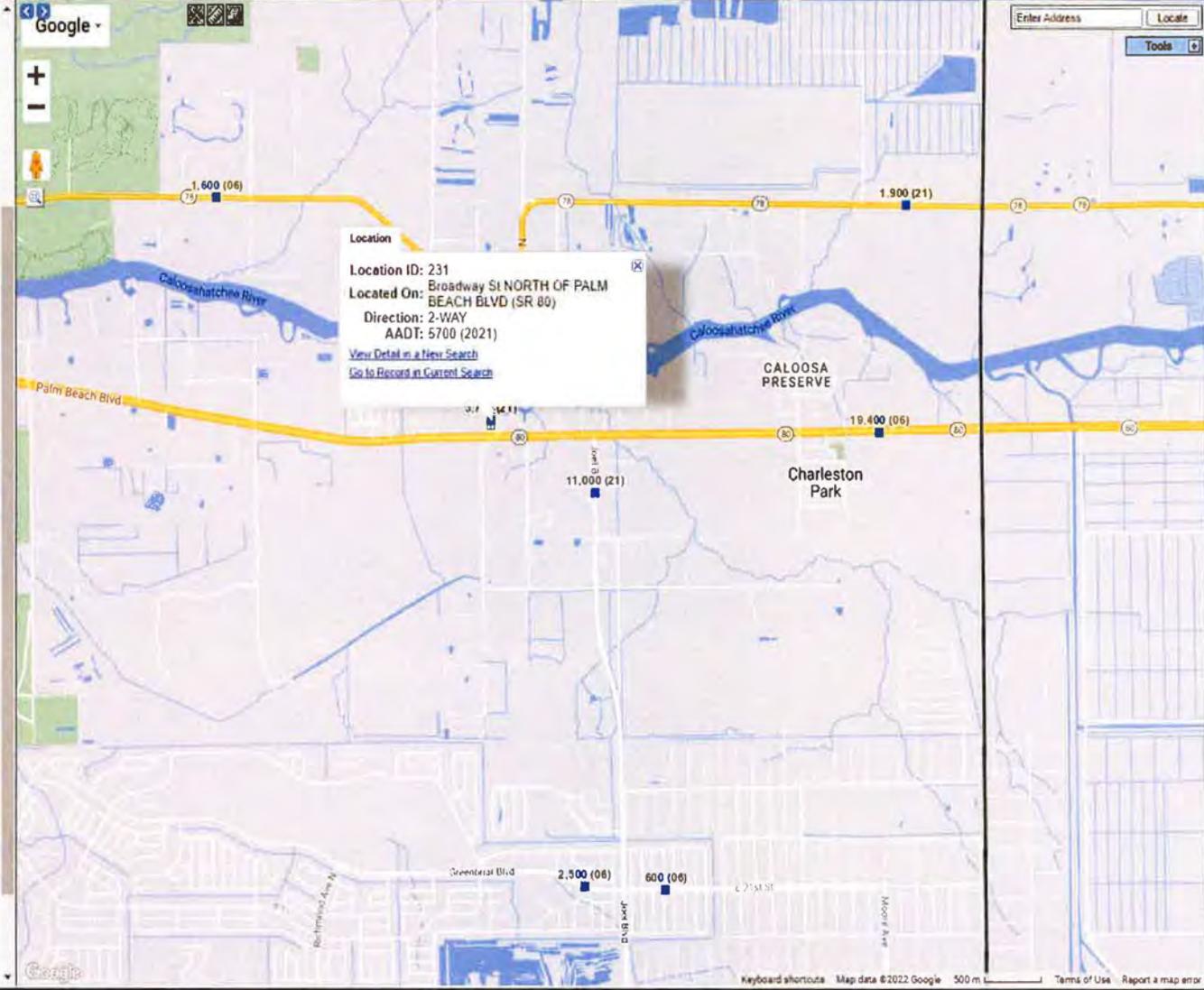
SPEED			
Date	Int	Pace	Total
No Data			

CLASSIFICATION			
Date	Int	Total	
No Data			

WEIGH-IN-MOTION			
Date	Axles	Avg GW	Total
No Data			

PER VEHICLE			
Date	Axles	86th	Total
No Data			

GAP		
Date	Int	Total
No Data		



List View | All DIRs

Record 144 | 1 | of 1 | Goto Record | go

Location ID	305	MPO ID	
Type	SPOT	HPMS ID	
On NHS		On HPMS	
LRS ID		LRS Loc Pt.	
SF Group	5	Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Diet Grp		Category	
Seas Class Grp			
WM Group			
QC Group	Default		
Funct Class		Milepost	
Located On	Joel Blvd		
Loc On Alias			
SOUTH OF	SR-80		

More Detail

STATION DATA

Directions: 2-WAY | NB | SB

AADT

Year	AADT	DIV-30	K %	D %	PA	BC	Src
2021	11,000						
2020	10,900	1,036	10				
2019	11,000	1,116	10				
2018	9,200	1,030	11				
2017	9,203	985	11				

1-5 of 16

Travel Demand Model

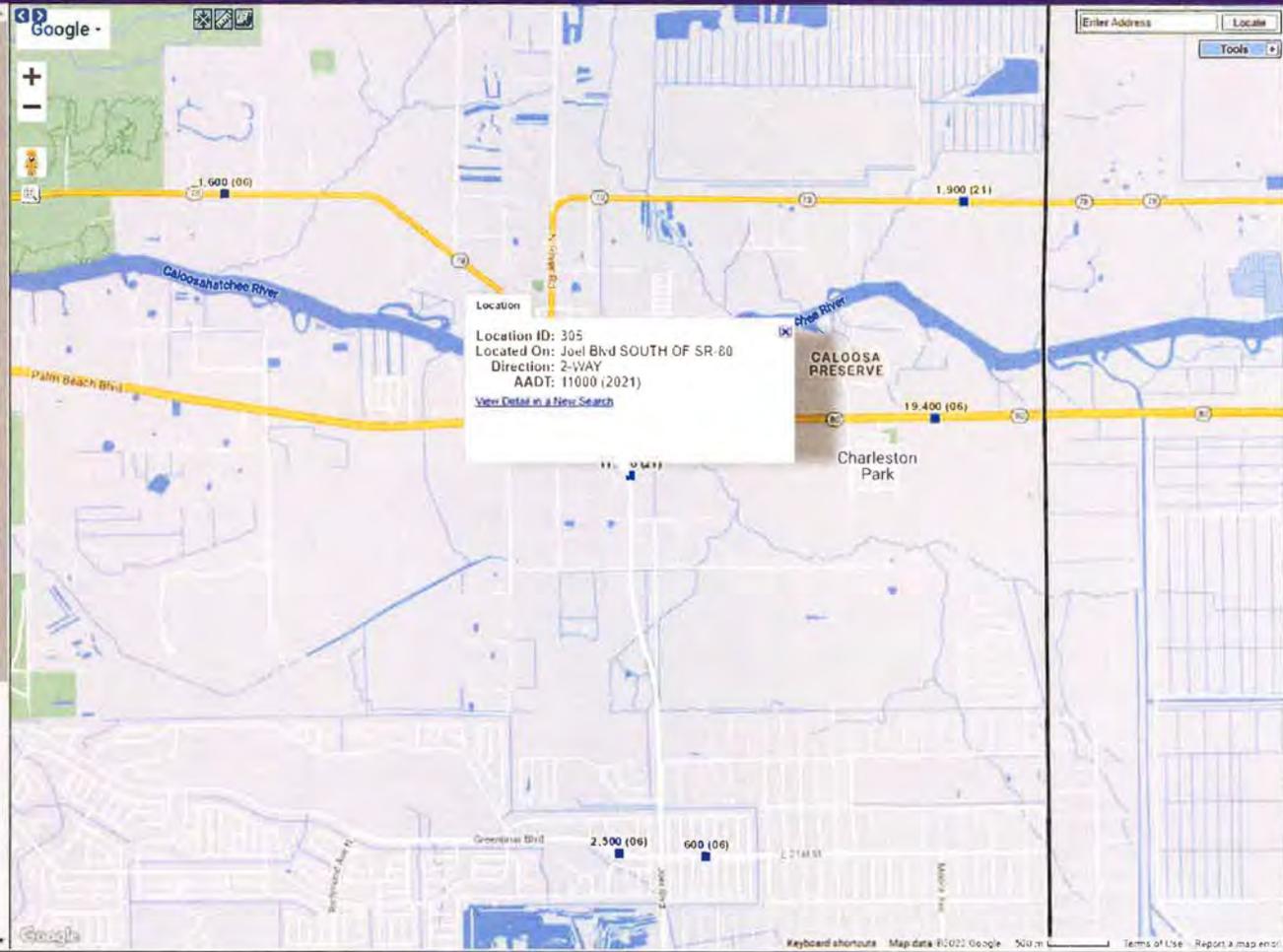
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

Date	In1	Total
Thu 1/14/2021	15	11,379
Wed 1/13/2021	15	10,960
Tue 1/12/2021	15	11,295
Thu 1/6/2020	15	11,674
Wed 1/6/2020	15	11,360
Tue 1/7/2020	15	10,760
Thu 1/17/2019	15	11,655

