



Mr. Dirk Danley Jr.
Principal Planner
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

January 18, 2023

**Re: Pratt's Preserve RPD
DCI2022-00055
Sufficiency #1 Submittal**

Mr. Danley,

In response to the comment letter dated December 14, 2022, enclosed are the following items for your review:

1. Lee County Utilities – Letter of Service Availability
2. Letter of No Objection - Sheriff
3. Boundary Survey
4. Certification of Title
5. Master Concept Plan
6. TIS
7. Surface Water Management Plan

Per our conversation, the “outparcel” on the west side of the property is under common ownership with the applicant. The outparcel is being created in order to simply preserve the existing home and is being excluded from the proposed development. In addition to the above items, written responses to the comments are provided below:

Zoning Review:

1. The MCP notes an optional gated entrance. Please demonstrate that the development meets the requirements of LDC Section 34-1748.

The proposed planned development does not request any deviations from LDC Section 34-1748 and will be required to meet the setbacks, stacking and all other elements of this section. Compliance with Section 34-1748 is a requirement for any Development Orders proposing entry gates. The entry gates proposed for this development have been reviewed against Section 34-1748 and approved by Development Order DOS2022-00003.

2. Staff is not able to determine whether or not the common area travels under the roadway or not in the center of the Master Concept Plan. Additionally, please clarify the purpose of the common areas throughout the Master Concept Plan.

The Master Concept Plan has been revised to refer to the "common area" as "common area tracts". They are separate and independent of the roadway tracts and residential lots. They are intended for open space and back-bone infrastructure serving the residential development including landscaping, irrigation, drainage, and water management.

3. Will the project be walled? If so, please demonstrate compliance with LDC Section 34-1743. Please provide a letter of utility availability as required in LDC Section 34-202(a)(10).

The project is not proposing walls at this time. Should the developer decide to install walls/fences in the future, they will be required by the Land Development Code to comply with LDC Section 34-1743 for any Development Order proposing walls/fences.

Please see the attached Utility Letter of Service Availability.

Development Services Review:

1. The request includes the expansion of the existing zoning approval (Z-21-024) to add 45 additional residential units. The original request included an emergency only access that will be maintained as part of the expansion. Please provide letters of no objection to the expansion from the Fire Department, Sheriff's Office and Public Safety.

Please see the attached Letter of No Objection from the Sheriff. The letter from the Fire Department has been requested but not yet received.

2. The applicant provided a Schedule of Deviations and Written Justifications. The deviations appear to match the deviations approved in Z-21-024. Staff recommend the conditions approved in Z-21-024 also be applied to this request.

Noted. That will be reflected in the Staff Report and the zoning resolution.

Legal Description Review:

1. The boundary survey does not meet the requirements of LDC 34-202(a)(6). There is no state plane coordinate at the point of beginning, and the boundary survey is not based upon the submitted title certification.

Please see the attached revised Boundary Survey.

2. No Certification of Title was submitted, please provide the required document per LDC 34-202(a)(7)

Please see the attached Certification of Title.

Environmental Review:

1. Due to the size of the single-family lots, 40% open space is required. Please provide an open space exhibit per Land Development Code 34-373(a)(6)(h).

Land Development Code 34-373(a)(6)(h) requires that a master concept plan must show the percentage of open space. The Master Concept Plan includes a table that meets the requirement of Chapter 34-373 (a)(6)(h). Single family lots are not excluded from this calculation in accordance with LDC Section 34-373 (a)(6)(h).

2. The MCP demonstrates a common area along the project boundaries. Please indicate whether the common area is in an individual tract, or within the single-family property boundaries.

Common areas will not be included within individual single-family lots and will be platted separately.

3. Please provide the proposed uses within the common area.

Please see attached revised Master Concept Plan. The open space is provided by the common area tracts, stormwater ponds, and building setbacks for lots. A detail for the lots has been added to Sheet 1 of the MCP.

4. The FLUCCS map indicates an area of disturb hydric Land. Please provide a formal Jurisdictional determination to satisfy Lee Plan Policy 124.1.1.

The applicant is not requesting density to be transferred off of the wetland area. This area is not included in the calculation of density in the Request Statement or the application form. A jurisdictional determination from the SFWMD is not required as part of the zoning application and not required by Lee Plan Policy 124.1.1. The applicant intends to impact the wetland and mitigate in accordance with state rules.

5. The applicant has displayed a gated area among the MCP. Is the applicant proposing an optional wall/fence along the perimeter of the project site? If so, please follow and demonstrate compliance with LDC 34-1743(b)(3) for landscaping criteria.

The proposed planned development is not requesting any deviations from LDC Section 34-1743 and will be required to meet the setbacks, height, landscaping and all other elements of this section.

TIS Review:

1. The information considering the 'Existing LOS' for Six mile cypress appears to be inconsistent with Lee County 2021 Public Facilities Level of Service and Concurrency Report.

Acknowledged. In addition, the revised ZTIS was updated to reflect the latest Lee County 2022 Public Facilities Level of Service and Concurrency Report.

2. The applicant should use the "Lee County Generalized Peak Hour Directional Service Volumes" table in Exhibit 4 instead of "Lee County Generalized Peak Hour two-Way Service Volumes".

Acknowledged. The generalized service volumes have been updated to reflect directional service volumes.

3. Moreover, the applicant should consider Six Mile Cypress as a control access facility.

Acknowledged. The Six Mile Cypress service volumes have been updated to reflect a controlled access facility.

4. The 'Project trips' in Exhibit 4 for Six mile cypress are inconsistent with Exhibit 6.

Acknowledged, directional project trips have been updated.

5. Please provide the methodological steps for future trip calculation to find out the 'Future K100' in Exhibit 4. Typically, the compound growth formal is used to get the future trip.

Lee County does not typically use compound growth rates to calculate future traffic. For the case of Six Mile Cypress the R^2 value for the linear growth regression is greater than the R^2 for the compound growth meaning the linear growth is more representative of historical growth trends. Furthermore, if a compound growth rate is applied to the reported K_{100} in the 2022 concurrency report the calculated future traffic will be 13% higher than the reported future 2026 volumes in the concurrency report. In addition, the background traffic growth plus the proposed Project traffic would be significantly high than the assumed 3.84% linear growth.

6. Please provide the methodological steps for converting turning movement counts to peak season used in Appendix E.2a and E.2b.

The calculation of the peak season conversion factor is explained on page 6 of Appendix E.

7. Please provide the methodological steps for future trip calculation used in Appendix E.3a and E.3b. Typically, the compound growth formal is used to get the future trip.

See response to Comment # 5 above.

8. The applicant must present an analysis for the intersection of Six Mile Cypress Parkway & Crystal Drive Extension without the project at the buildout year (future 2025).

The without project intersection analysis is provided in Appendix E page 10 and 12.

Natural Resources Review:

1. Please revise the Surface Water Management Analysis to comply with the requirements of LDC 34-373(b)(1).

Please see the attached Surface Water Management narrative.

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

DeLisi, Inc.



Daniel DeLisi, AICP

cc. Neale Montgomery, Pavese Law Firm

**BOARD OF COUNTY COMMISSIONERS**

Kevin Ruane
District One

December 16, 2022

Via E-Mail

Cecil L Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

Drew Fitzgerald
Delisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability
Parker Lane RPD, 12091, 12151 and 12211
STRAP # 17-45-25-01-00000.0100, 17-45-25-01-00000.0110, and
17-45-25-01-00000.0120**

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the properties mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 135 single family residential units with an estimated flow demand of approximately 33,75 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

There are no reuse mains in the vicinity of these parcels.

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

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate

Parker Lane RPD - Letter.Docx

December 16, 2022

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connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

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

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

December 19, 2022

Drew Fitzgerald
DeLisi Fitzgerald, Inc.
1605 Hendry St.
Fort Myers, FL 33901

Mr. Fitzgerald,

The Lee County Sheriff's Office has reviewed your revised Letter of No Objection request for the Parker Lane Residential Planned Development, a proposed subdivision of 135 single family residential homes on 26.71 acres south of Penzance Boulevard.

This Agency evaluated your rezoning request solely on its ability to provide law enforcement service to the development. Based on that criterion, we do not object to a single point of access to the development from an extension of Crystal Drive as long as the development also adds a secondary access point on Blasingim Road for emergency vehicle use only.

Law enforcement services will be provided from our Central District offices in Fort Myers. 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,


Chris Reeves
Major, Patrol Bureau



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



**SOUTH TRAIL FIRE PROTECTION
&
RESCUE SERVICE DISTRICT**
Established 1965

"Compassion, Commitment, Courage"

**Board of
Commissioners**

Larry Hirshman
Chairman

Jeff Haugh
Vice Chairman

Robert McDonnell
Secretary-Treasurer

Ron Tarantino
Commissioner

Ken Brown
Commissioner

January 12, 2023

Letter of No Objection Parker Lane RPD

Dear Lee County Zoning,

Please accept this letter as a letter of no objection to the proposed changes for this project. South Trail Fire District accepts the design of one emergency access point on Blasingim Rd. and a main entrance on Crystal as shown on the current plan.

If you have any questions regarding this letter please contact me at your earliest convenience.

Administration

Gene Rogers
Fire Chief

Dave Bollen
Assistant Chief
Operations

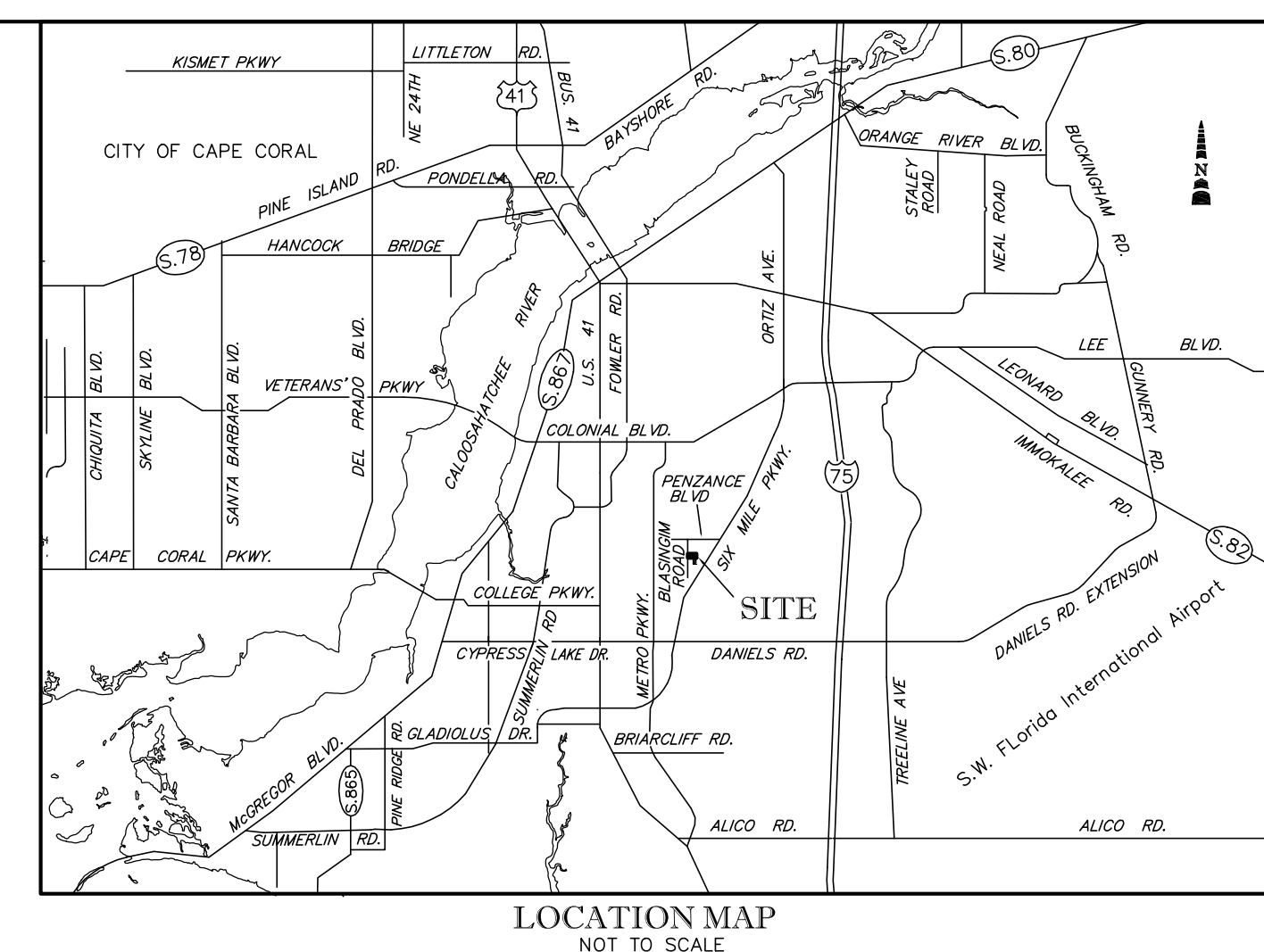
Todd Anderson
Assistant Chief
Administration

Respectfully,

Nate Burley

Digitally signed by Nate
Burley
Date: 2023.01.12
12:52:05 -05'00'

Nate Burley
Division Chief – Fire and Life Safety
South Trail Fire District



LEGAL DESCRIPTION:

PUR EXHIBIT A of a TITLE CERTIFICATION LETTER BY PAVSEE LAW FIRM DATED DEC 15, 2022 AT 5:00PM:

LOT 10, LOT 12, LOT 18, LOT 19, LOT 20 and a PORTION OF LOT 11 of THAT CERTAIN UNRECORDED SUBDIVISION KNOWN AS SUBURBAN RANCHETTES, BEING A PORTION OF THE NORTH HALF OF THE NORTH 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 25 EAST, ELK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE S.00°04'17"E., ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 17, TO THE POINT OF BEGINNING OF THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE S.88°50'31"W., ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF CR 1000, TO THE POINT OF BEGINNING OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE N.00°39'02"W., ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17, TO THE POINT OF BEGINNING OF THE NORTH LINE OF SAID SECTION 17; THENCE N.00°04'17"E., ALONG THE NORTH LINE OF SAID SECTION 17, TO THE BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE S.88°50'31"W., ALONG THE SOUTH LINE OF SAID LOT 12, FOR A DISTANCE OF 622.03 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID LOT 12, FOR A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING OF THE EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 458.60 FEET, THENCE N.88°40'08"E., A DISTANCE OF 231.00 FEET; THENCE N.00°56'24"W., A DISTANCE OF 173.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11; THENCE N.00°04'17"W., ALONG SAID NORTH LINE, FOR A DISTANCE OF 231.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11 and a POINT ON THE EAST RIGHT OF WAY LINE OF SAID BLASINUS ROAD; THENCE N.00°04'17"W., ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 330.80 FEET TO THE POINT OF BEGINNING OF THE EAST RIGHT OF WAY LINE, ALONG THE NORTH LINE OF SAID LOT 10 and LOT 18, FOR A DISTANCE OF 1253.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 18 and the NORTHEAST CORNER OF THE EAST RIGHT OF WAY LINE OF SAID BLASINUS ROAD; THENCE N.00°04'17"W., ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 963.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE S.88°50'31"W., ALONG THE SOUTH LINE OF SAID LOT 20, FOR A DISTANCE OF 1253.82 FEET TO THE POINT OF BEGINNING OF THE EAST RIGHT OF WAY LINE OF SAID BLASINUS ROAD.