VOLUME TREND

Year	Annual Growth
2021	1%
2020	-1%
2019	20%
2018	0%
2017	5%
2016	7%
2015	8%



2045 E+C NETWORK LANES
&
VOLUMES

N. River Rd

5403
1
1
5189

1920
1
1
1944

13063
2
2
13062

SR 80

Broadway St

12652
2
2
12651

7575

1

1

7812

17100
2
2
16848

16561
2
2
16514

11311

1

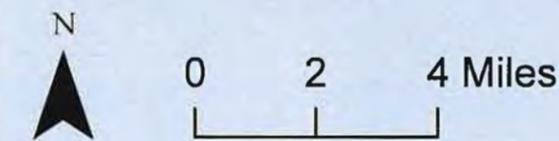
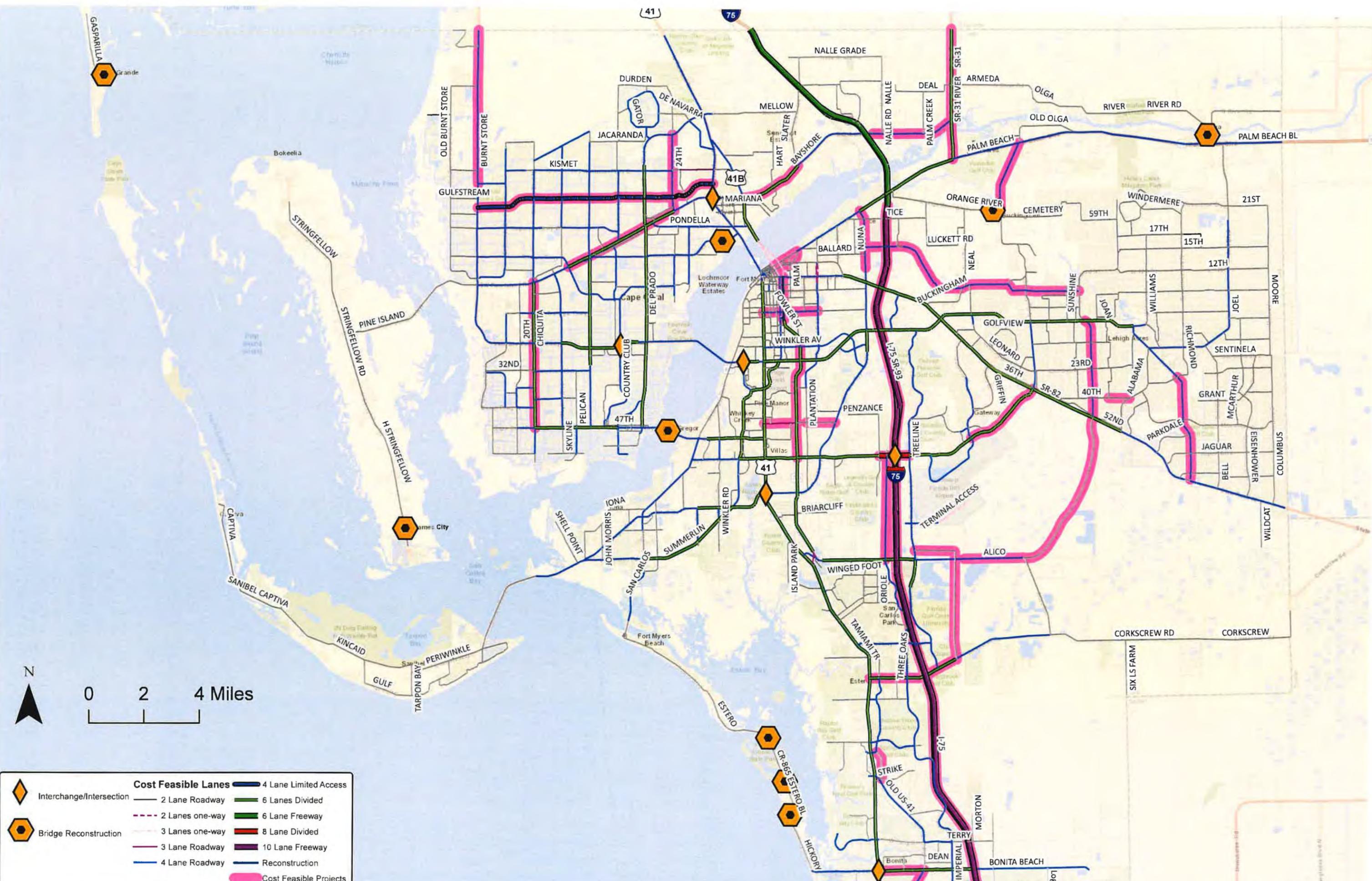
11502

1

Joel Blvd

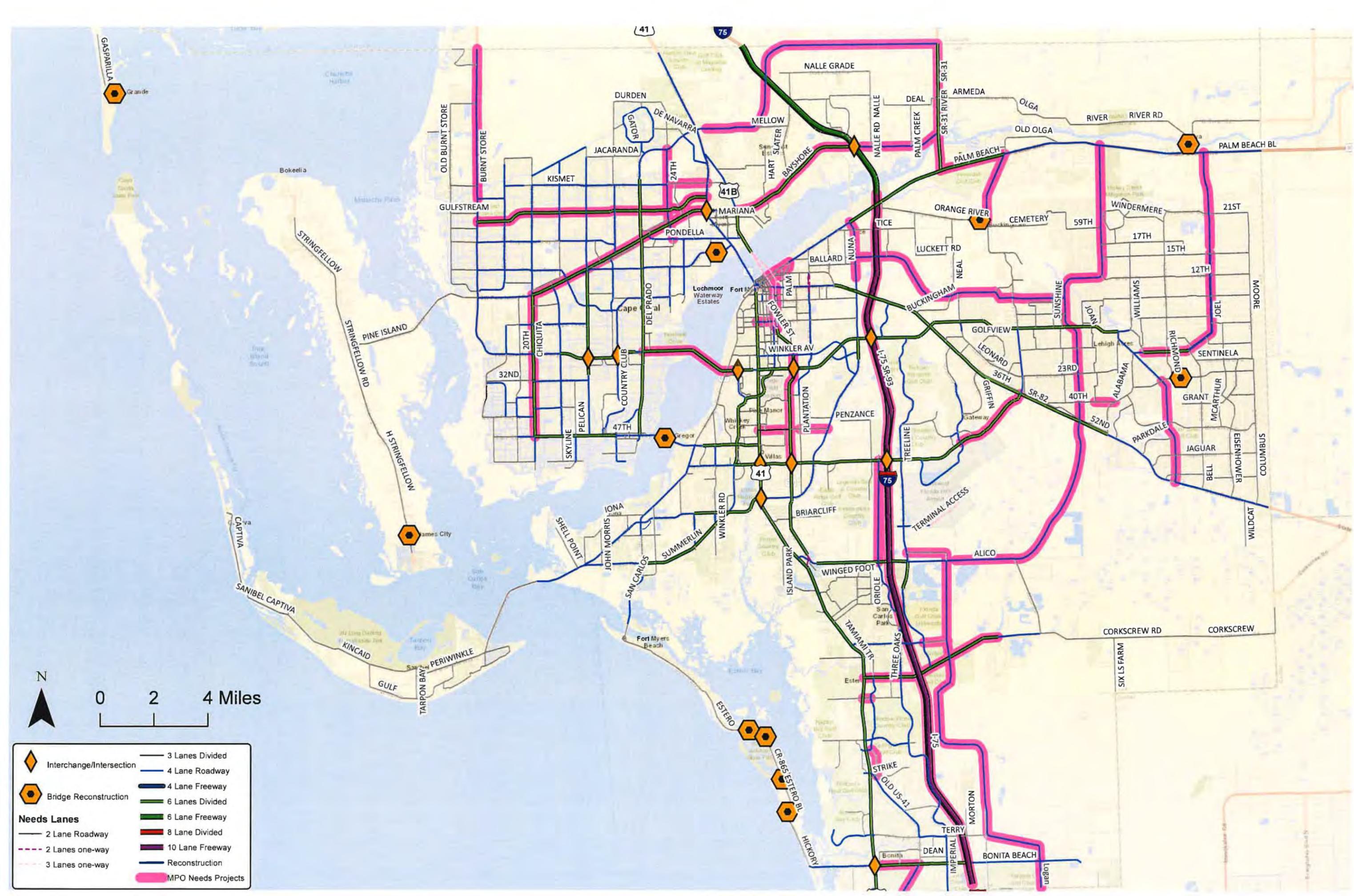
2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES AND VOLUMES

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

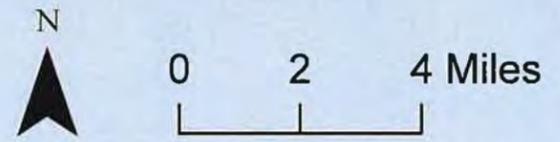


Cost Feasible Lanes	
	Interchange/Intersection
	Bridge Reconstruction
	4 Lane Roadway
	6 Lanes Divided
	6 Lane Freeway
	8 Lane Divided
	10 Lane Freeway
	Reconstruction
	2 Lane Roadway
	2 Lanes one-way
	3 Lanes one-way
	4 Lane Roadway
	Cost Feasible Projects

**LEE COUNTY MPO
2045 NEEDS PLAN**



	Interchange/Intersection		3 Lanes Divided
	Bridge Reconstruction		4 Lane Roadway
Needs Lanes			4 Lane Freeway
	2 Lane Roadway		6 Lanes Divided
	2 Lanes one-way		6 Lane Freeway
	3 Lanes one-way		8 Lane Divided
	MPO Needs Projects		10 Lane Freeway
			Reconstruction



HCS RESULTS
W. ACCESS @ S.R. 80

HCS Two-Way Stop-Control Report

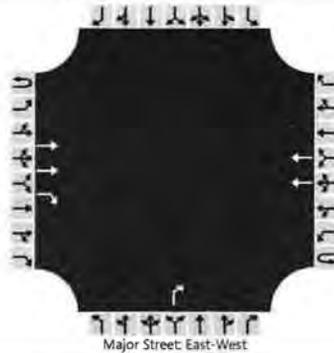
General Information

Analyst	tbt
Agency/Co.	TR Transportation
Date Performed	8/17/2022
Analysis Year	2027
Time Analyzed	AM Peak W/Project
Intersection Orientation	East-West
Project Description	Caloosa 80 RVPD

Site Information

Intersection	SR 80/W. Site Access
Jurisdiction	FDOT
East/West Street	SR 80
North/South Street	W. Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	0
Configuration			T	R			T					R				
Volume (veh/h)			1569	19			1755					12				
Percent Heavy Vehicles (%)												4				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type Storage	Left Only												1			

Critical and Follow-up Headways

Base Critical Headway (sec)																	6.9
Critical Headway (sec)																	6.98
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.34

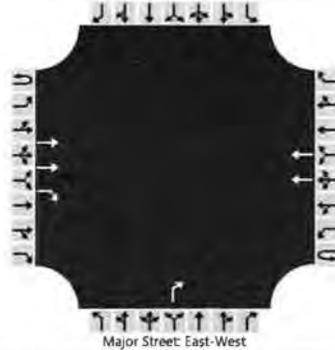
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	13
Capacity, c (veh/h)																	299
v/c Ratio																	0.04
95% Queue Length, Q ₉₅ (veh)																	0.1
Control Delay (s/veh)																	17.6
Level of Service (LOS)																	C
Approach Delay (s/veh)									17.6								
Approach LOS									C								

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	tbt			Intersection	SR 80/W. Site Access		
Agency/Co.	TR Transportation			Jurisdiction	FDOT		
Date Performed	8/17/2022			East/West Street	SR 80		
Analysis Year	2027			North/South Street	W. Site Access		
Time Analyzed	PM Peak W/Project			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Caloosa 80 RVPD						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	0
Configuration			T	R			T					R				
Volume (veh/h)			1755	55			1569					15				
Percent Heavy Vehicles (%)												4				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)																	6.9
Critical Headway (sec)																	6.98
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.34

Delay, Queue Length, and Level of Service

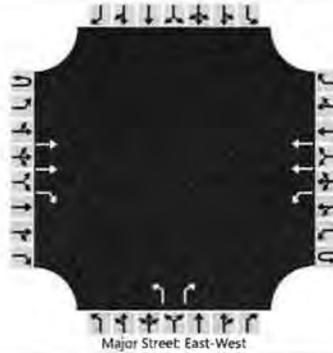
Flow Rate, v (veh/h)																	16
Capacity, c (veh/h)																	256
v/c Ratio																	0.06
95% Queue Length, Q ₉₅ (veh)																	0.2
Control Delay (s/veh)																	20.0
Level of Service (LOS)																	C
Approach Delay (s/veh)									20.0								
Approach LOS									C								