DENIS J. O'CONNELL JR.
 LICENSE NUMBER
 LS 5430
 STATE OF
 FLORIDA
 PROFESSIONAL SURVEYOR & MAPPER

BY: DENIS J. O'CONNELL Jr.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 1S# 5430

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

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED

THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE OPINION. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

TITLE:
PER A TITLE CERTIFICATION LETTER BY PAVESE LAW FIRM DATED DEC 15, 2022 AT 5:00PM
THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING EASEMENTS AND RIGHTS
OF WAY:

1. BLANKET EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR PRATTS PRESERVE RECORDED IN OFFICIAL RECORDS INSTRUMENT No 2022000383413, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS LOT 10, LOT 18, LOT 19 AND LOT 20)
2. EASEMENTS CONTAINED ON THE PLAT OF PRATTS PRESERVE RECORDED IN OFFICIAL RECORDS INSTRUMENT No. 2022000383427. (AFFECTS LOT 10, LOT 18, LOT 19 AND LOT 20 AS SHOWN HEREON, SEE SHEETS 2 AND 3)

NOTE:
SEE SHEETS 2 AND 3 FOR TOPOGRAPHY

LINE	BEARING	DISTANCE
11	N 00°39'02" W	30.00'

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

MES = MITERED END SECTION
 CPP = CORRUGATED PLASTIC PIPE
 RCP = REINFORCED CONC PIPE
 CMP = CORRUGATED METAL PIPE
 RMP = ROUND METAL PIPE
 INV = INVERT
 COV = COVERED
 TYP = TYPICAL
 FND = FOUND
 TYP = TYPICAL
 x 15.2 = EXISTING SPOT ELEVATION
 = IRRIGATION VALVE
 = FLAG POLE

- = NAIL & DISC (ID AS SHOWN)
 ● = IRON ROD (ID AS SHOWN)
 ■ = CONCRETE MONUMENT
 / = WOOD UTILITY POLE
 □ = MITERED END SECTION
 ⊕ = TELEPHONE SERVICE BOX
 → = GUY WIRE ANCHOR
 ⊕ = WELL
 □ = CONCRETE PAD
 @ = WATER METER
 ⊗ = ELECTRIC SERVICE
 ⊕ = TELEPHONE SERVICE BOX

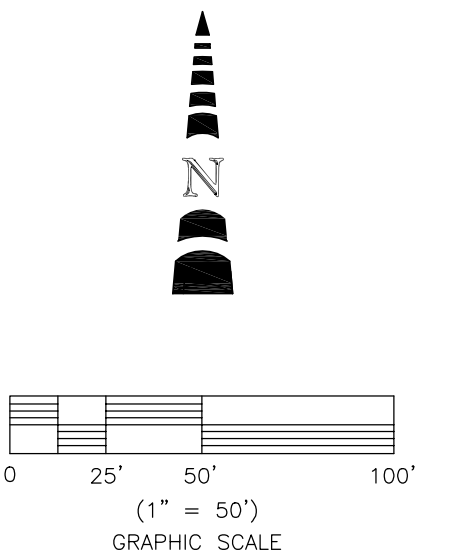
10970 S. CLEVELAND AVENUE
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

www.metronfl.com

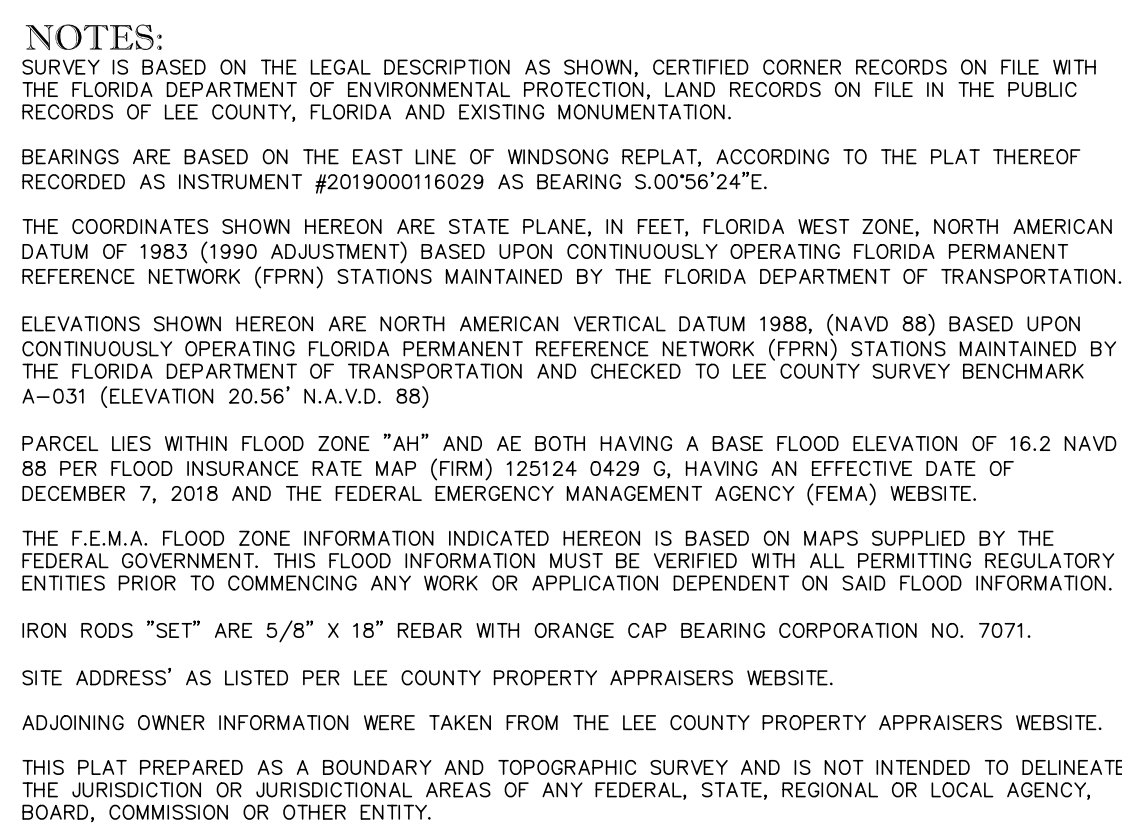
FILE NAME: 15330SR.DWG	FIELD BOOK/PAGE: 686/21 & 728/51	PROJECT NO.: 15330	SHEET: 1 OF 3
SURVEY DATE: 11/09/2022	DRAWN BY: BUD	SCALE: 1" = 80'	CHECKED BY: DJO
		(S-T-R)	17-45-25

SEE SHEET 3 OF 3

SEE SHEET 3 OF 3



FILE NAME: 15330SR.DWG		FIELD BOOK/PAGE: 686/21 & 728/51		PROJECT NO.: 15330		SHEET: <u>2</u> OF <u>3</u>	
SURVEY DATE: 11/09/2022		DRAWN BY: BUD		SCALE: 1"= 50'		CHECKED BY: DJO	
						(S-T-R) 17-45-25	



SEE SHEET 2 OF 3

P.O.C. = POINT OF COMING
P.O.B. = POINT OF BEGINNING
SET = SET IRON ROD (#7071)
FIR = FOUND IRON ROD (ID AS SHOWN)
D.B. = DRAIN BODIES
O.R. = ORIGINAL RECORDS BOOK
D.B. = DRAIN BODIES
INST. = INSTRUMENT
P.R. = PAGE
SEC. = SECTION
P.T. = PACE
T.M. = TOWNSHIP
R.M. = RANGE
R/W = RIGHT-OF-WAY
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FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
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EOP = EDGE OF PAVEMENT
CONC. = CONCRETE

MES = MIXED END SECTION
CPS = CORRUGATED PLASTIC PIPE
RCP = REINFORCED CONC. PIPE
CMP = CORRUGATED METAL PIPE
C.M. = ROUND METAL PIPE
INV. = INVERT
C.V. = COVERED
TYP. = TYPICAL
END. = FINISHED
TYP. = TYPICAL
ELEV. = 15.2' EXISTING STOP ELEVATION

☒ = IRRIGATION VALVE
① = FLAG POLE

MES = MITERED END SECTION
 CMP = CORRUGATED PLASTIC PIPE
 RCP = REINFORCED CONC PIPE
 CMP = CORRUGATED METAL PIPE
 RMP = ROUND METAL PIPE
 INV = INVERT
 COV = COVERED
 TYP = TYPICAL
 FND = FOUND
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 — = GUY WIRE ANCHOR
 ⊕ = WELL
 □ = CONCRETE PAD
 Ⓢ = WATER METER
 ⚡ = ELECTRIC SERVICE
 ☎ = TELEPHONE SERVICE BOX

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

PAVESE LAW FIRM

CHARLES MANN*Florida Bar Board Certified Attorney in the Following Areas
Real Estate • Condominium and Planned Development Law*

Direct dial: (239) 336-6242

Email: CharlesMann@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

TITLE CERTIFICATION PARKER LANE

Pavese Law Firm (as Agent/Title Company)

Plat Number:

Development Order Number:

Effective Date of Title Certification: December 15, 2022 at 5:00 PM

Certified To: Lee County Board of County Commissioners

I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit "A." Based on the foregoing, we hereby certify Record Title to the above described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

Title to the property is vested in:

Lennar Homes, LLC, a Florida limited liability company by virtue of that certain Special Warranty Deed recorded in Official Records Instrument No. 2022000224571, Warranty Deed recorded in Official Records Instrument No. 2022000169657 and Special Warranty Deed recorded in Official Records Instrument No. 2022000367045, Public Records of Lee County, Florida.

There are no persons or entities holding a mortgage secured by the property.

All property taxes, due and owing, have been paid on the land described herein as of the date of this opinion.

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

1. Blanket easements contained in the Declaration of Covenants, Conditions and Restrictions for Pratt's Preserve recorded in Official Records Instrument No. 2022000383413, Public Records of Lee County, Florida.
2. Easements contained on the plat of Pratt's Preserve recorded in Official Records Instrument No. 2022000383427, Public Records of Lee County, Florida.

All recording references are to the public records of Lee County, Florida.

Note, this is not a certification of ownership or surface entry rights of any oil, gas, and mineral rights or interests.

This certification is provided pursuant to the requirements of § 177.041, Florida Statute, for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

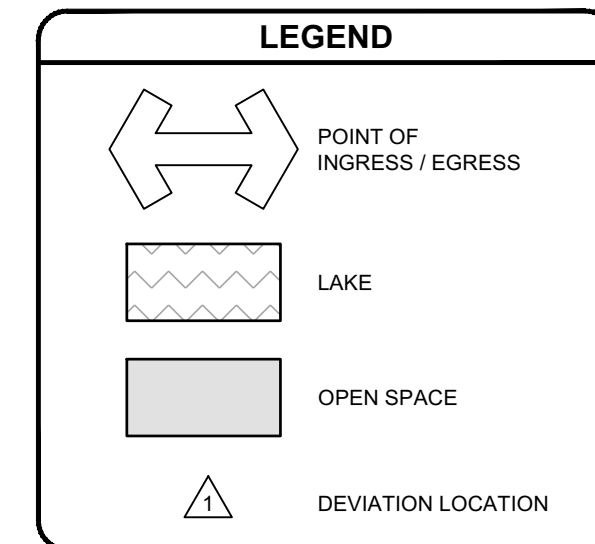
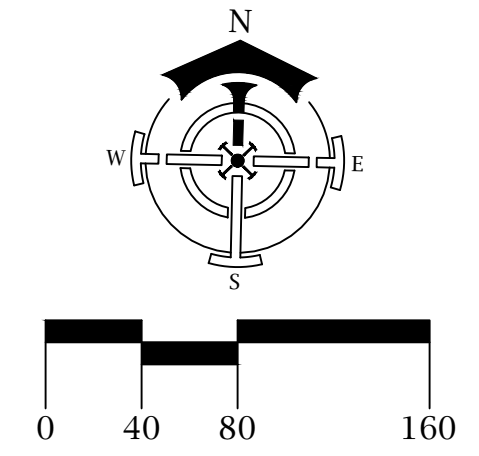
By: 
Charles Mann

Exhibit "A"