HCS RESULTS
E. ACCESS @ S.R. 80

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	tbt			Intersection	SR 80/E. Site Access		
Agency/Co.	TR Transportation			Jurisdiction	FDOT		
Date Performed	8/17/2022			East/West Street	SR 80		
Analysis Year	2027			North/South Street	East Site Access		
Time Analyzed	AM Peak W/Project			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Caloosa 80 RVPD						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	1	2	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			1541	40	0	20	1678			77		14				
Percent Heavy Vehicles (%)					1	2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type Storage					Left Only								2			

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.14				6.84		6.94				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

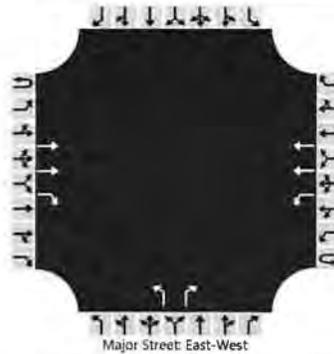
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						22				84		15				
Capacity, c (veh/h)						364				119		310				
v/c Ratio						0.06				0.71		0.05				
95% Queue Length, Q ₉₅ (veh)						0.2				3.8		0.2				
Control Delay (s/veh)						15.5				87.5		17.2				
Level of Service (LOS)						C				F		C				
Approach Delay (s/veh)						0.2					76.7					
Approach LOS						A					F					

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	tbt	Intersection	SR 80/E. Site Access
Agency/Co.	TR Transportation	Jurisdiction	FDOT
Date Performed	8/17/2022	East/West Street	SR 80
Analysis Year	2027	North/South Street	East Site Access
Time Analyzed	PM Peak W/Project	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Caloosa 80 RVPD		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			1710	60	0	38	1478			91		15				
Percent Heavy Vehicles (%)					1	2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type Storage					Left Only								2			

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1					7.5		6.9			
Critical Headway (sec)						4.14					6.84		6.94			
Base Follow-Up Headway (sec)						2.2					3.5		3.3			
Follow-Up Headway (sec)						2.22					3.52		3.32			

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						41					99		16			
Capacity, c (veh/h)						303					97		269			
v/c Ratio						0.14					1.02		0.06			
95% Queue Length, Q ₉₅ (veh)						0.5					6.2		0.2			
Control Delay (s/veh)						18.7					177.5		19.2			
Level of Service (LOS)						C					F		C			
Approach Delay (s/veh)					0.5				155.1							
Approach LOS					A				F							

TRIP GENERATION EQUATIONS

Single-Family Detached Housing (210)

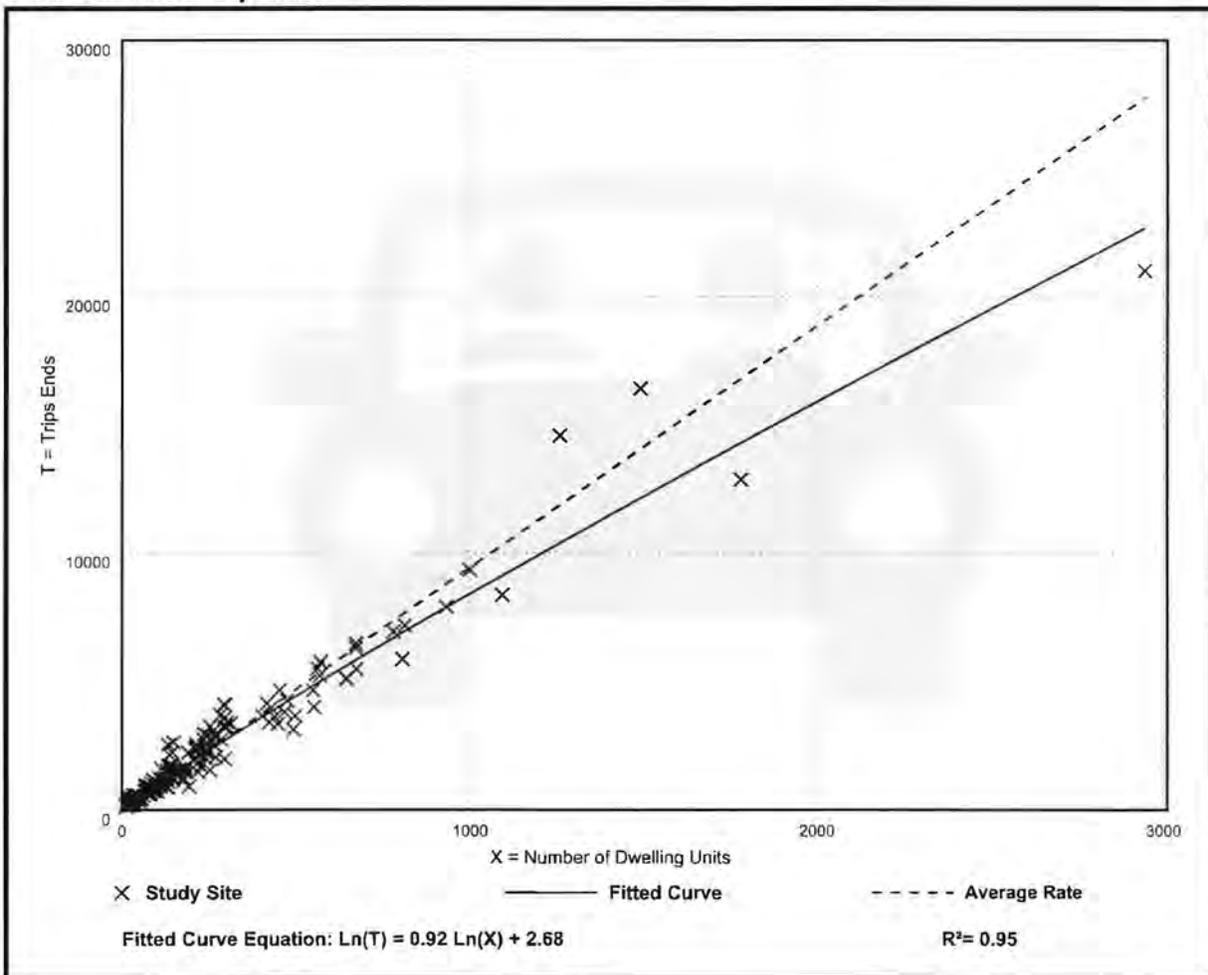
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

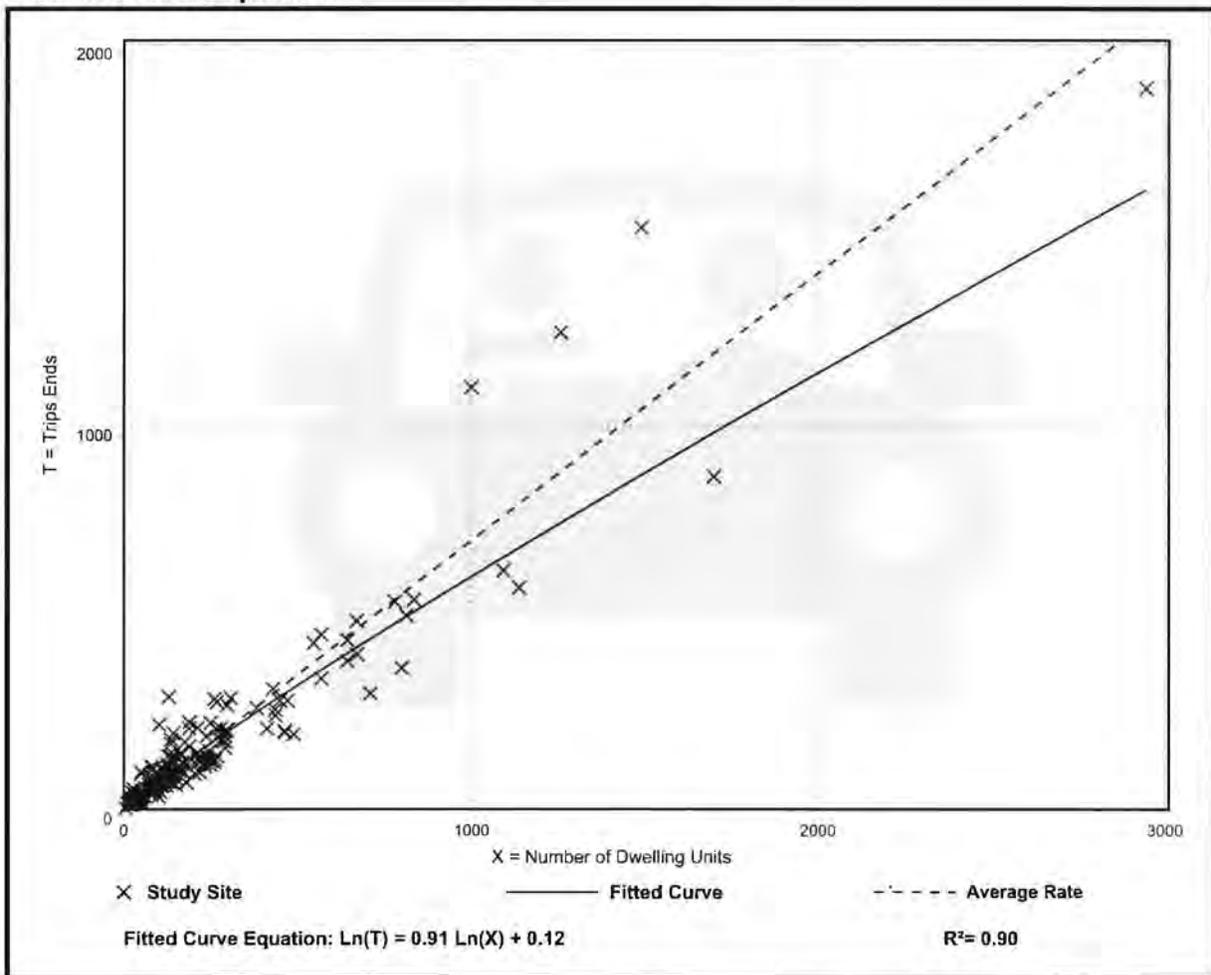
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

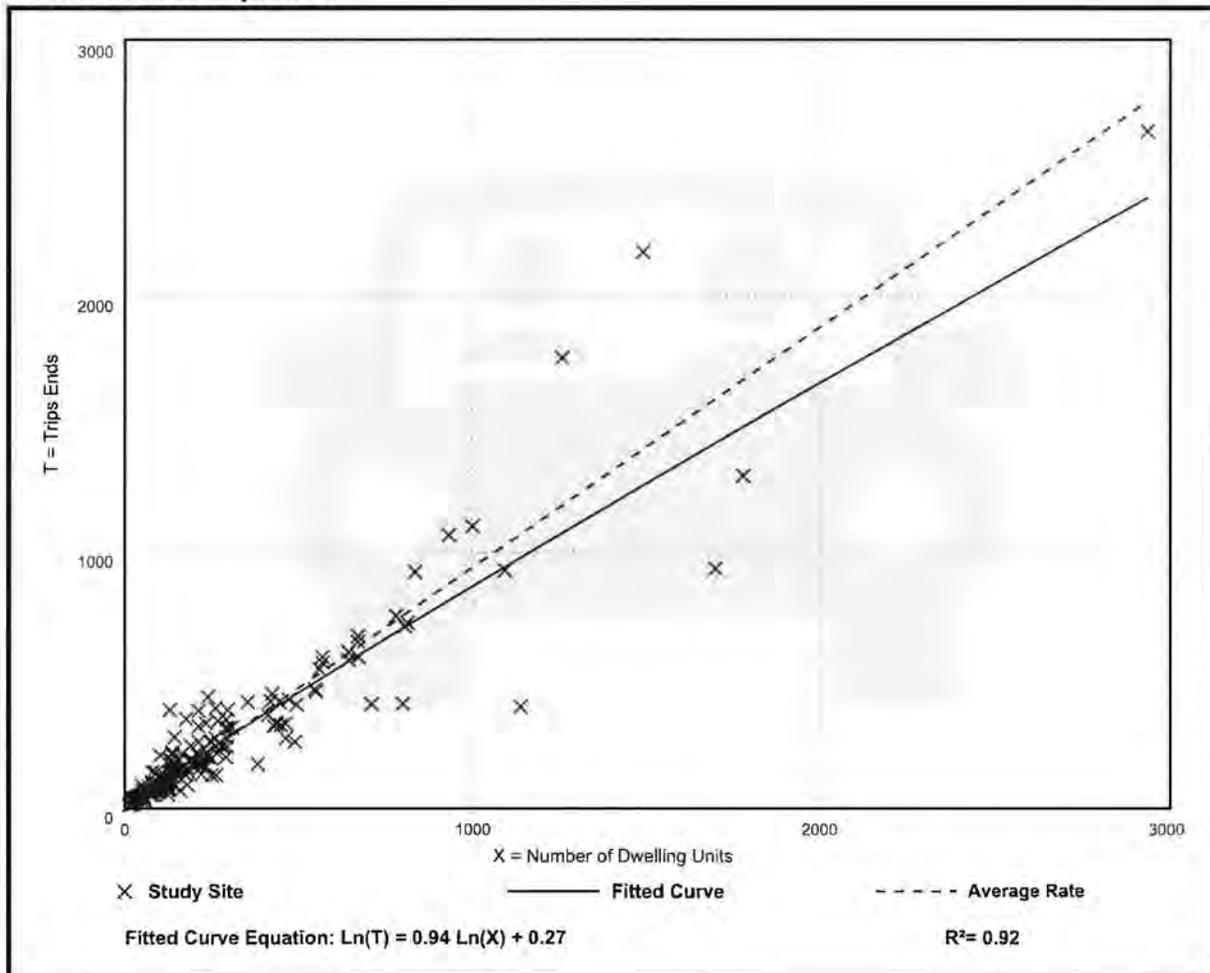
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites