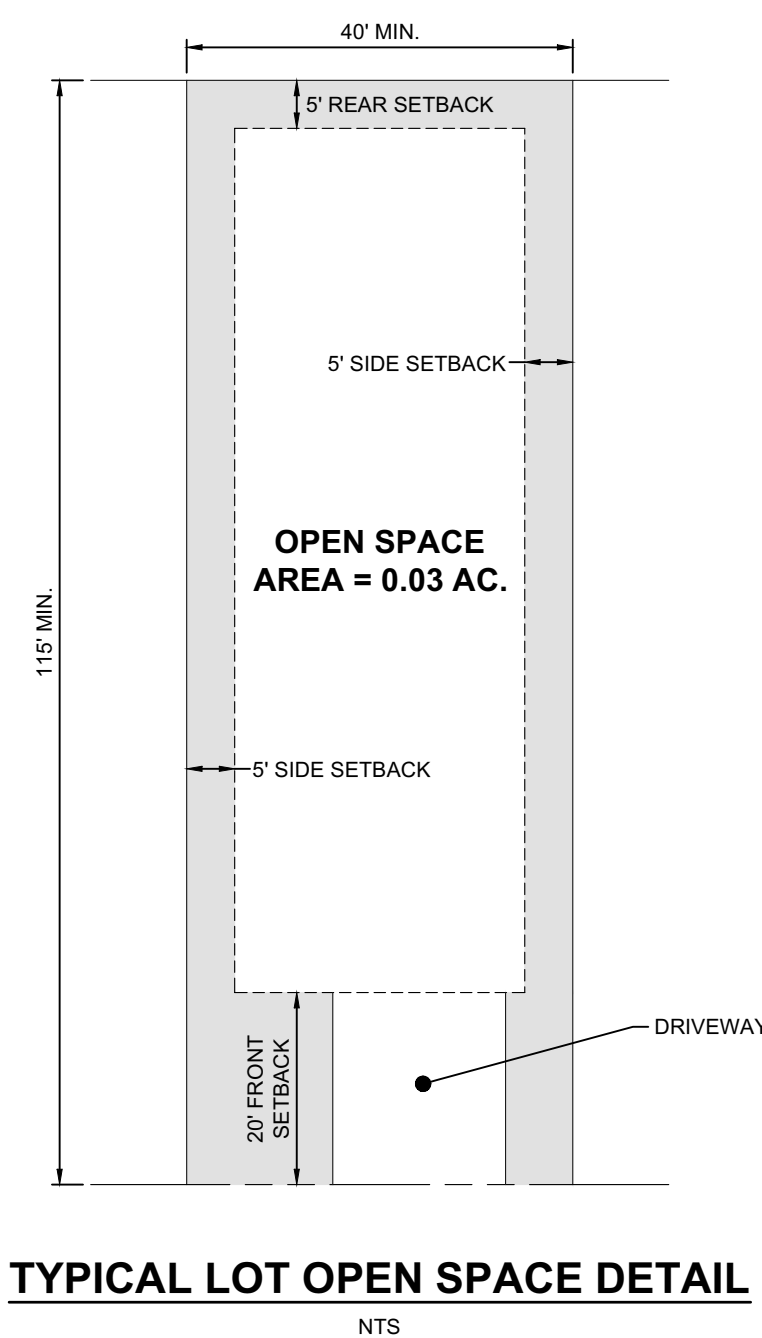
LOT 10, LOT 12, LOT 18, LOT 19, LOT 20 AND A PORTION OF LOT 11 OF THAT CERTAIN UNRECORDED SUBDIVISION KNOWN AS SUBURBAN RANCHETTES, BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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



RESIDENTIAL DEVELOPMENT PROGRAM	
USE	INTENSITY
SINGLE FAMILY RESIDENTIAL	135 UNITS

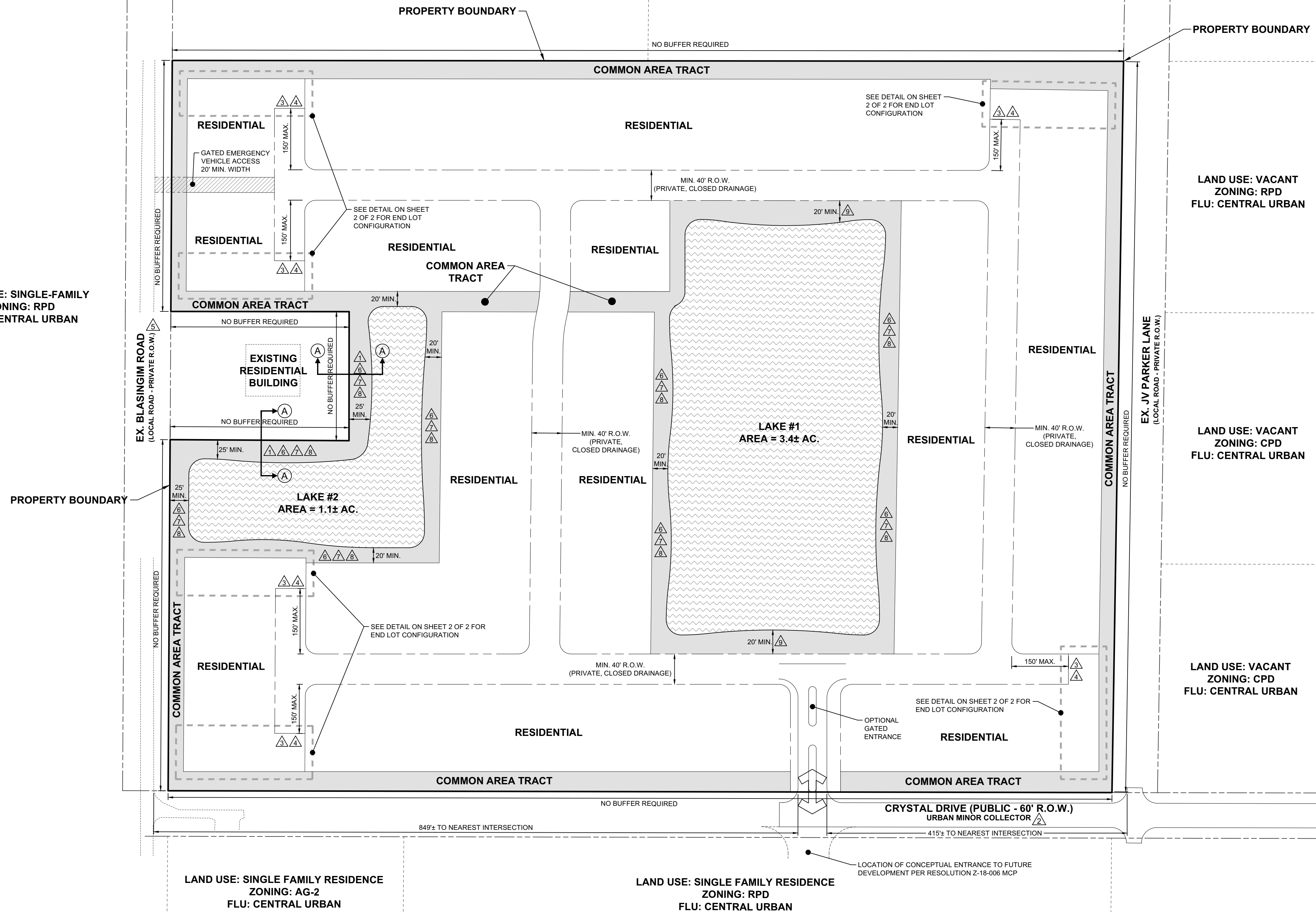


OPEN SPACE SUMMARY		
CATEGORY	AREA	PERCENTAGE
TOTAL PROJECT AREA	26.71 AC.	100%
OPEN SPACE REQUIRED	10.68 AC.	40%
OPEN SPACE PROVIDED		
LAKE (25% OF TOTAL)	2.67 AC.	25.0%
BUFFER / COMMON AREA	4.21 AC.	39.4%
LOT AREA (30% MIN.)	3.80 AC.	35.6%
OPEN SPACE PROVIDED	10.68 AC.	100.0%

LAND USE: SINGLE-FAMILY
ZONING: RPD
FLU: CENTRAL URBAN

LAND USE: SINGLE FAMILY RESIDENCE
ZONING: AG-2
FLU: CENTRAL URBAN

LAND USE: VACANT
ZONING: AG-2
FLU: CENTRAL URBAN



LAND USE: VACANT
ZONING: RPD
FLU: CENTRAL URBAN

LAND USE: VACANT
ZONING: CPD
FLU: CENTRAL URBAN

LAND USE: VACANT
ZONING: CPD
FLU: CENTRAL URBAN

LAND USE: SINGLE FAMILY RESIDENCE
ZONING: AG-2
FLU: CENTRAL URBAN

LAND USE: SINGLE FAMILY RESIDENCE
ZONING: RPD
FLU: CENTRAL URBAN

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Registry License
Number 33255