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: 4

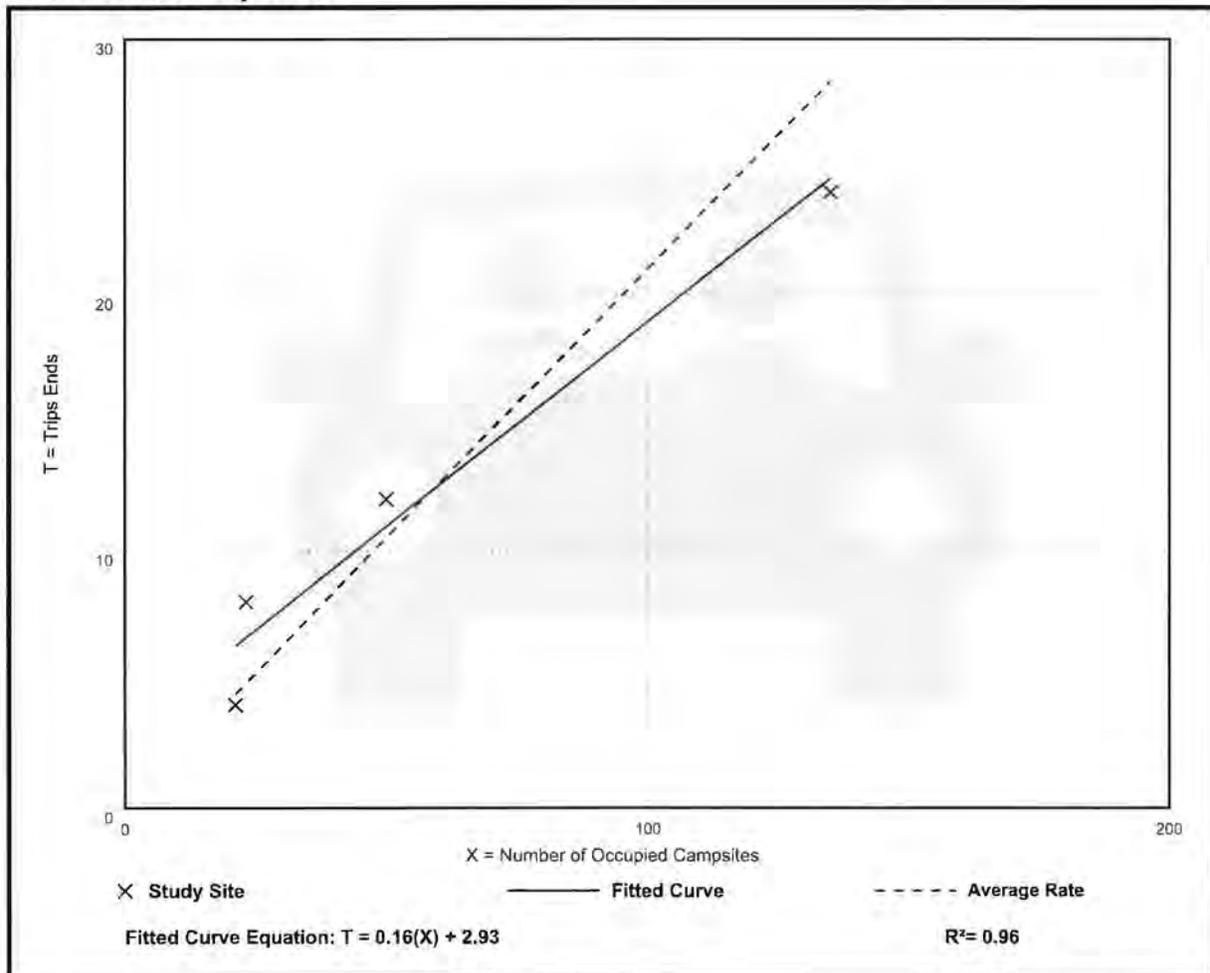
Avg. Num. of Occupied Campsites: 57

Directional Distribution: 36% entering, 64% exiting

Vehicle Trip Generation per Occupied Campsite

Average Rate	Range of Rates	Standard Deviation
0.21	0.18 - 0.35	0.06

Data Plot and Equation



Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites

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: 6

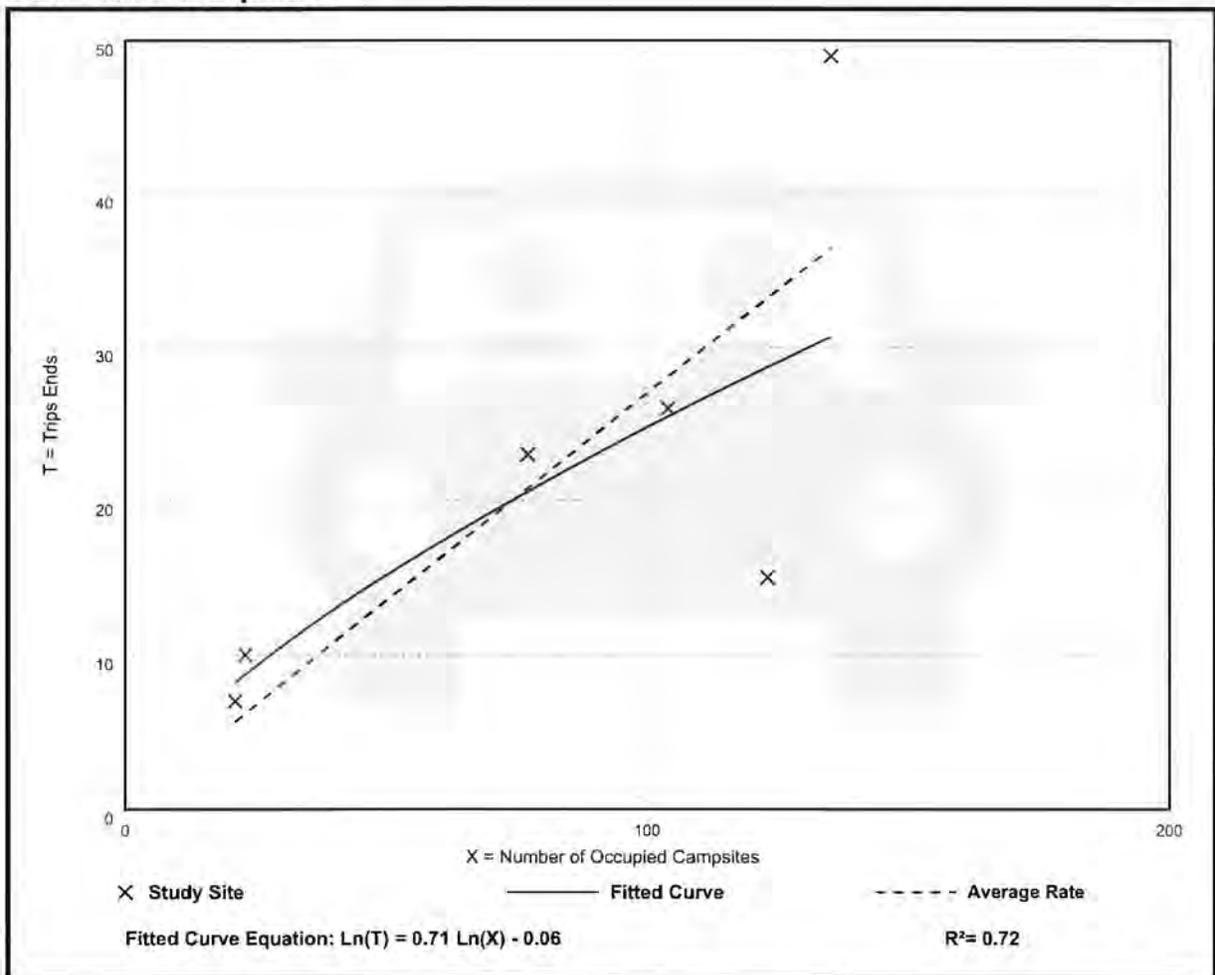
Avg. Num. of Occupied Campsites: 81

Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Occupied Campsite

Average Rate	Range of Rates	Standard Deviation
0.27	0.12 - 0.43	0.11

Data Plot and Equation



Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 6

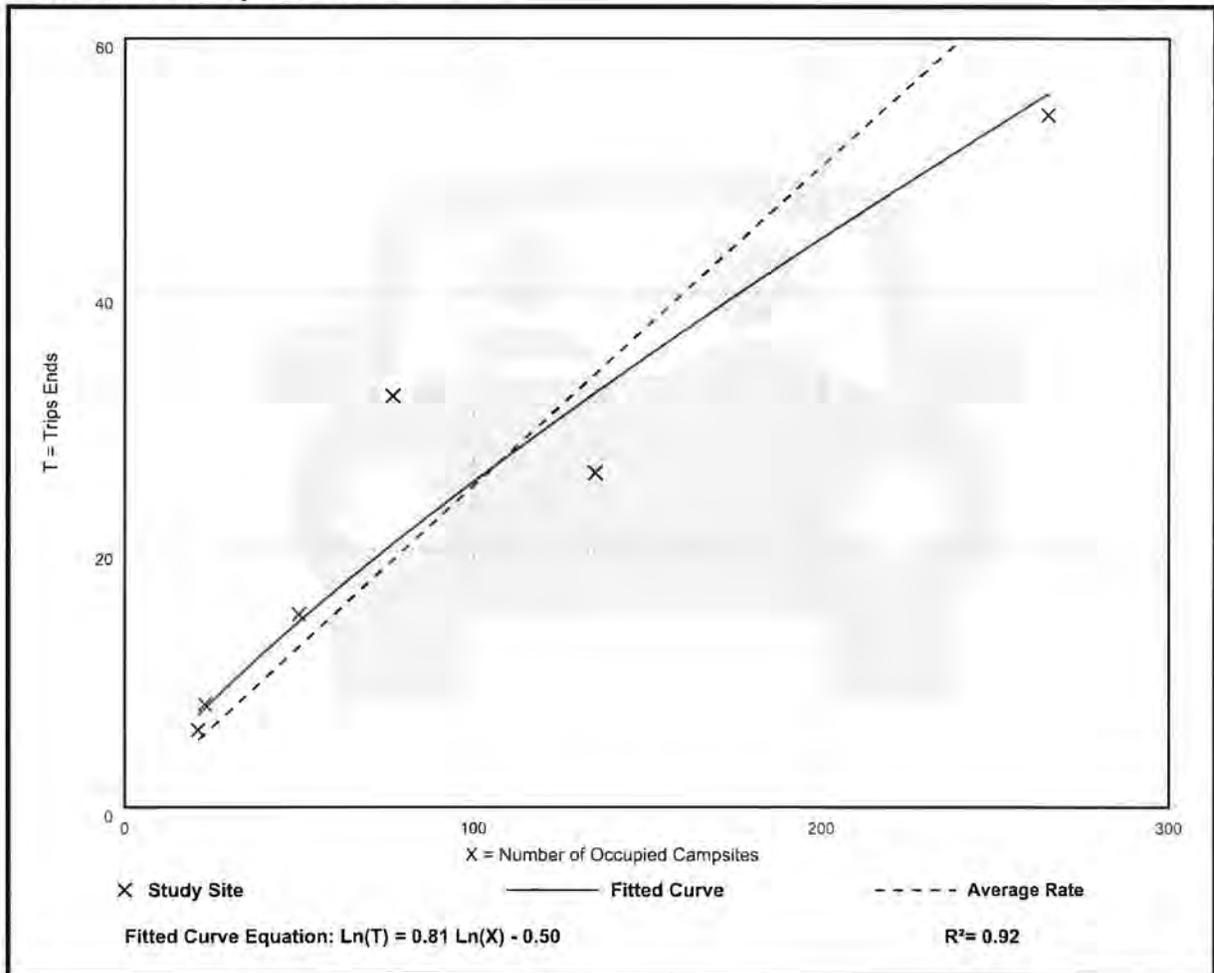
Avg. Num. of Occupied Campsites: 95

Directional Distribution: 36% entering, 64% exiting

Vehicle Trip Generation per Occupied Campsite

Average Rate	Range of Rates	Standard Deviation
0.25	0.19 - 0.42	0.09

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

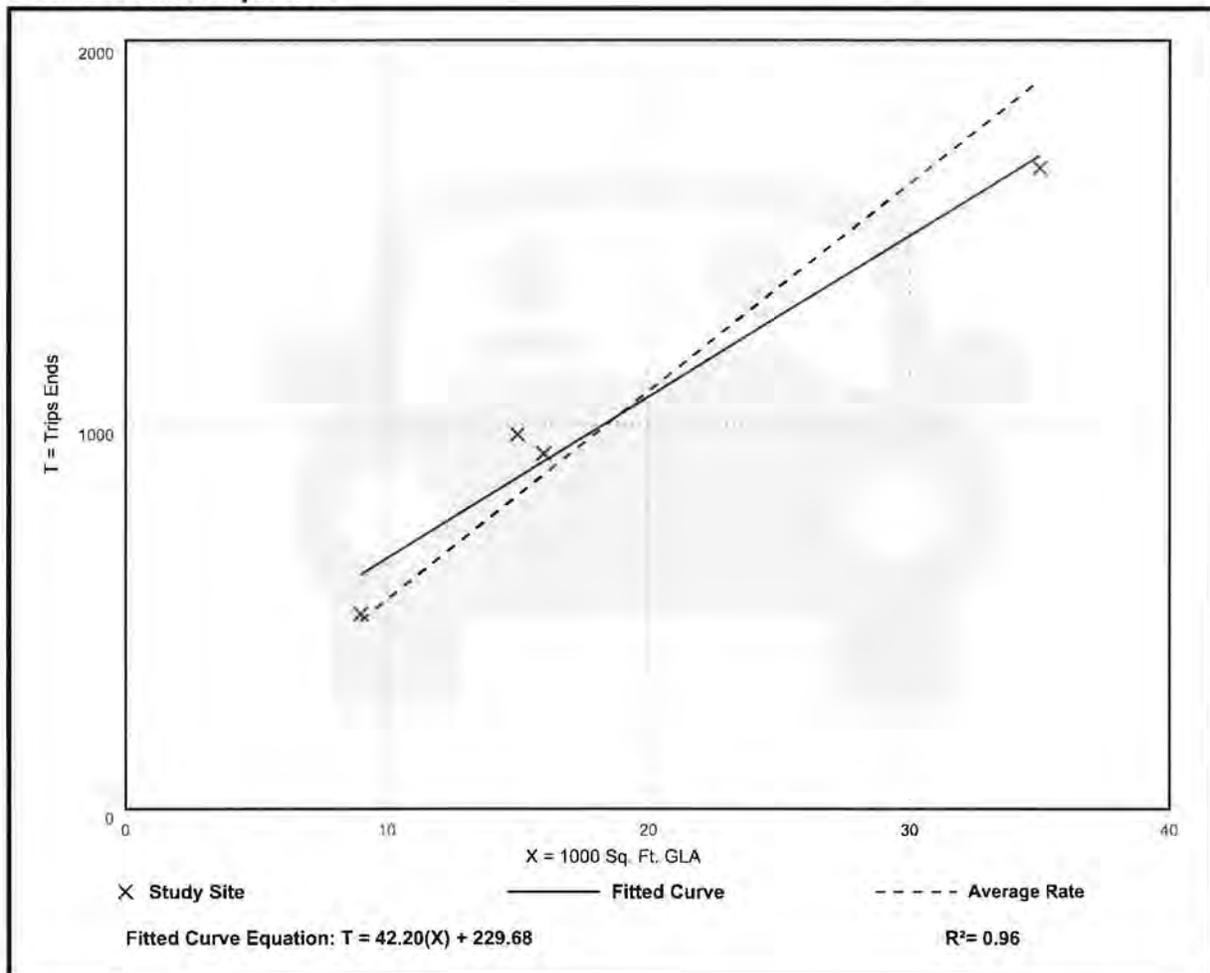
Avg. 1000 Sq. Ft. GLA: 19

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

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: 5

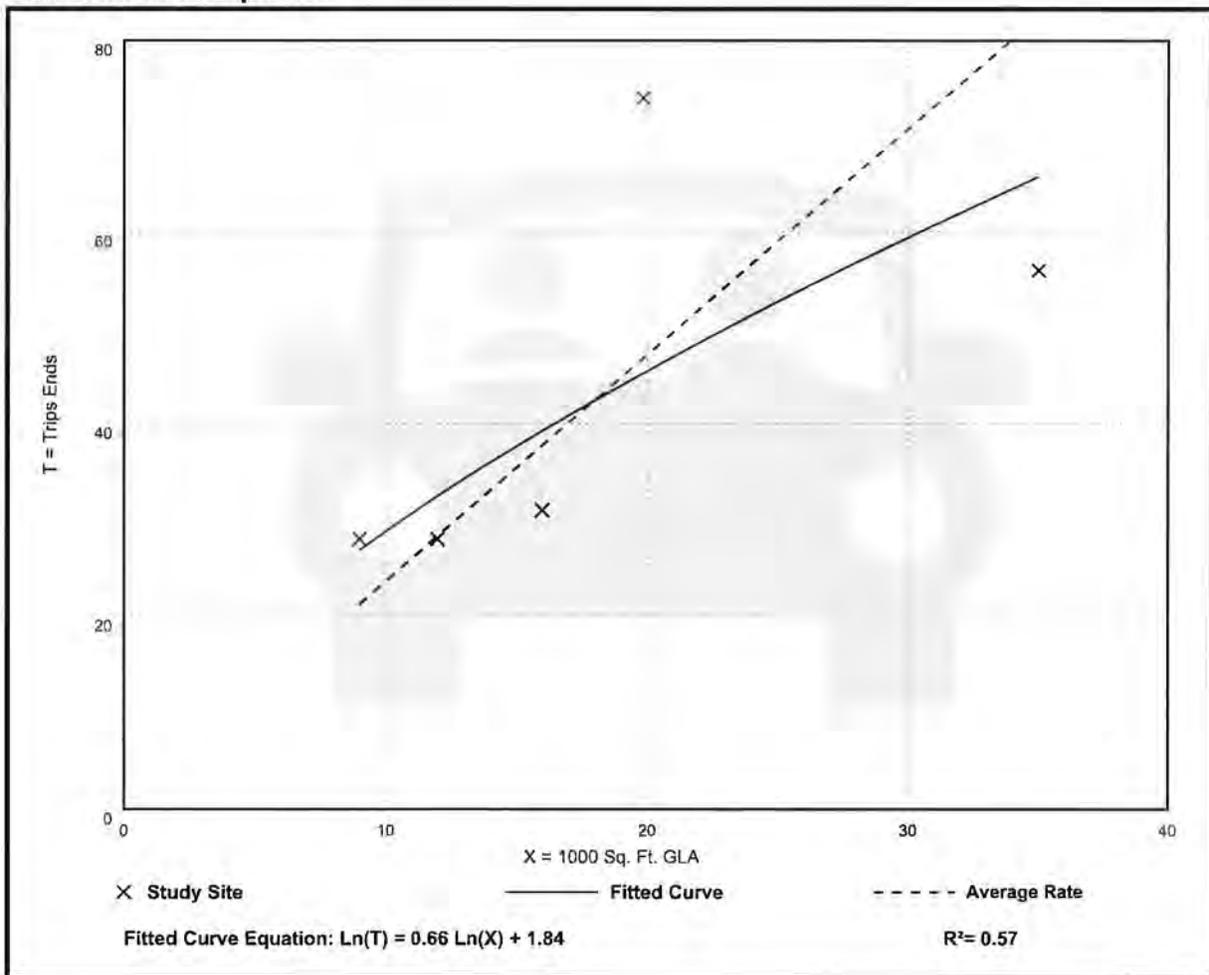
Avg. 1000 Sq. Ft. GLA: 18

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

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: 25

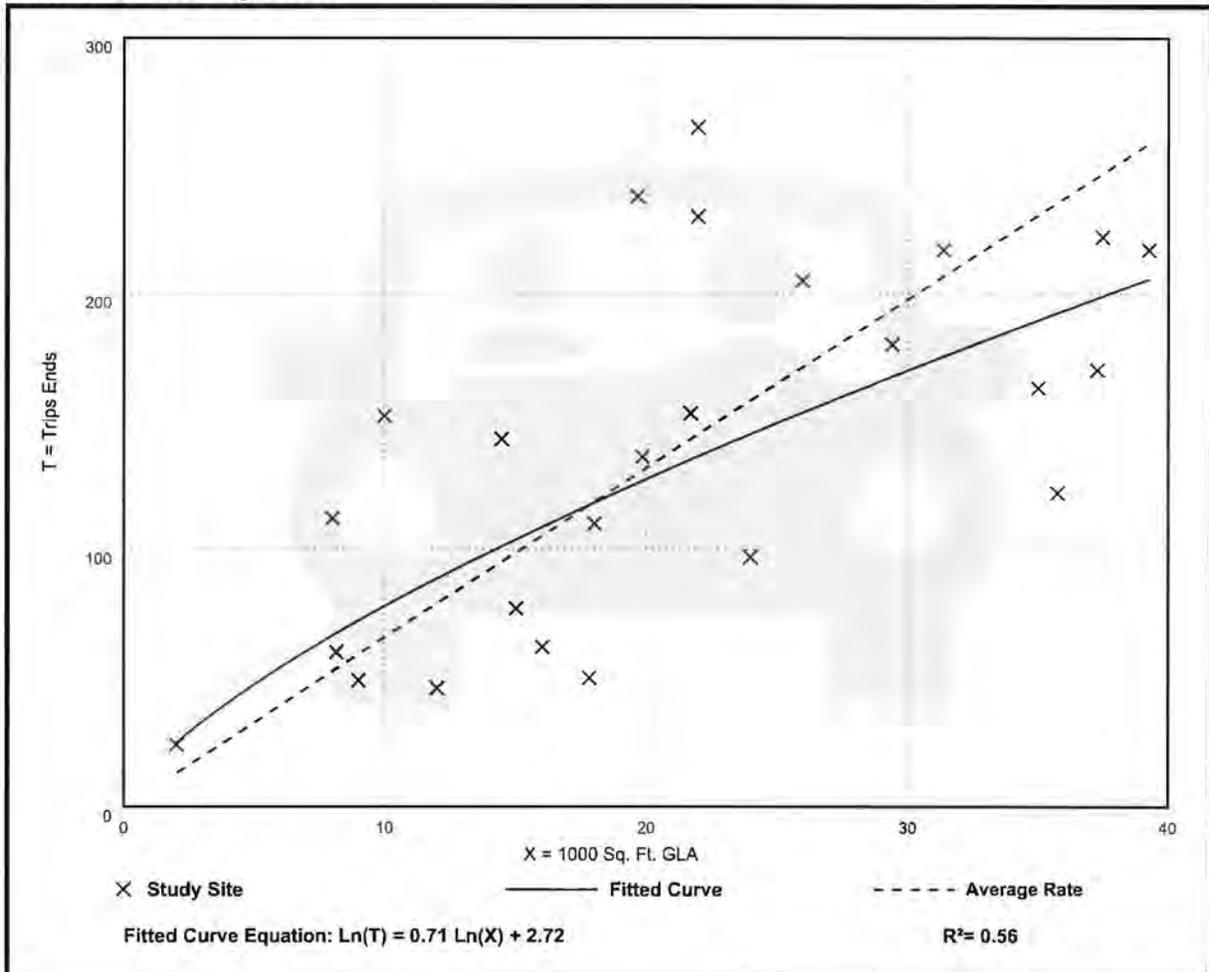
Avg. 1000 Sq. Ft. GLA: 21

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation





Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

September 12, 2022

Rhea Lopes
RVI Planning + Landscape Architecture
10401 Highland Manor Dr, Ste 220
Tampa FL 33610

Re: Letter of Service Availability – Caloosa 80

Ms. Lopes,

I am in receipt of your letter requesting a Letter of Service Availability for a group of parcels called Caloosa 80. The property consists of 3 STRAP numbers south of State Road 80 near the intersection of Bateman Road. The project is proposed to include 783 RV units and 30,000 square feet of commercial uses, with a proposed residential population of 2,020.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 11, located 8.4 miles west. This location is not able to meet existing service standards for the proposed development, as required in County Ordinance 08-16. The paramedic stationed at the Alva Fire Department does not change this calculation, as the measurement in ordinance is arrival of an ambulance.

It is our opinion that the service availability for the proposed development of this property is not adequate at this time. Should the plans change, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Director, Public Safety



Alva Fire & Rescue District

Brandon S. Kuhn, Fire Chief

September 1, 2022

Rhea Lopes
Project Manager
RVi Planning + Landscape Architecture
10401 Highland Manor Dr, Suite 220
Tampa, FL 33610

RE: Caloosa 80 - Comprehensive Plan Amendment
Letter of Service Available

Dear Rhea Lopes,

Please accept this correspondence as documentation that the Alva Fire Control & Rescue Service District can provide fire protection and EMS non-transport services to the parcels listed below which falls within the boundaries of our Fire District.

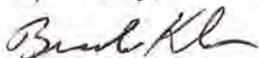
The following three parcels (STRAP numbers) are within the geographical boundaries of the Alva Fire Control & Rescue Service District:

1. 29-43-27-00-00005.0000
2. 29-43-27-00-00012.0060
3. 30-43-27-00-00001.0190

The district may request a Fire Department Service Delivery Concurrency Evaluation, Ch. 15 of the Florida Fire Prevention Code, NFPA 1. Also, a pressurized water supply for fire protection.

Please feel free to contact me if you have any questions or concerns.

Respectfully,



Brandon Kuhn, Fire Chief

2660 Styles Road Alva, Florida 33920

Office: (239) 728-2223

Fax: (239) 728-2231

Carmine Marceno
Sheriff



"Proud to Serve"

**State of Florida
County of Lee**

May 11, 2022

Rhea Lopes
RVi Planning + Landscape Architecture
10401 Highland Manor Drive, Suite 220
Tampa, FL 33610

Ms. Lopes,