PARKER LANE RPD

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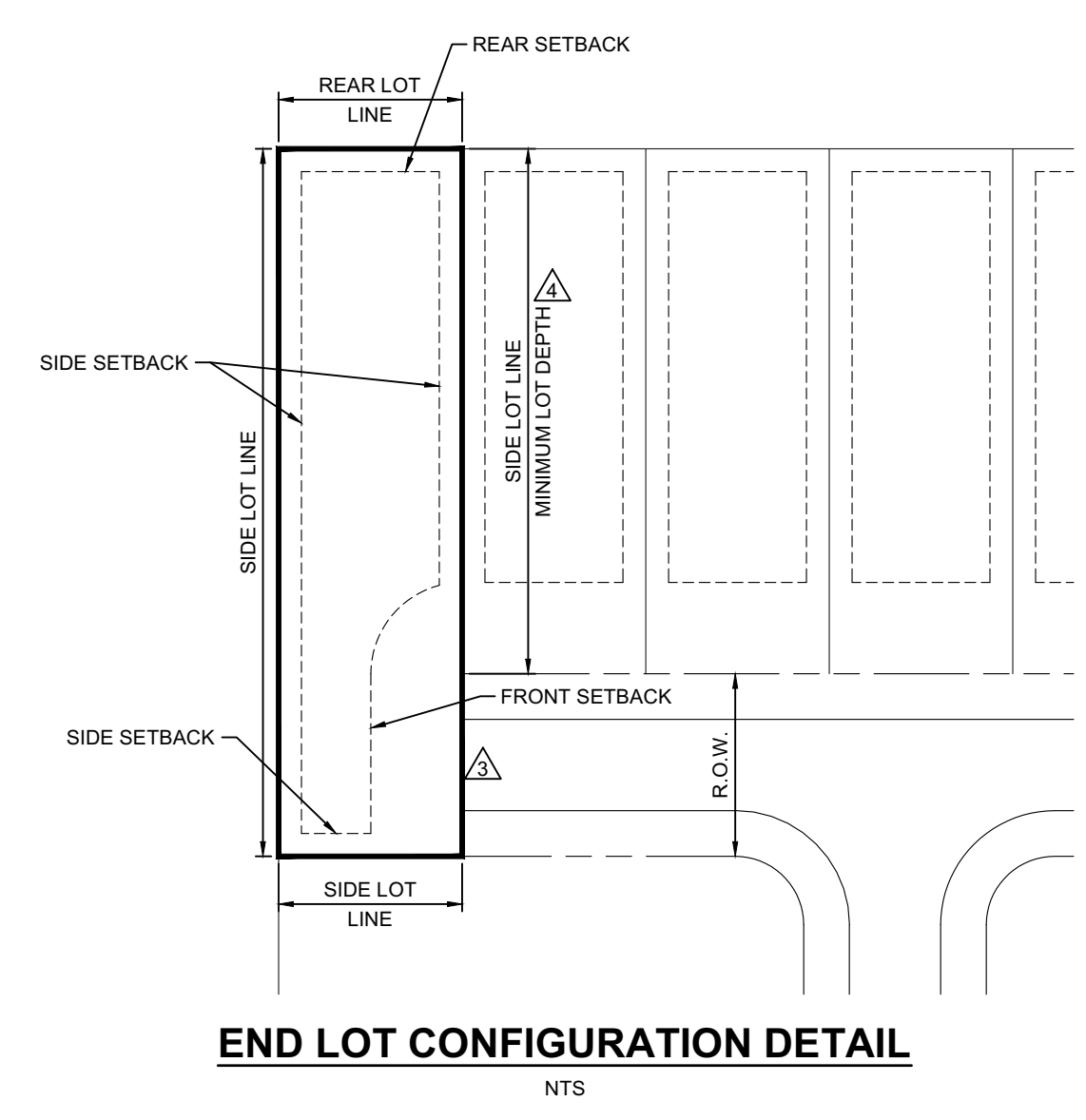
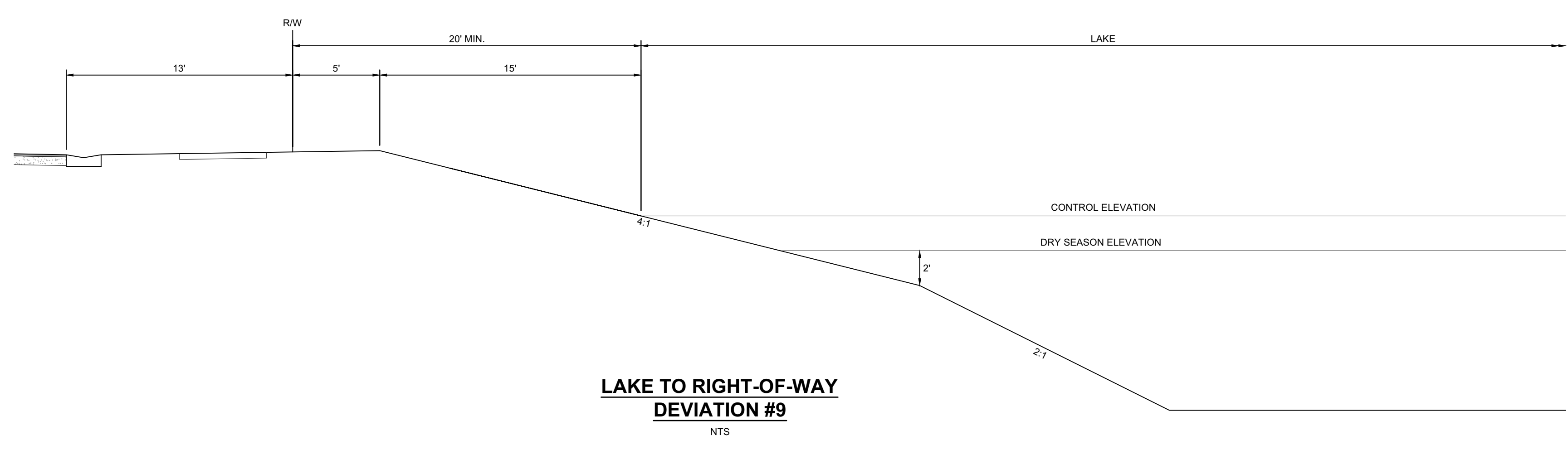
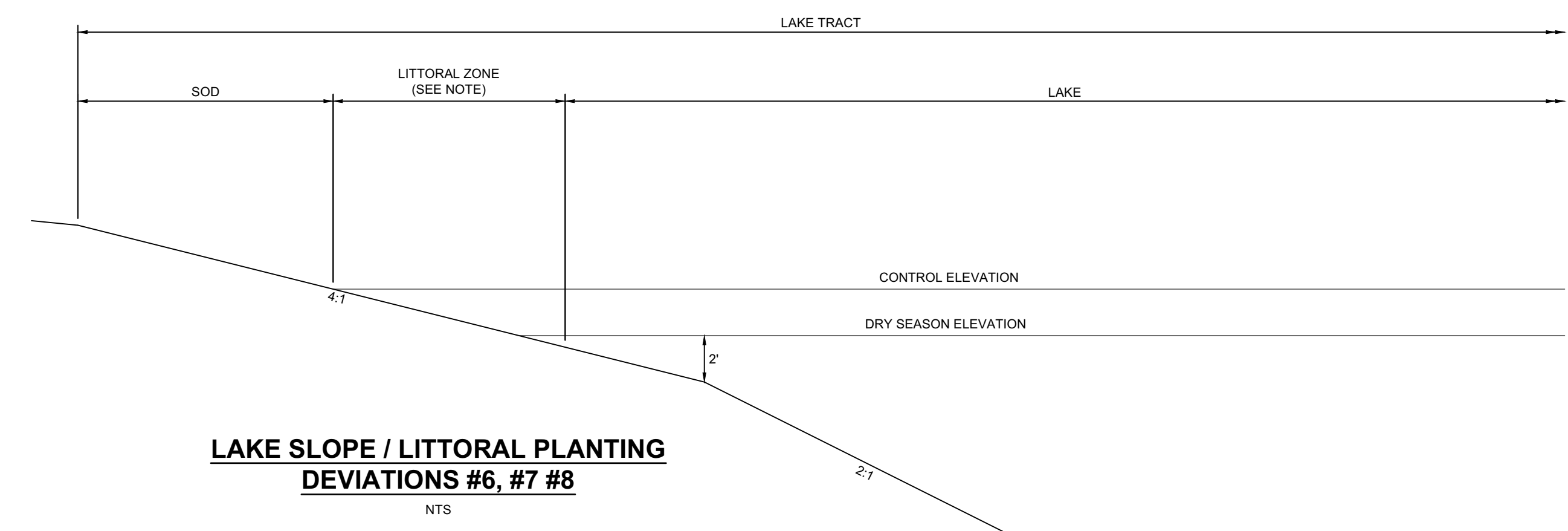
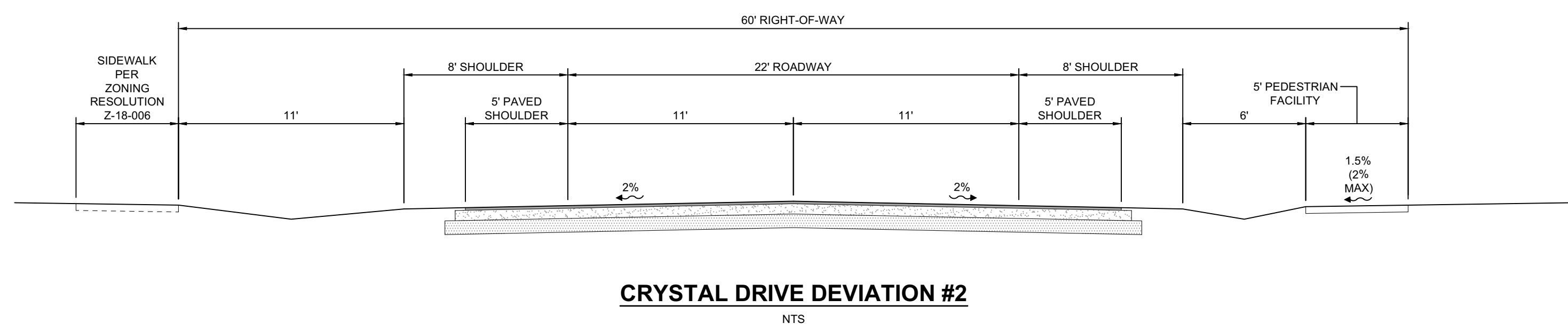
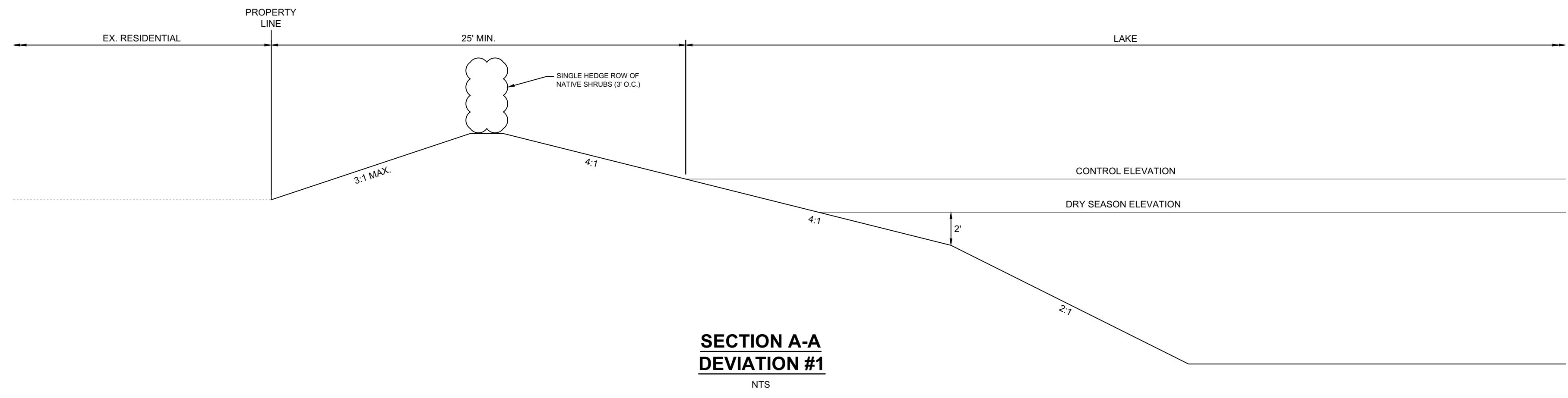
MASTER CONCEPT PLAN

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

status:

Sheet Number: 1 of 2

Additional info dated 01-18-2023



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Florida
Registry License
Number 33253

OWNER / DEVELOPER:
LENNAR
1448 S. PALM CYPRESS PARKWAY
FORT MYERS, FL 33906
(239) 278-2177

PROJECT:
PARKER LANE RPD

PLAN REVISIONS	
#	DESCRIPTION

**MASTER CONCEPT PLAN
DETAILS**

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

Status:

PRATT'S PRESERVE
ZONING AMENDMENT
TRAFFIC IMPACT STUDY
Revised - December 29, 2022

Prepared By:
David Plummer & Associates

Prepared For:
Lennar

Date Prepared:
November 8, 2022
Revised – December 29, 2022

DPA Job #:
22523

PRATT'S PRESERVE
ZONING AMENDMENT
TRAFFIC IMPACT STATEMENT

Overview

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

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

Revised Traffic Study

The initial Pratt's Preserve zoning traffic study dated November 8, 2022 has been revised to address comments and recommendations left by Lee County Staff. This revised report has been updated to reflect the recently adopted 2022 Public Facilities Level of Service and Concurrency Report.

Executive Summary

The conclusions of this traffic study are as follows.

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

Development Parameters

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

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

Trip Generation

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

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

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

Footnote:

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

Project Access

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

Project Trip Distribution / Assignment

Project trips were distributed to the external road network as depicted in Exhibit 4. The resultant PM peak hour trip assignment at the Project entrances is summarized in Exhibit 5.

Roadways Under Study

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

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

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

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

Traffic Volumes

Existing and future traffic volumes for the roadways under study are provided in Exhibits 6 and 7 respectfully, and further discussed below.

Existing Roadway Volumes

The peak season, peak hour, peak direction (K_{100}) segment volumes and roadway service volumes from the 2022 Public Facilities Level of Service and Concurrency Report are presented in Exhibit 6 and documented in Appendix D.

Future Roadway Volumes

The projection of future traffic volumes coincident with horizon year 2025 (Project buildout of 2024 plus 1 year) was developed based on historic growth trends of the nearest permanent count station (PCS 18, Appendix D).

A linear annual traffic growth of 3.84% (Appendix D) was applied to the existing traffic volumes on Crystal Drive (east) and Six Mile Cypress as shown in the roadway segment analysis (Exhibit 7). These assumed growth rates are based on growth trends reflective of historic AADT volumes (Appendix D). Below is a table summarizing the existing and future roadway segments level of service (LOS).

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

Intersection Analysis

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

AM and PM peak hour turning movement counts were conducted at this intersection September 21, 2022 (Appendix E.1a & E.1b). Turning movement counts were converted to peak season using the calculated 1.097 peak season conversion factor of the nearby permanent count station (PCS 18, Appendix E.2a, E.2b, E.2c). The projection of future intersection volumes coincident with horizon year 2025 (Project buildout of 2024 plus 1 year) without the Project were developed based on the historic 3.84% growth trend for all movements (Appendix E.3a & E.3b). Finally, project traffic was added to the future intersection, as seen in Appendix E.4a & E.4b.

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

Pratts Preserve Intersection LOS Summary								
Peak Hour	Without Project				With Project			
	Project Entrance & Crystal Dr. Extension		Six Mile Cypress Pkwy. & Crystal Dr. Extension		Project Entrance & Crystal Dr. Extension		Six Mile Cypress Pkwy. & Crystal Dr. Extension	
	LOS	% Of Intersection Volumes	LOS	% Of Intersection Volumes	LOS	% Of Intersection Volumes	LOS	% Of Intersection Volumes
AM	N / A	N / A	A / C ⁽²⁾	0%	A ⁽¹⁾	100%	C / F ⁽²⁾	4%
PM	N / A	N / A	B / D ⁽²⁾	0%	A ⁽¹⁾	100%	B / D ⁽²⁾	5%

Footnote:

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

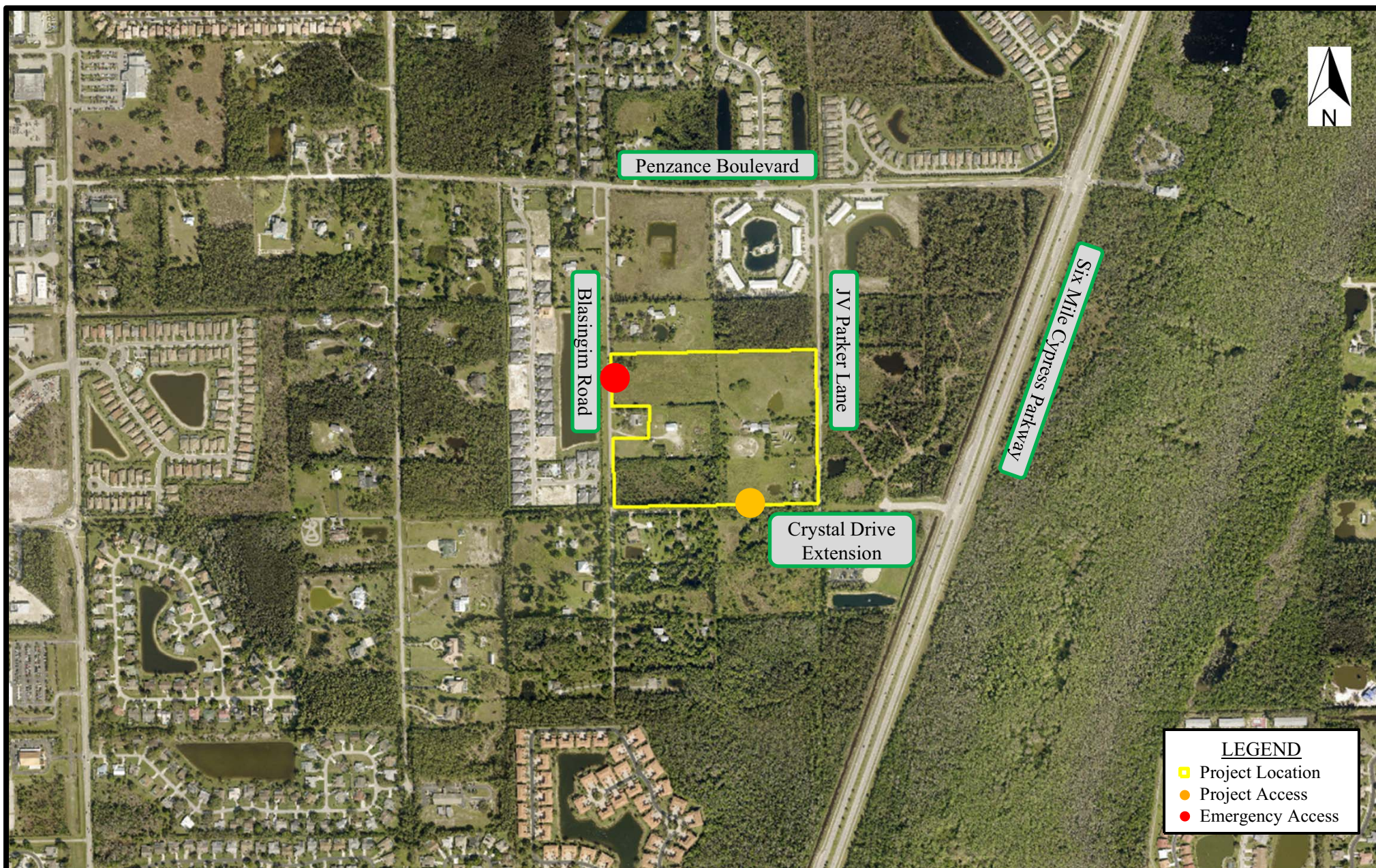
Mitigation Plan

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

Summary of Conclusions

The conclusions of this traffic study are as follows.

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



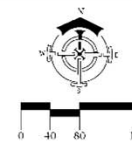
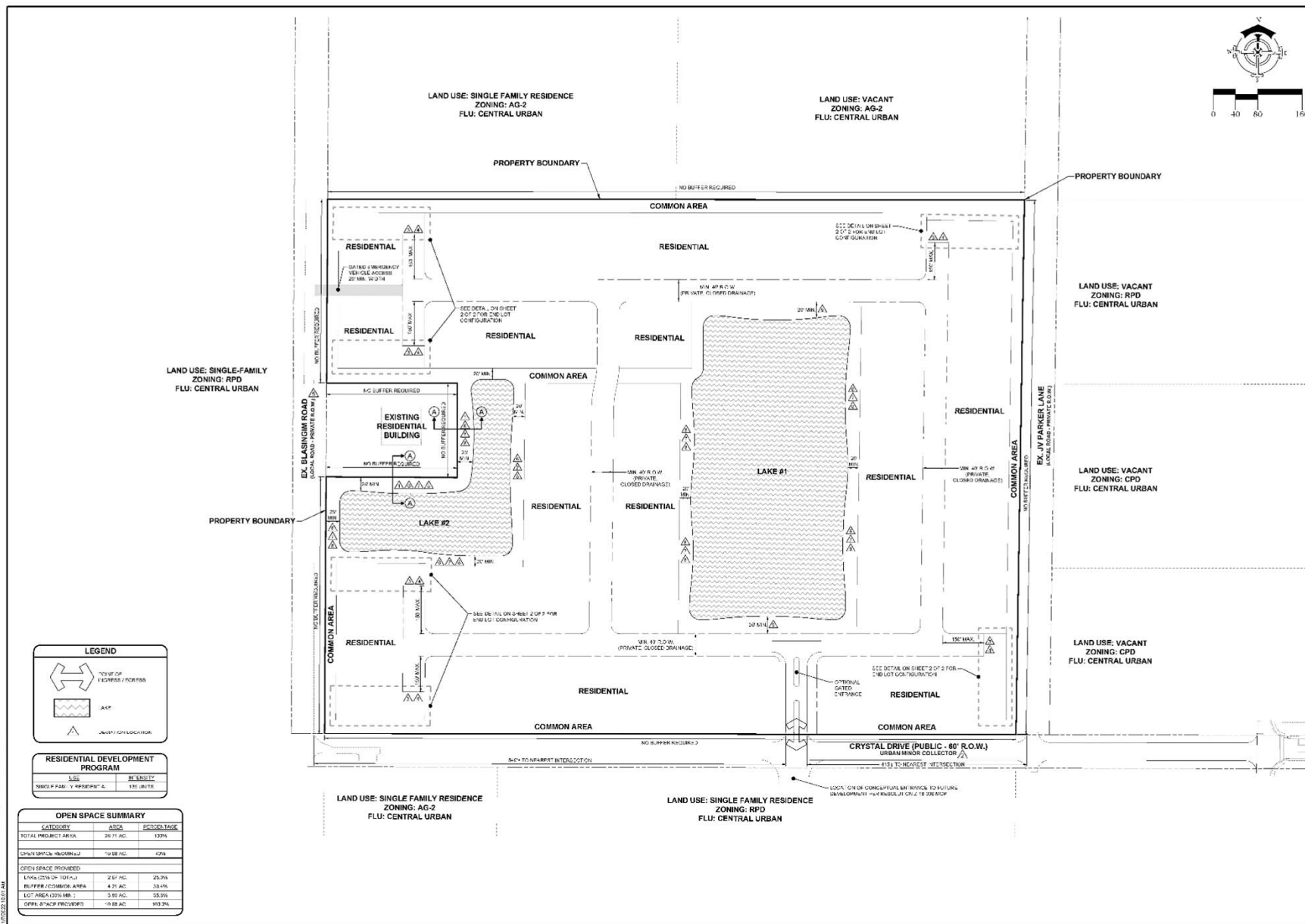
PRATT'S PRESERVE RPD

PROJECT LOCATION

22523/1122

EXHIBIT 1

\22523- PARKER LANE BRANCH\RPD\22523-PARKER LANE\22523-1122.DWG



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 a Division of RESPEC Company LLC

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 Fort Myers, FL 33901
 (941) 418-0691
 (941) 418-0692 fax

Florida
 Registry License
 Number 33223

PARKER LANE RPD

MASTER CONCEPT PLAN

Design Manager: ALP
 Design Team: 215
 Checklist Item: ALP
 Project Manager: 215
 Location (North Arrow): 17
 Scale: 1" = 50' - 0"
 Drawn Date: 1/18/2023

Sheet Number: 1 of 2



PRATT'S PRESERVE RPD

SITE PLAN

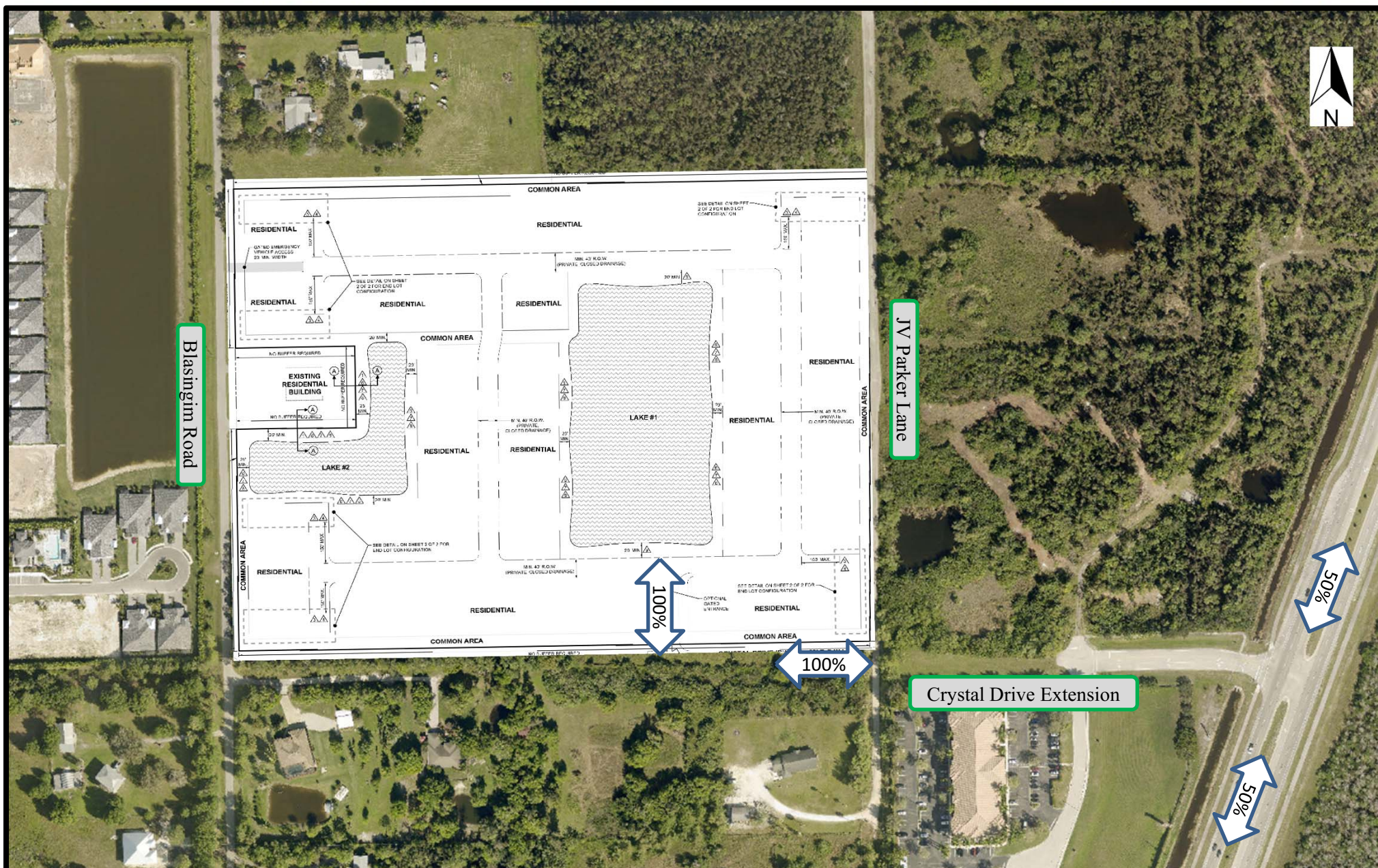
22523/1122

EXHIBIT 2

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

PALERMO RPD PHASE 4	LUC	SIZE	UNITS	AM PEAK HOUR						PM PEAK HOUR						DAILY								
				Rate/Equation	In	Out	Total	%	Rate/Equation	In	Out	Total	%	Rate/Equation	In	Out	Total	%						
Residential																								
Single-Family Detached Housing (General Urban/Suburban)	210	135	Dwelling Units	Fitted Curve	26%	25	74%	73	98		Fitted Curve	63%	83	37%	49	132		Fitted Curve	50%	665	50%	665	1,330	
Trips						25		73	98				83		49	132				665		665	1,330	
NCHRP Internal Capture						0		0	0	0%			0		0	0	0%			0		0	0%	
External						25		73	98				83		49	132				665		665	1,330	
Pass-by						0		0	0	0%			0		0	0	0%			0		0	0%	
Net New External						25		73	98				83		49	132				665		665	1,330	
						In		Out	Total	%		In		Out	Total	%		In		Out	Total	%		
TOTAL						25		73	98			83		49	132			665		665	1,330			
NCHRP INTERNAL CAPTURE (2)						0		0	0	0%		0		0	0	0%		0		0	0	0%		
EXTERNAL						25		73	98			83		49	132			665		665	1,330			
PASS-BY - AUTOMOBILE TRIPS(3)						0		0	0	0%		0		0	0	0%		0		0	0	0%		
NET NEW EXTERNAL AUTOMOBILE TRIPS						25		73	98			83		49	132			665		665	1,330			