The Lee County Sheriff's Office has reviewed your Comprehensive Plan Amendment request to change the Future Land Use designation of three parcels totaling 192.3+/- acres along Palm Beach Boulevard at its intersection with Bateman Road.

The proposed Large-Scale Comprehensive Plan Map and Text Amendments would change the properties' Future Land Use designation from Urban Community and Rural to Urban Community and Sub-Outlying Suburban. It also would allow for a maximum of 794 dwelling units and 30,000 SF of commercial. The property would be added to the Lee County Utilities, Future Water Service Areas.

This proposed change will not impact our Agency's ability to provide law enforcement services to this community. Services will be provided from our East District offices in Lehigh Acres. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment.

Please contact Community Response Unit Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

Stan Nelson
Director, Planning and Research



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

Kevin Ruane
District One

May 18, 2022

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Rhea Lopes
RVI Planning + Landscape Architecture
10401 Highland Manor Drive, Suite 220
Tampa, FL 33610

**RE: Caloosa 80
Request for Letter of Service Availability**

Ms. Lopes,

LeeTran has reviewed your request for service availability in regards to the proposed Comprehensive Plan Amendments. After reviewing the site and comparing the location with our existing and planned route locations according to the 2020 Transit Development Plan (TDP), the following has been determined:

- Subject area is not within one-quarter mile of a fixed-route corridor
- Closest bus stop is not within one-quarter mile of a bus stop
- The 2020 TDP does not identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because planning action does not trigger relevant Lee County Land Development Code.

If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or jpuente@leegov.com.

Sincerely,

Jorge J. Fuente

Jorge J Puente, Transit Service Planner
Lee County Transit



Board of County Commissioners

Kevin Ruane
District One

May 12, 2022

Cecil L Pendergrass
District Two

Rhea Lopes
Project Manager
RVI Planning + Landscape Architecture
10401 Highland Manor Drive, Suite 220
Tampa, FL 33610

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

**Re: Caloosa 80 – Comprehensive Plan Amendment
Letter of Service Availability**

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Dear Miss Lopes,

Donna Marie Collins
County Hearing
Examiner

In April 2014, the Lee County Board of County Commissioners adopted a comprehensive plan amendment eliminating concurrency requirements for transportation and parks, and moved both from regulatory to non-regulatory standards. In light of this, we do not have the authority to deny your request based on parks service availability.

That being said, the below numbers represent the current required and available acreages for regional and community park land as set forth by the requirements of Policy 95.1.3 in *The Lee Plan*. The Department's available capacity meets the current adopted level-of-service standard, and is projected to meet the adopted level-of-service standard for at least the next five years.

Required Capacity – 5,316 acres of regional parks and 295 acres of community parks
Available Capacity – 7,064 acres of regional parks and 832 acres of community parks

Please feel free to contact me directly at (239) 533-7428 or ARegnaert@leegov.com if you have further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Armand Regnaert", written in a cursive style.

Armand Regnaert
Senior Planner
Lee County Parks & Recreation
3410 Palm Beach Blvd
Fort Myers, FL 33916



THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia

District Planning Specialist

2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.335.1494

May 18, 2022

Rhea Lopes

RE: Caloosa 80

Dear Rhea Lopes:

This letter is in response to your request for concurrency review dated March 31, 2022 for the subject property in Caloosa 80 in regard to educational impact. This project is located in South choice Zone.

This development is a request for 794 mobile housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .149 for elementary, .0071 for middle and .077 for high. A total of 0 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1494

Sincerely,

Jacqueline Heredia, District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER
OWNER/AGENT RVI Planning + Landscape Architecture
ITEM DESCRIPTION Rezoning

LOCATION Caloosa 80
ACRES 192.00
CURRENT FLU
CURRENT ZONING MPD

PROPOSED DWELLING UNITS BY TYPE	Single Family	Multi Family	Mobile Home

STUDENT GENERATION	Student Generation Rates			Projected Students
	SF	MF	MH	
Elementary School	0.149	0.058		0.00
Middle School	0.071	0.028		0.00
High School	0.077	0.03		0.00
Source: Lee County School District, September 8, 2018 letter				

CSA SCHOOL NAME 2022/23	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	14,234	14,026	208	0	208	99%	
South CSA, Middle	7,293	6,912	381	0	381	95%	
South CSA, High	9,536	8,492	1,044	0	1044	89%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Jacqueline Heredia, District Planning Specialist



Board of County Commissioners

Kevin Ruane
District One

May 12, 2022

Cecil L. Pendergrass
District Two

RVI Planning + Landscape Architecture

Ray Sandelli
District Three

Attn: Rhea Lopes, Project Manager
10401 Highland Manor Dr, Suite 220
Tampa, FL 33610

Brian Hamman
District Four

Frank Mann
District Five

Subject: Caloosa 80 – Comprehensive Plan Amendment

Roger Desjarlais
County Manager

Letter of Service Availability (Revised Request)

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Dear Ms. Lopes:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned 794 dwelling units for Caloosa 80 LLP located along Palm Beach Boulevard (SR 80), at its intersection with Bateman Road through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service and requirements for those as multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

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

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

April 15, 2022

Via E-Mail

Cecil L. Pendergrass
District Two

Rhea Lopes
RVI Planning + Landscape Architecture
10401 Highland Manor Dr., Suite 220
Tampa, FL 33610

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

**RE: WATER AND SANITARY SEWER AVAILABILITY
Caloosa 80
Strap #s: 29-43-27-00-00005.0000, 29-43-27-00-00012.0060, and
30-43-27-00-00001.0190**

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Dear Ms. Lopes:

Donna Marie Collins
Chief Hearing Examiner

The subject parcels are not located within Lee County Utilities Future Water and Sewer Service Areas as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Sanitary Sewer mains are about 3.5 miles west of the parcel on Palm Beach Blvd. Water mains are available about 2.25 miles west on Palm Beach Blvd. In order to provide service to the parcel, developer funded system enhancements such as line extensions are required.

Lee County Utilities presently has sufficient capacity to provide water and sewer service. Availability of water and sewer service is contingent upon final acceptance of the infrastructure constructed by the developer. Upon completion and final acceptance of this project, sewer service is provided by the CFM Central Water Reclamation Facility. Water service is provided by the North Lee County and Olga Water Treatment Plants.

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

Further, this letter of availability of water and sewer service is for comprehensive plan amendment purposes only.

Sincerely,


Nathan Beals, PMP
Senior Manager
(239) 533-8157
LEE COUNTY UTILITIES

Rhea Lopes

From: Beals, Nathan <NBeals@leegov.com>
Sent: Wednesday, May 18, 2022 10:19 AM
To: Rhea Lopes
Subject: RE: Caloosa 80 - Utilities Letter of Service Availability

Rhea,

I was just going to draft a new letter but the letter I provided in April doesn't specify flows. I don't think an update is needed unless you want today's date on it.

Let me know.

Thanks,



Nathan Beals | Planning and New Development Manager

Lee County Utilities

1500 Monroe St., First Floor, Fort Myers, FL 33901

office: (239) 533-8157

cell: (239) 822-3050

email: nbeals@leegov.com

web: www.leegov.com

Connect With Us On Social Media



From: Rhea Lopes <rlopes@rviplanning.com>
Sent: Wednesday, May 18, 2022 9:32 AM
To: Beals, Nathan <NBeals@leegov.com>
Subject: [EXTERNAL] RE: Caloosa 80 - Utilities Letter of Service Availability
Importance: High

Good morning Nathan,

Hope you are doing well. I was writing to follow up regarding this request. We are looking to submit our application to the County soon and would appreciate receiving your response as soon as possible.

Please let me know if you need any further information.

I greatly appreciate your time.

Thank you,
Rhea Lopes
Project Manager

RVi Planning + Landscape Architecture

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610
607.216.2390 Mobile • 813.443.8282 Main
www.rviplanning.com

From: Rhea Lopes
Sent: Wednesday, May 11, 2022 3:55 PM
To: Beals, Nathan <NBeals@leegov.com>
Subject: RE: Caloosa 80 - Utilities Letter of Service Availability

Good afternoon Nathan,

Hope you are doing well. I am writing to request for an updated Letter of Service Availability for this project. We have made minor updates to the proposed project based on discussions with Lee County staff and updated information available for the site. The details are included in the attached request.

The main changes to the request include:

- Update to the project area from 194.86 to 192.3 acres.
- Update to the maximum number of dwelling units from 798 to 794 based on the change in acreage and corresponding population estimate change.
- Increase commercial entitlements from 20,000 SF to 30,000 SF, to submit a rezoning request to Mixed Use Planned Development (MPD).

Please let me know if any questions or if you need any additional information. I appreciate your time and look forward to hearing from you.

Thank you,
Rhea Lopes
Project Manager

RVi Planning + Landscape Architecture

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610
607.216.2390 Mobile • 813.443.8282 Main
www.rviplanning.com

From: Beals, Nathan <NBeals@leegov.com>
Sent: Friday, April 15, 2022 1:37 PM
To: Rhea Lopes <rlopes@rviplanning.com>
Cc: Alexis Crespo <acrespo@rviplanning.com>
Subject: RE: Caloosa 80 - Utilities Letter of Service Availability

Rhea,

Sorry for the delay, yesterday got away from me.

Let me know if you have any questions.

Thanks,



Nathan Beals | Planning and New Development Manager

Lee County Utilities

1500 Monroe St., First Floor, Fort Myers, FL 33901

office: (239) 533-8157

cell: (239) 822-3050

email: nbeals@leegov.com

web: www.leegov.com

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From: Rhea Lopes <rlopes@rviplanning.com>

Sent: Thursday, April 14, 2022 12:45 PM

To: Beals, Nathan <NBeals@leegov.com>

Cc: Alexis Crespo <acrespo@rviplanning.com>

Subject: [EXTERNAL] RE: Caloosa 80 - Utilities Letter of Service Availability

Thank you Nate, I appreciate it.

Rhea Lopes

Project Manager

RVi Planning + Landscape Architecture

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610

607.216.2390 Mobile • 813.443.8282 Main

www.rviplanning.com

From: Beals, Nathan <NBeals@leegov.com>

Sent: Thursday, April 14, 2022 12:43 PM

To: Rhea Lopes <rlopes@rviplanning.com>

Cc: Alexis Crespo <acrespo@rviplanning.com>

Subject: RE: Caloosa 80 - Utilities Letter of Service Availability

Rhea,

Thank you for the reminder, I'll get this done this afternoon.

Thanks,



Nathan Beals | Planning and New Development Manager

Lee County Utilities

1500 Monroe St., First Floor, Fort Myers, FL 33901

office: (239) 533-8157

cell: (239) 822-3050

email: nbeals@leegov.com

web: www.leegov.com

Connect With Us On Social Media



From: Rhea Lopes <rlopes@rviplanning.com>

Sent: Wednesday, April 13, 2022 5:00 PM

To: Beals, Nathan <NBeals@leegov.com>

Cc: Alexis Crespo <acrespo@rviplanning.com>

Subject: [EXTERNAL] RE: Caloosa 80 - Utilities Letter of Service Availability

Good afternoon Nate,

Hope you are doing well. I am writing to follow up on this letter of service availability request. Please let me know if you need any further information.

Thank you,

Rhea Lopes

Project Manager

RVi Planning + Landscape Architecture

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610

607.216.2390 Mobile • 813.443.8282 Main

www.rviplanning.com

From: Keyes, Pamela <PKeyes@leegov.com>

Sent: Thursday, March 31, 2022 10:17 AM

To: Beals, Nathan <NBeals@leegov.com>; Rhea Lopes <rlopes@rviplanning.com>

Cc: Alexis Crespo <acrespo@rviplanning.com>

Subject: FW: Caloosa 80 - Utilities Letter of Service Availability

Good morning,

I've copied Nate Beals on this email for his review.

Pam

Pam Keyes, P.E.

Lee County Utilities | p: 239-533-8544



From: Rhea Lopes <rlopes@rviplanning.com>
Sent: Thursday, March 31, 2022 9:53 AM
To: Keyes, Pamela <PKeyes@leegov.com>
Cc: Alexis Crespo <acrespo@rviplanning.com>
Subject: [EXTERNAL] Caloosa 80 - Utilities Letter of Service Availability

Good morning Ms. Keyes,

Please find attached a request for Lee County Utilities Letter of Service Availability. This is in reference to a project, Caloosa 80, located along SR 80 in Lee County. The Property Owner is filing a Comprehensive Plan Map Amendment. Specific details are included in the attached request.

Please let me know if you need any additional information. I appreciate your time.

Thank you,
Rhea Lopes
Project Manager

RVi Planning + Landscape Architecture
10401 Highland Manor Dr, Suite 220 • Tampa FL 33610
607.216.2390 Mobile • 813.443.8282 Main
www.rviplanning.com

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Caloosa 80 Comprehensive Plan Amendment

EXHIBIT M11, M18, M19, M20 – Lee Plan, State Policy Plan and Regional Policy Plan, Justification of the Proposed Amendment & Community Plan Area Consistency

I. Request

Caloosa 80 LLP (“Applicant”) is requesting approval of a Large-Scale Comprehensive Plan Amendment to change the future land use (FLU) category of 92.71 +/- acres of the 192.3+/- acre site (“Property”) from Rural to Sub-Outlying Suburban, and to add the Property to the Lee County Utilities, Future Water and Sanitary Sewer Service Areas. This request requires three map amendments to Lee Plan Maps 1A, Map 4A, and Map 4B. It also includes a text amendment to Table 1(b) to increase the residential acreage of land in the Sub-Outlying Suburban FLU category of District 1, Northeast Lee County.

The total Property owned by the Applicant is 192.3 acres. Currently, the majority of the site (99.6 acres) is within the Urban Community FLU category, which allows for 6 du/acre and commercial uses. The remaining 92.7 acres of the Property are designated as Rural and are limited to 1 du/acre.

The amendment will allow for the development of a maximum of 2 du/ac in the parcels proposed as Sub-Outlying Suburban. This would entail a maximum total of 783 dwelling units, in accordance with the use and density limitations set forth in Lee Plan Table 1(a).

The proposed text amendment will ensure sufficient residential acreage is allocated to the Sub-Outlying Suburban FLU category of District 1 per Lee Plan Table 1(b) to support this request. There is existing available residential acreage within the Urban Community FLU category of District 1 as well as commercial acreage in District 1.

The Applicant has filed a companion Mixed Use Planned Development (MPD) rezoning application to further limit development of the Property to 783 Recreational Vehicle (RV) units and up to 30,000 SF of neighborhood commercial retail along with accessory uses, and supportive infrastructure.

II. Existing Conditions & Property History

The Property is located south of Palm Beach Boulevard (SR 80) and east of Bateman Road and west of Goggin Road. The Property is currently zoned Recreational Vehicle Planned Development (RVPD) per Resolution No. Z-09-042 and is located within the Northeast Lee County and Alva Community Planning Areas. The Property is currently utilized as pastures. The RVPD zoning district permits the development of 417 RV site, including 121 transient and 296 non-transient RV sites, with associated accessory and subordinate uses, including limited commercial uses.