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

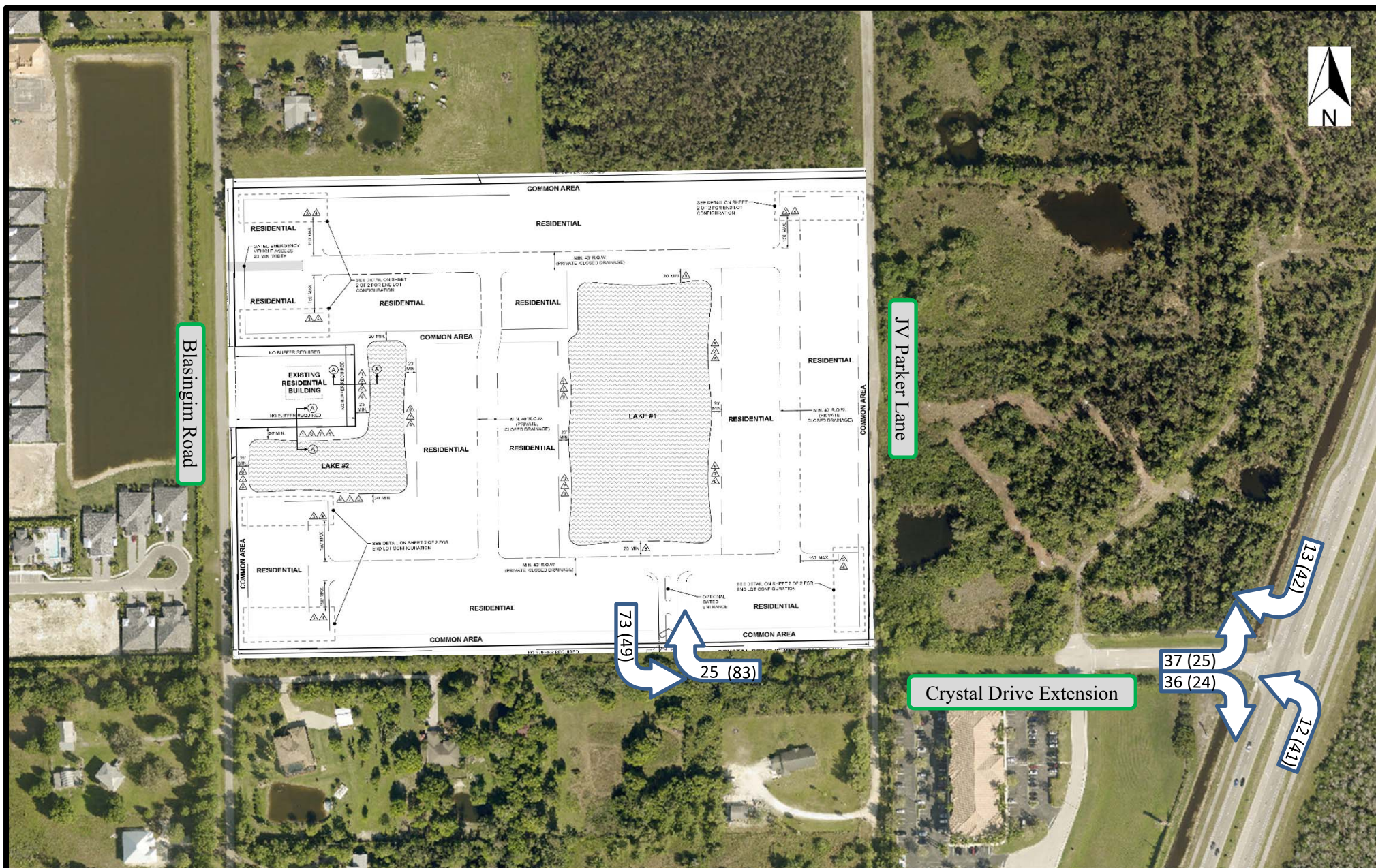


PRATT'S PRESERVE RPD

PROJECT ENTRANCE
TRIP DISTRIBUTION AND ASSIGNMENT
PERCENTAGE

22523/1122

EXHIBIT 4



PRATT'S PRESERVE RPD

PROJECT ENTRANCE
TRIP DISTRIBUTION AND ASSIGNMENT
PERCENTAGE

22523/1122

EXHIBIT 5

EXHIBIT 6**CAPACITY REVIEW FOR ADJACENT ROAD SEGMENTS**
EXISTING TRAFFIC

Roadway	From	To	# of Lanes ⁽¹⁾	LOS Std. ⁽²⁾	Existing K_{100} ⁽²⁾	Peak Direction ⁽⁴⁾	Project Trips ⁽⁵⁾		Total Volume ⁽⁶⁾	Directional Link Specific Service Volumes ⁽⁷⁾					V/C Ratio	
			NB/EB	SB/WB	NB/WB	LOS A	LOS B	LOS C	LOS D	LOS E	LOS					
2021/2022																
Crystal Drive Extension	Project Entrance	Carissa Commerce Court	2LN	E	0	WB	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Carissa Commerce Court	Six Mile Cypress	2LN	E	30 ⁽³⁾	EB	0	0	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Six Mile Cypress	Daniels Parkway	Crystal Drive	4LN	E	951	NB	0	0	951	800	1,900	1,900	1,900	1,900	B	0.50
	Crystal Drive	Winkler Extension	4LN	E	951	NB	0	0	951	800	1,900	1,900	1,900	1,900	B	0.50

Footnotes:

(1) Existing number of lanes.

(2) Per Lee County 2022 Public Facilities Level of Service and Concurrency Report, Appendix D.

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

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

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

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

(7) Link Specific Peak Hour Directional Service Volumes, Appendix D.

EXHIBIT 7**CAPACITY REVIEW FOR ADJACENT ROAD SEGMENTS**
FUTURE WITH PROJECT TRAFFIC

Roadway	From	To	# of Lanes ⁽¹⁾	LOS Std. ⁽²⁾	Existing	Future	Peak Direction ⁽⁴⁾	Project Trips ⁽⁵⁾		Total Volume ⁽⁶⁾	Directional Service Volumes ⁽⁷⁾					LOS	V/C Ratio
					K ₁₀₀ ⁽²⁾	K ₁₀₀ ⁽⁴⁾		NB/EB	SB/WB	NB/WB	LOS A	LOS B	LOS C	LOS D	LOS E		
					2021/2022	2025											
Crystal Drive Extension	Project Entrance	Carissa Commerce Court	2LN	E	0	0	WB	49	83	83	*	*	310	660	740	C	0.11
	Carissa Commerce Court	Six Mile Cypress	2LN	E	30 ⁽³⁾	33	EB	49	83	116	*	*	310	660	740	C	0.16
Six Mile Cypress	Daniels Parkway	Crystal Drive	4LN	E	951	1,097	NB	41	24	1,138	*	270	1,970	2,100	2,100	C	0.54
	Crystal Drive	Winkler Extension	4LN	E	951	1,097	NB	25	42	1,122	*	270	1,970	2,100	2,100	C	0.53

Footnotes:

(1) Existing number of lanes.

(2) Per Lee County 2022 Public Facilities Level of Service and Concurrency Report, Appendix D.

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

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

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

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

(7) Generalized Peak Hour Directional Service Volumes, Appendix D.

APPENDIX A
ZTIS GUIDELINES FOR PD REZONINGS

**ADMINISTRATIVE CODE
BOARD OF COUNTY COMMISSIONERS**

CATEGORY:

Development/Planning/Zoning

CODE NUMBER:

AC-13-17

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

4/15/92

AMENDED:**ORIGINATING DEPARTMENT:**

Community Development/DOT

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

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

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

POLICY/PROCEDURE:

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

Trip Generation

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

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

AC-13-17 Continued

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

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

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

Analysis

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

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

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

- 1) Level of Service' (LOS) analysis shall be performed using methodology as listed below:
 - a) If the project generates between 100 and 300 peak hour trips, a link, level of service analysis for all links within the area of influence shall be made based upon the Lee County Generalized Peak Hour Service Volume Tables from the 1990 Lee Plan as amended. (Exhibit IX-1, Pages IX-3 through IX-7, -Traffic Circulation Element, Volume 1 of 3)
 - The site accesses and all intersections within one quarter of a mile area shall be analyzed using the 1985 Highway Capacity Manual either as a signalized or unsignalized intersection.
 - b) If the project generates over 300 peak hour trips, an urban or suburban arterial analysis shall be made utilizing entrances and all other intersections and roadway links within the area of influence.
- 2) Should the LOS analysis result in service levels below adopted minimums, an analysis of the improvements necessary to offset the added traffic impacts; and

AC-13-17 Continued

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

APPENDIX B

ITE LUC 210

Land Use: 210

Single-Family Detached Housing

Description

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

Specialized Land Use

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

Additional Data

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

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

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

Source Numbers

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

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

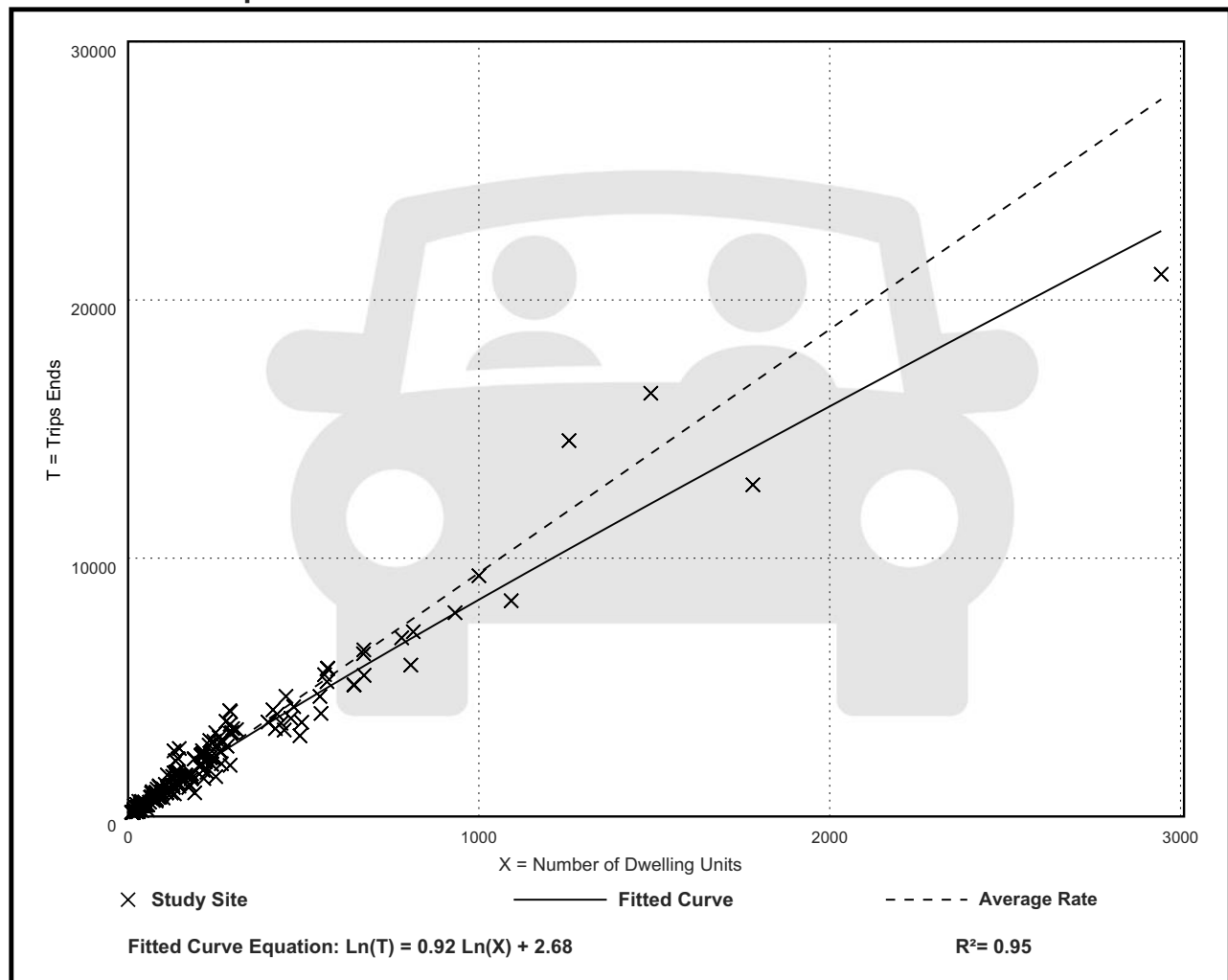
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

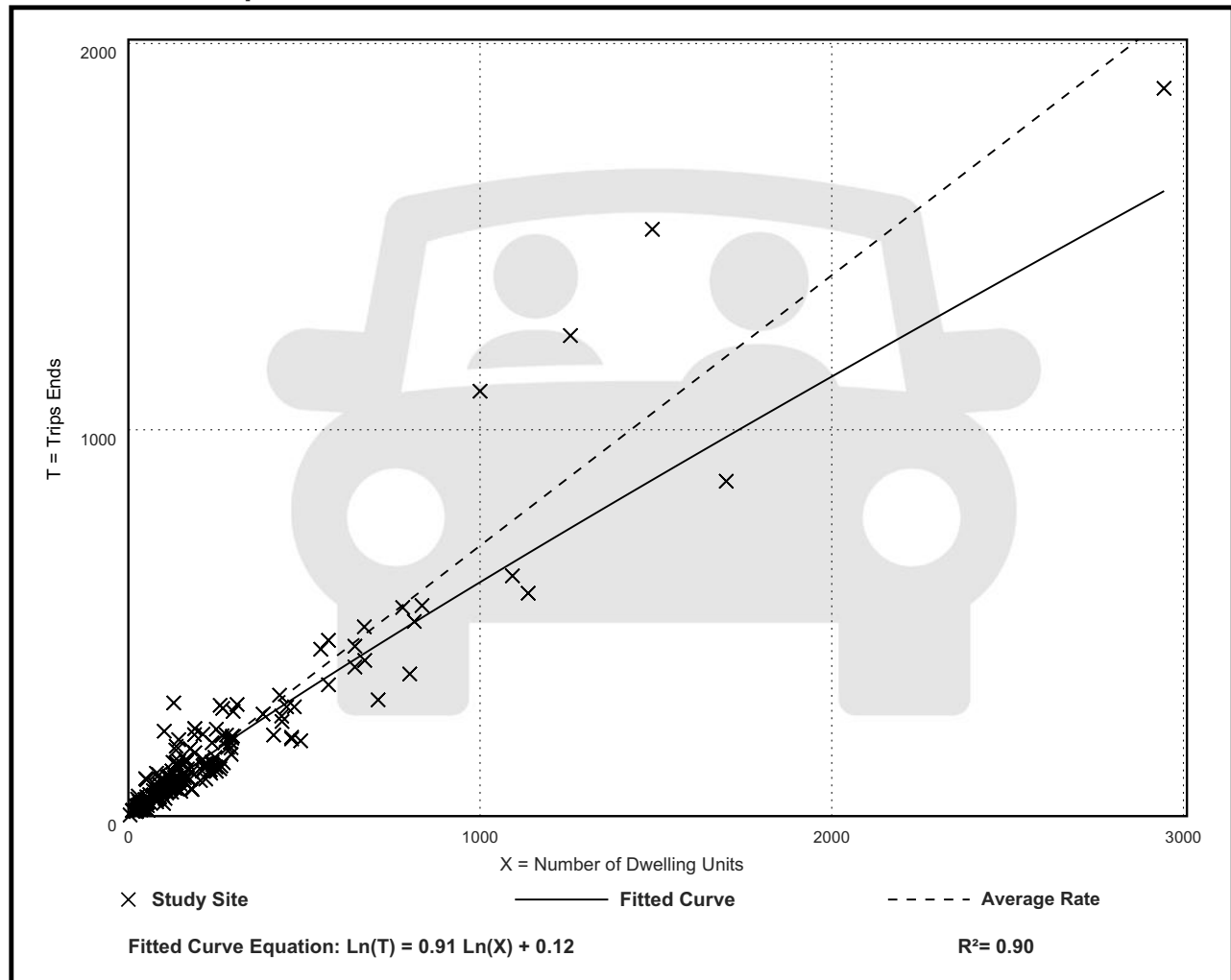
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