III. Surrounding Land Use Pattern

The Property is within a suburban area with a mix of residential, commercial, and public land uses. The surrounding land use pattern consists of public rights-of-way to the north and west, low-density

single-family residential dwellings and pastures to the north, east, and south, and the Hickey Creek Mitigation Park to the west. To the northeast of the Property, across SR 80, there are some commercial uses including a restaurant and plant nursery.

Lands in the immediate area are designated Rural, Conservation, as well as Urban Community to the south and northwest of the Property, and further to the east along SR 80. While there are significant lands in the area already in Urban Community, including the majority of the Property, the request is to allow for a “step down” or transition of density through the Sub Outlying Suburban FLU.

Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Rural	AG-2 (Agricultural)	Right of Way (Palm Beach Blvd.), single-family residential homes, pastures, restaurant, nursery
SOUTH	Urban Community, Rural	AG-2 (Agricultural)	Florida Power & Light easement, single-family residential homes, pastures
EAST	Rural	AG-2 (Agricultural)	Single-family residential homes, pastures
WEST	Conservation Lands - Upland	EC (Environmentally Critical)	Right-of-Way (Bateman Road), Hickey Creek mitigation park

IV. Public Infrastructure

As outlined in the enclosed application, the subject property is serviced by existing public infrastructure that can accommodate the proposed mix of residential and commercial uses.

The amendment proposes to add the Property to the Lee County Utilities, Future Service Areas for Water and Sanitary Sewer. Lee County Utilities has indicated adequate capacity to serve the project for potable water and sanitary sewer service (Exhibit M17).

The Property has frontage and access to SR 80, a state maintained arterial corridor connecting the east and west coasts of the state. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. (Exhibit M15). There are adequate community facilities and services in the immediate vicinity of the project, including Fire, Law Enforcement, Schools, and Parks. Adequate EMS services are unavailable from the Lee County Public Safety Department. The Applicant is open to working with the County on Conditions to ensure that adequate service is available at the time of construction. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibit M14, M16 & M17) for a complete description of available infrastructure and services to support the amendment request.

V. Proposed Amendment

The amendment request will allow for development of the Property as a Recreational Vehicle Park, with a maximum of 783 units and up to 30,000 SF of commercial uses, along with associated infrastructure and amenities. The Applicant has submitted a companion MPD rezoning petition to implement the intended development program, while ensuring adequate protection to the environment and rural character of the area.

The current amendment requests for a change in FLU from Rural to Sub-Outlying Suburban, which allows for the increase in density to allow for a compact form of development where infrastructure exists to support new growth, while ensuring that the rural character of the community is preserved. The proposed FLU category restricts residential density to 2 units per acre, achieving a gradual reduction in densities from Urban Community that lies to the immediate west to the Rural lands to the east.

At the same time, the RV park introduces housing options in the community as well as commercial uses that could provide required services to the residents of the RV park and the adjoining rural areas, thereby reducing vehicle miles travelled and allowing for accessibility by bicycle and pedestrians in the project and immediate area.

The proposed development, being developed at a density greater than 2.5 du/ac is required to connect to a public water service, per the Lee Plan Standard 4.1.1. The amendment includes a request for the Property to be added to the Lee County Utilities, Future Water Service Areas. The gross density of the companion MPD is 4 du/acre, thereby exceeding this minimum threshold.

Further, the proposed text amendment requests that additional acreage be added to the Sub-Outlying Suburban FLU category in District 1, ensuring that the project is consistent with Table 1(b) of the Lee Plan.

VI. Lee Plan Consistency & Community Plan Area Consistency

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Lee Plan.

POLICY 1.1.11: The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally, the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

RESPONSE: In compliance with this policy, the Property is located in a suburban area of the County, with less dense development. One of the parcels comprising the Property has an Urban Community FLU designation, which allows development of 6 du/ac as evidence of the transitioning nature of this area. By changing the FLU designations of the eastern two parcels from Rural to Sub-Outlying Suburban, there will be a gradual decrease in densities from west to east. While this allows for the increase in density necessary to achieve the Client's compact development program and make appropriate use of available infrastructure, it still ensures a low-density community character, with a net increase of only 1 du/ac across 92.71 acres or 93 units.

STANDARD 4.1.1: WATER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable*

(floor) area per parcel, must connect to a public water system (or a “community” water system as that is defined by Fla. Admin. Code R. 62-550)

...

6. *If a development lies outside any service area as described above, the developer may:*
- request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;*
 - establish a community water system for the development; or*
 - develop at an intensity that does not require a community water system.*

RESPONSE: The proposed development of the Property is 783 RVs on 192.3 acres, for a total gross density of 4 du/acre. This amendment includes a request to be added to the Future Water Service Area for Lee County Utilities to allow the project to connect to for potable water service in accordance with this policy. Lee County Utilities has indicated available capacity to serve this project (Exhibit M17).

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

RESPONSE: The proposed amendment is requesting a change in the FLU designation from Rural to Sub-Outlying Suburban. The proposed FLU designation does not permit commercial or industrial development, that could be destructive to the low-density, rural character of the area. Further, through the companion MPD rezone, non-residential uses are further restricted to specific neighborhood commercial uses that would serve the Recreational Vehicle (RV) park community and adjoining residential areas within the Urban Community designated portions of the site. Roughly 4.5 acres of the project are to be dedicated towards 30,000 SF of neighborhood commercial uses and are appropriately oriented to the intensive SR 80 frontage. Per the companion rezone, this proposed MPD is planned with adequate buffering from adjoining residential uses that meet the requirements of the Land Development Code (LDC).

POLICY 28.1.1: Evaluate and identify appropriate commercial areas with a focus on the rural village area.

RESPONSE: The commercial uses proposed on the Property will be along SR 80. SR 80 is a 4-lane arterial roadway, that will provide a strategic location for neighborhood commercial uses. Further, sidewalks and a shared-use path are planned for the portion of SR 80 within the Alva Community (Map 3-D), allowing for pedestrian access from surrounding neighborhoods.

POLICY 28.1.4: New industrial activities or changes of land use that allow future industrial activities, not directly associated with Alva’s commercial agriculture, are prohibited in Alva.

RESPONSE: The proposal requests a change of FLU from Rural to Sub-Outlying Suburban. Industrial uses are not permitted in this FLU category per Policy 1.1.11. Further, only neighborhood commercial uses, that could benefit the RV park residents and surrounding neighborhoods are being proposed through the companion MPD rezone.

POLICY 28.2.2: Future land use amendments that would increase the allowable total density of Alva are discouraged and must demonstrate consistency with the objectives and policies of this goal through concurrent planned development rezoning. Future Land Use Map amendments that would decrease the allowable total density of Alva and that are otherwise consistent with the objectives and policies of this goal are encouraged.

RESPONSE: While the proposed FLU amendment looks to increase the allowable total density of Alva, it is accompanied by a planned development rezoning to MPD. Through this companion rezoning petition, the objectives and policies of the Alva Community Plan Goal to enhance the rural, historic and agricultural character and protect natural resources will be met. The rezone establishes development standards for the RV park, along with protection of natural resources. Impacts to existing wetlands on the Property are minimized through establishment of preserve areas. Further, adequate buffering is proposed along Bateman Road, adjacent to the Hickey Creek Mitigation Park. The proposed development will be clustered to ensure adequate open space on the Property.

Further, the FLU amendment is to change the designation of part of the Property from Rural to Sub-Outlying Suburban. The remainder of the Property is already designated as Urban Community, allowing for development of up to 6 du/ac. While there is a proposed increase in density to allow for financial feasibility of the project, the change to the Sub-Outlying Suburban designation only creates an increase of 93 units across the 192.3 +/- project. The Sub-Outlying Suburban FLU designation is specifically designed for places “where there is a desire to retain a low-density community character” per Policy 1.1.11 of the Lee Plan. This designation would allow for densities to gradually decrease from Urban Community to the adjoining Rural.

POLICY 124.1.2: The County’s wetlands protection regulations will be consistent with the following:

4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.

RESPONSE: The proposed development protects on-site wetlands, by designation of preserve areas through the companion MPD Rezone.

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

RESPONSE: Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District, and all other applicable state agencies. The site design will ensure pretreatment of stormwater prior to discharge off-site.

VII. Adjacent Local Governments

The subject property is located entirely within Lee County.

VII. State Comprehensive Plan Consistency

The proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to ensure protection of natural resources while providing housing opportunities. Specifically, the amendment is consistent with the following guiding policies:

Housing. The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

RESPONSE: The proposal will allow for housing opportunities through the RV park, while also ensuring clustering through the Planned Development zoning to minimize impacts on wetlands and the adjacent Hickey Creek Mitigation Park through designation of preserve areas and buffers, as demonstrated on the MCP included in the companion MPD rezone petition. The amendment will allow for slightly higher densities to accommodate the demand for housing options in Lee County, in an area that fronts a major state corridor and where surrounding densities/intensities support the change.

Land Use. In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

RESPONSE: There is service capacity in place to serve the project in terms of potable water, sanitary sewer service, solid waste, law enforcement, fire, parks, and school services (Exhibit M17). The Applicant will work with County regarding EMS services. Further, through the companion MPD rezone petition, the project will ensure preservation of environmental resources through preservation of wetlands and other sensitive lands, and stormwater management. Development will be clustered to ensure open space as well as adequate buffering, especially along Bateman Road, adjacent to the Hickey Creek Mitigation Park.

Transportation. Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit and transportation.

RESPONSE: The project is serviced by an arterial roadway, SR 80. Pedestrian access options through a shared use path and sidewalks are planned for the area (Map 3-D).

Natural Systems & Recreational Lands. Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

RESPONSE: The site is an active agricultural pasture with just 10.3 acres of wetlands. These wetlands are planned to be protected and designated within the preserve areas on the companion MPD rezone.

VIII. Regional Policy Plan Consistency

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

Housing Element

Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

RESPONSE: The proposed amendment will offer a unique option for housing through the RV park. Further, 30,000 SF of commercial uses on the property will help provide services to the residents of the park as well as the neighboring rural communities.

Natural Resources Element

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

RESPONSE: The proposed amendment and companion rezoning application will provide for stormwater management infrastructure to ensure protection of the wetlands located within the Property.

Regional Transportation

Goal 2: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

RESPONSE: The property is serviced by The property is serviced by Palm Beach Boulevard (SR 80), a county-maintained 4-lane arterial roadway. As demonstrated in the Traffic Circulation Analysis by TR Transportation Consultants, Inc., there is adequate capacity available to serve the project. Further, the strategic location of neighborhood commercial uses in the project will serve the future residents of the RV park as well as surrounding rural residential areas.

IX. Conclusion

The proposed Comprehensive Plan Text and Map Amendments are to allow for an increase in density and to add the Property to the Lee County Utilities service areas for water and sanitary sewer. These amendments will allow for a change to the existing RVPD zoning on the Property, through the companion MPD rezone application. The application is consistent with the Lee Plan, the State Comprehensive Plan, and Regional Policy Plan. The Applicant respectfully requests approval of this petition and reserves the right to make any changes to the request during the review process.