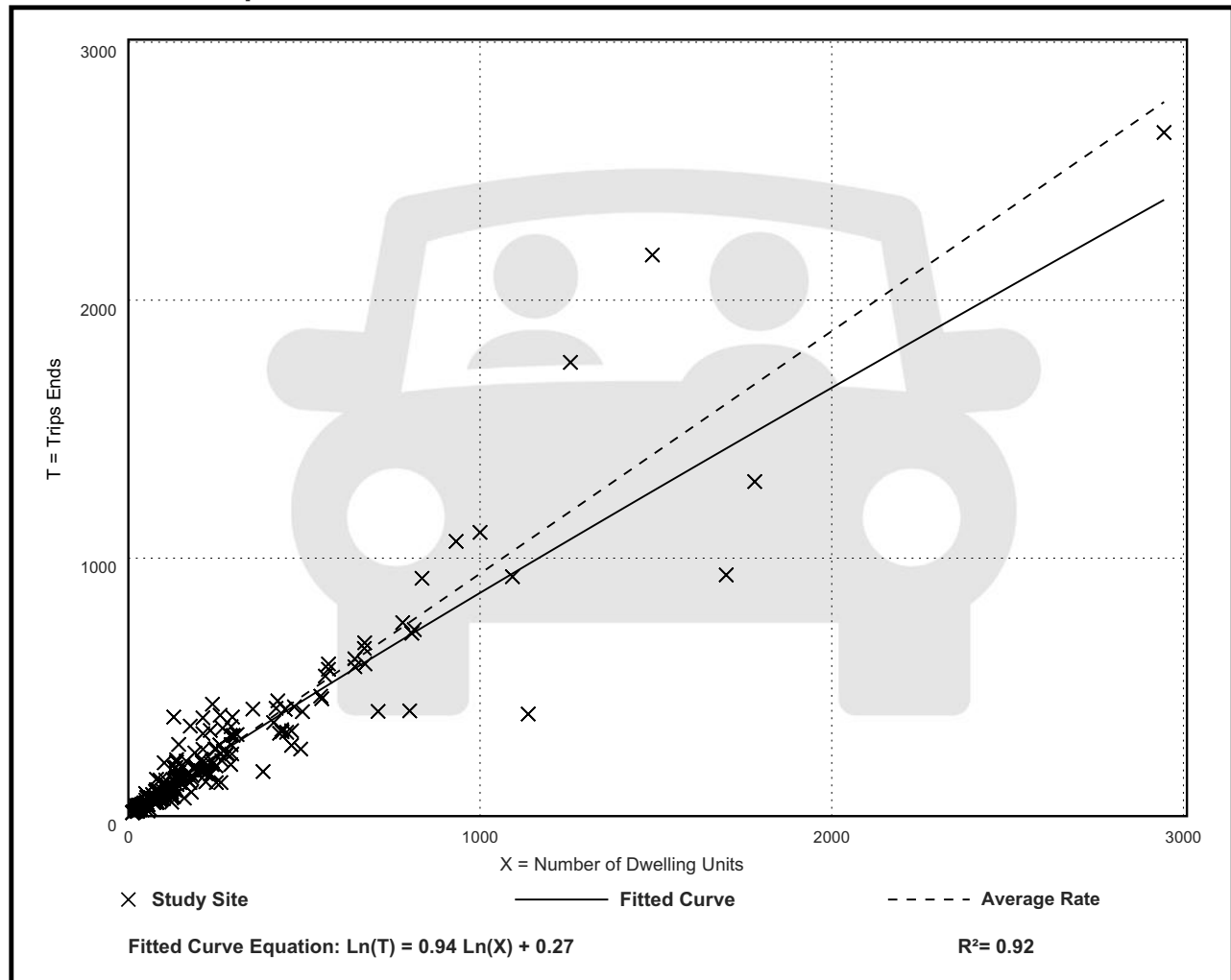
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



APPENDIX C
2045 COST FEASIBLE PLAN

Map 4-3: Roadway Capacity Needs Plan, 2020–2045

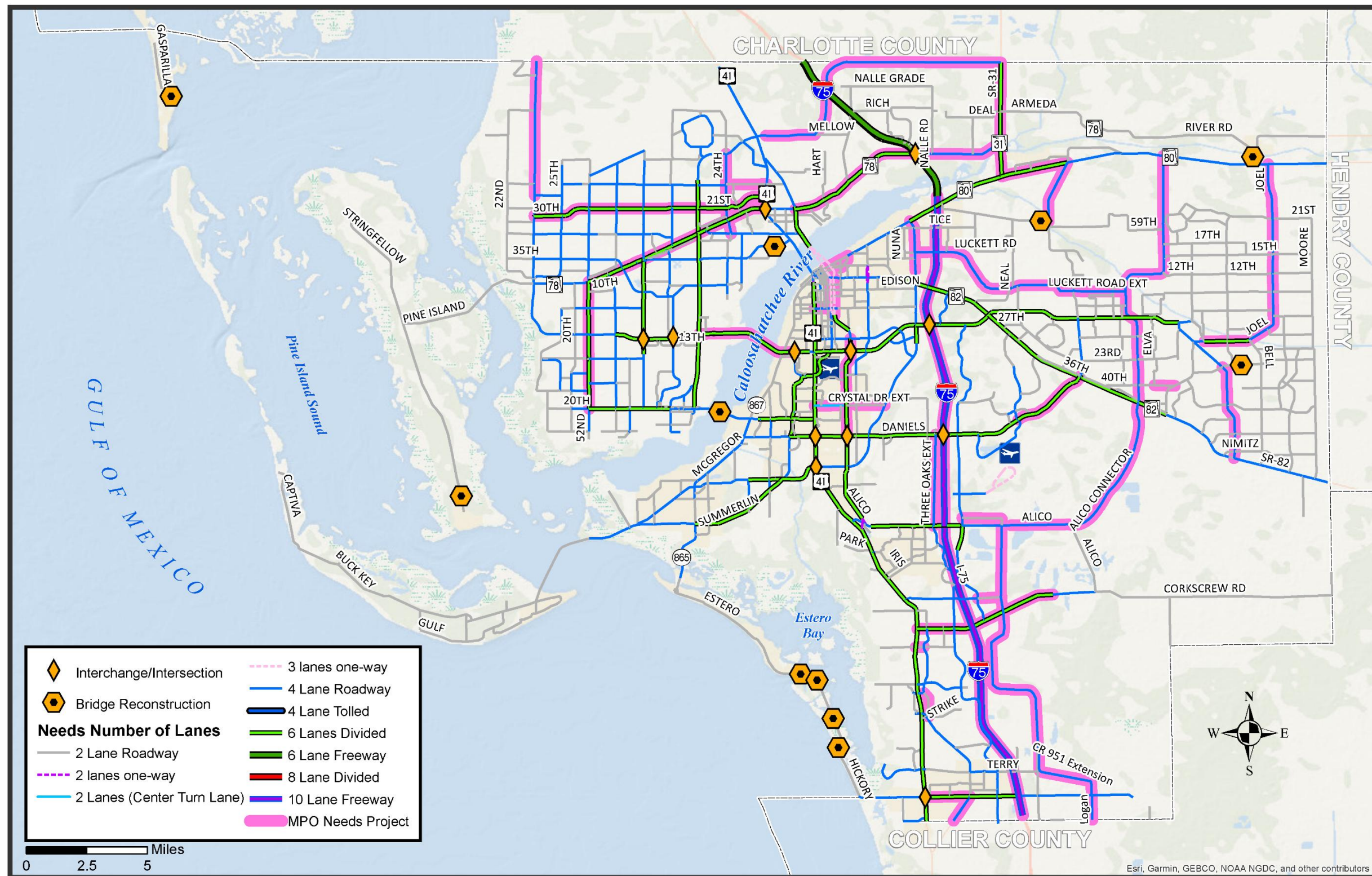


Table 4-1: Roadway Needs List (\$ Millions, 2020 Present Day Cost)

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

APPENDIX D
ROAD SEGMENT ANALYSIS
DOCUMENTS



PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

2022 - INVENTORY AND PROJECTIONS



November, 2022

Infrastructure Planning Section
Department of Community Development

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 5 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	Maj. Col	2LN	E	1,000	D	477	0.48	D	511	0.51	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	Maj. Col	2LN	E	860	C	129	0.15	C	136	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	Controlled xs	2LN	E	900	B	716	0.80	B	753	0.84	
19700	ORTIZ AVE	SR 82	LUCKETT RD	P. Art	2LN	E	900	B	745	0.83	B	784	0.87	4 Ln design & ROW
19800	ORTIZ AVE	LUCKETT RD	SR 80	P. Art	2LN	E	900	B	309	0.34	B	325	0.36	4 Ln design & ROW
19900	PALM BEACH BLVD (SR 8) PROSPECT AVE		ORTIZ AVE	State	4LD	D	2,100	C	1,089	0.52	C	1,240	0.59	
20000	PALM BEACH BLVD (SR 8) ORTIZ AVE		I-75	State	6LD	D	3,171	C	1,242	0.39	C	1,391	0.44	
20100	PALM BEACH BLVD (SR 8) I-75		SR 31	State	6LD	D	3,171	C	1,616	0.51	C	2,001	0.63	
20200	PALM BEACH BLVD (SR 8) SR 31		BUCKINGHAM RD	State	4LD	D	2,100	D	2,043	0.97	F	2,495	1.19	
20300	PALM BEACH BLVD (SR 8) BUCKINGHAM RD		WERNER DR	State	4LD	D	3,280	B	1,426	0.43	C	1,802	0.55	
20330	PALM BEACH BLVD (SR 8) WERNER DR		JOEL BLVD	State	4LD	C	2,210	B	1,179	0.53	C	1,531	0.69	
20400	PALM BEACH BLVD (SR 8) JOEL BLVD		HENDRY CO. LINE	State	4LD	C	2,210	B	1,053	0.48	B	1,343	0.61	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	Min. Col	2LN	E	860	C	380	0.44	C	403	0.47	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	Maj. Col	2LN	E	860	C	205	0.24	C	216	0.25	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	Maj. Col	2LN	E	860	C	148	0.17	C	160	0.19	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	P. Art	2LN	E	950	E	594	0.63	E	644	0.68	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	State	4LD	D	2,100	C	1,821	0.87	F	2,171	1.03	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	State	4LD	D	2,100	C	1,590	0.76	C	1,754	0.84	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	Maj. Col	2LN	E	860	C	515	0.60	D	587	0.68	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	Maj. Col	2LN	E	860	C	245	0.28	C	405	0.47	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	Maj. Col	2LN	E	860	C	245	0.28	C	257	0.30	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	M. Art	2LN	E	860	C	267	0.31	C	369	0.43	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	M. Art	2LN	E	860	D	692	0.80	D	728	0.85	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	M. Art	4LN	E	1,790	C	687	0.38	C	722	0.40	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	P. Art	4LD	E	1,890	B	1,012	0.54	B	1,063	0.56	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	P. Art	4LD	E	1,890	B	1,405	0.74	B	1,480	0.78	
22300	PONDELLA RD	US 41	BUS 41	P. Art	4LD	E	1,890	B	1,052	0.56	B	1,105	0.58	
22400	PRITCHETT PKWY	SR 78	RICH RD	Maj. Col	2LN	E	860	C	73	0.08	C	541	0.63	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	Maj. Col	2LN	E	860	C	93	0.11	C	98	0.11	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	Maj. Col	2LN	E	860	C	55	0.06	C	62	0.07	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	Maj. Col	2LN	E	860	C	82	0.10	C	94	0.11	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	Maj. Col	2LN	E	860	C	82	0.10	C	86	0.10	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	Maj. Col	2LN	E	860	C	401	0.47	C	422	0.49	*
23000	SAN CARLOS BLVD (SR 8& MANTANZAS PASS B.		MAIN ST	State	2LD	D	970	F	1,051	1.08	F	1,176	1.21	Constrained
23100	SAN CARLOS BLVD (SR 8& MAIN ST		SUMMERLIN RD	State	4LD	D	2,100	C	1,051	0.50	C	1,176	0.56	PD&E Study
23180	SAN CARLOS BLVD (SR 8& SUMMERLIN RD		KELLY RD	State	2LD	D	970	C	772	0.80	C	795	0.82	
23200	SAN CARLOS BLVD (SR 8& KELLY RD		GLADIOLUS DR	State	4LD	D	2,100	C	772	0.37	C	795	0.38	
23260	SANIBEL BLVD	US 41	LEE RD	Maj. Col	2LN	E	860	C	489	0.57	C	514	0.60	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	P. Art	2LN	E	1,140	E	987	0.87	E	1,037	0.91	
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	Maj. Col	2LN	E	860	C	231	0.27	C	243	0.28	*
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	Controlled xs	4LD	E	2,000	B	1,371	0.69	B	1,441	0.72	Unincorporated LC
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	Controlled xs	4LD	E	1,900	B	951	0.50	B	1,154	0.61	Unincorporated LC
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	Controlled xs	4LD	E	1,900	B	1,061	0.56	B	1,115	0.59	Incorporated LC
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	Controlled xs	6LD	E	2,860	A	1,061	0.37	A	1,115	0.39	Incorporated LC
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	State	4LD	D	2,100	C	1,941	0.92	F	2,243	1.07	
24000	SLATER RD	SR 78	NALLE GRADE RD	M. Art	2LN	E	1,010	C	376	0.37	C	395	0.39	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	Maj. Col	2LD	E	910	D	602	0.66	D	633	0.70	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	State	2LN	D	970	C	763	0.79	F	989	1.02	PD&E/SEIR Study

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Arterial Facility

County Maintained Expressway

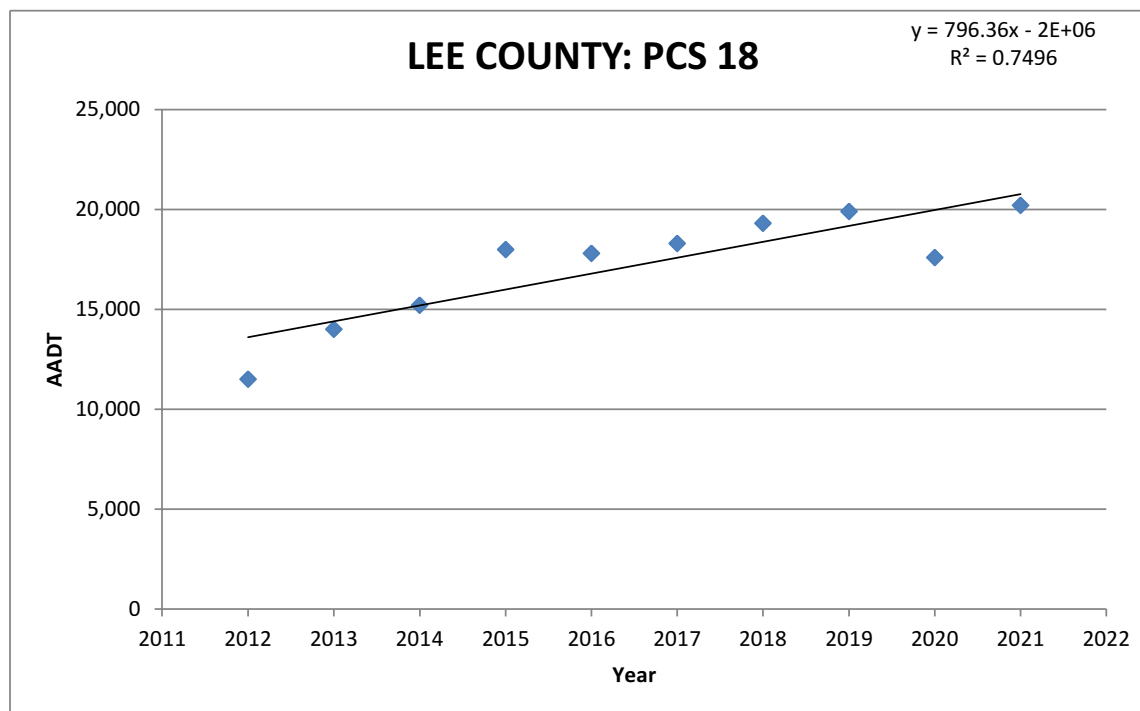
Updated 3/31/22			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
SIX MILE CYPRESS PKWY	N OF WINKLER AVE	18	11500	14000	15200	18000	17800	18300	19300	19900	17600	20200
SLATER RD	N OF BAYSHORE RD (SR 78)	389		6600		7600		7600				
STALEY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

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

Year	AADT ⁽¹⁾	Equation		Calculated Growth
2021	20,200	y_1	x_1	3.84% per year
2020	17,600	20,764	2021	
2019	19,900			
2018	19,300	y_2	x_2	
2017	18,300	23,949	2025	
2016	17,800			
2015	18,000			
2014	15,200			
2013	14,000			
2012	11,500			

Six Mile Cypress	
K ₁₀₀ Growth	
Year	Trips
2021	951 ⁽²⁾
2022	987
2023	1,024
2024	1,060
2025	1,097

Six Mile Cypress	
K ₁₀₀ Growth	
Year	Trips
2022	30 ⁽³⁾
2023	31
2024	32
2025	33



Footnotes:

(1) Lee County Traffic Count Report PCS 18

(2) Per Lee County 2022 Public Facilities Level of Service and Concurrency Report, Appendix D.

(3) Traffic Counts Conducted September 2022.

PCS 18 - Six Mile Cypress Pkwy at Winkler Rd

2021 AADT =

20,200 VPD

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

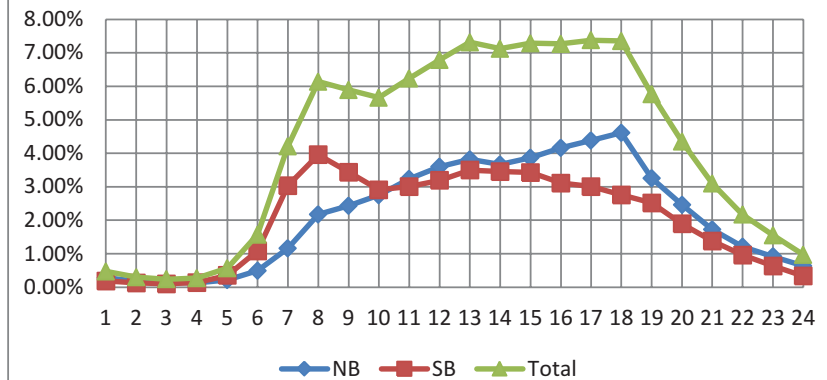
Month of Year	Fraction
January	0.98
February	1.04
March	1.07
April	1.05
May	0.98
June	0.97
July	0.92
August	0.94
September	0.96
October	1
November	1.04
December	1.04

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

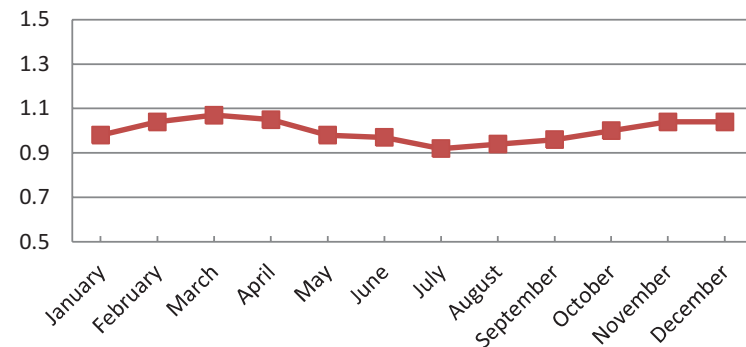
Directional Factor		
AM	0.72	SB
PM	0.59	NB

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

Hour of Day



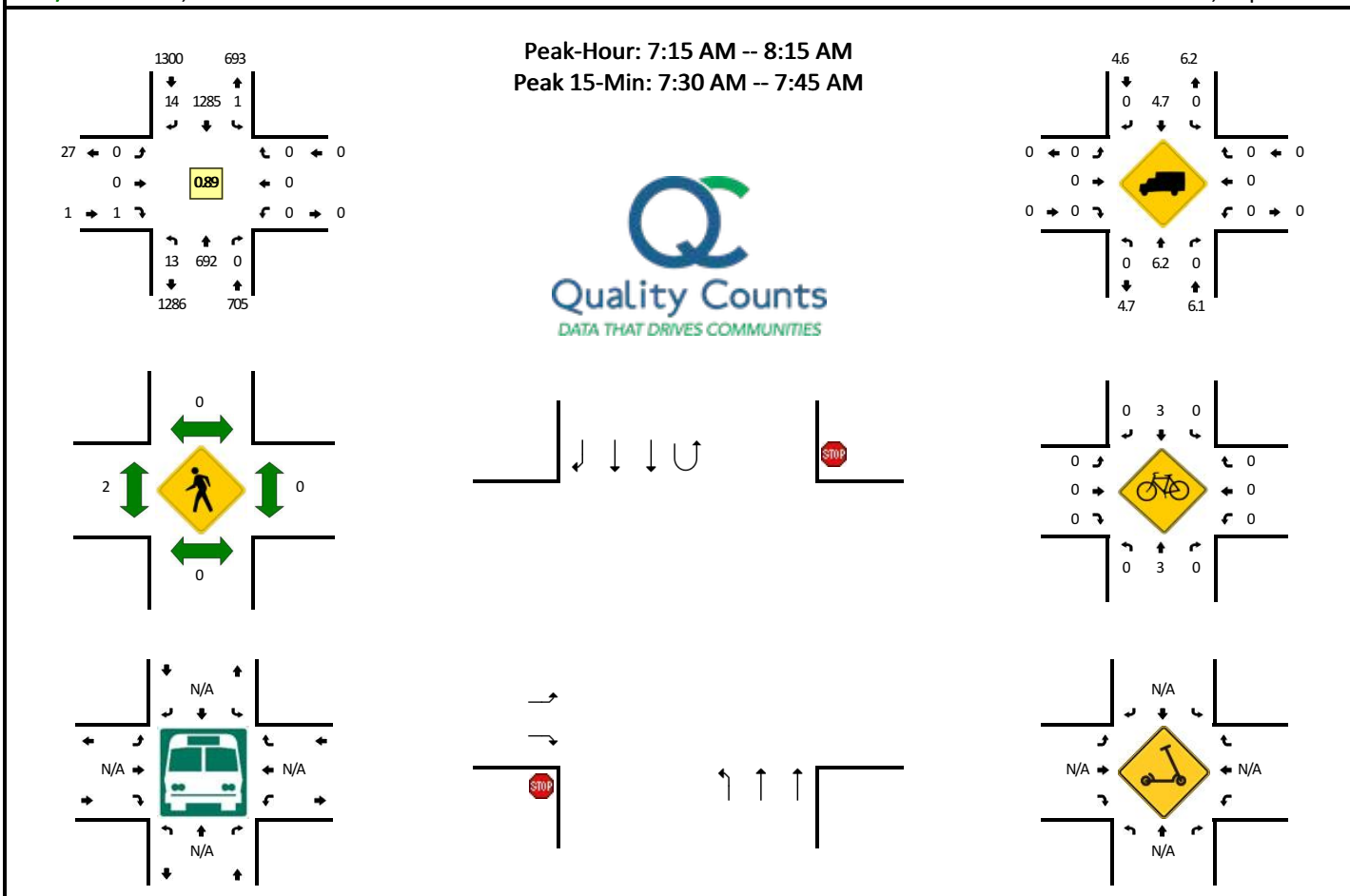
Month of Year



APPENDIX E
INTERSECTION ANALYSIS
DOCUMENTS

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Six Mile Cypress Pkwy -- Crystal Dr**QC JOB #:** 15948601**CITY/STATE:** Lee, FL**DATE:** Wed, Sep 21 2022

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

Comments:

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

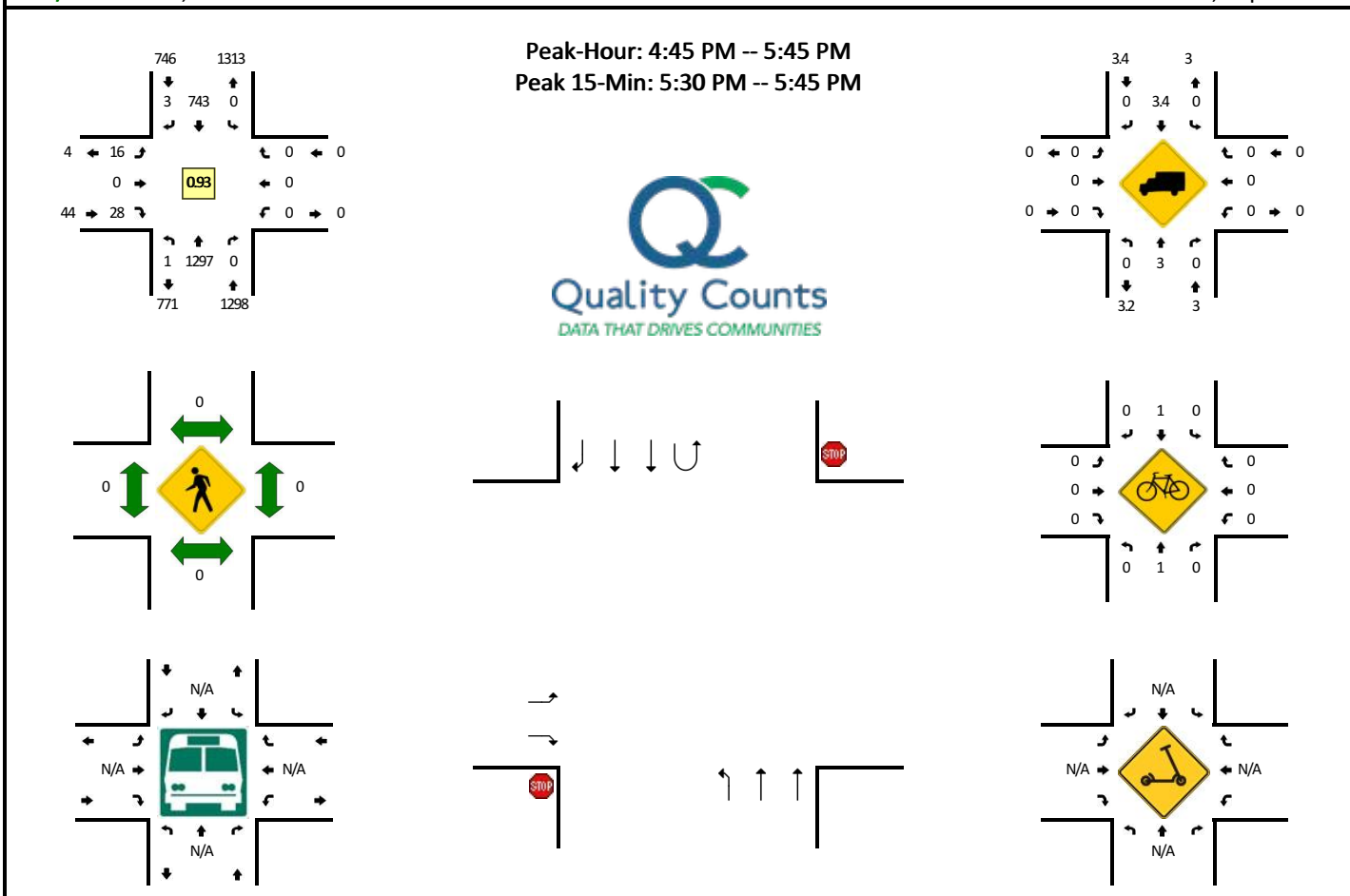
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

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

QC JOB #: 15948602
DATE: Tue, Sep 20 2022

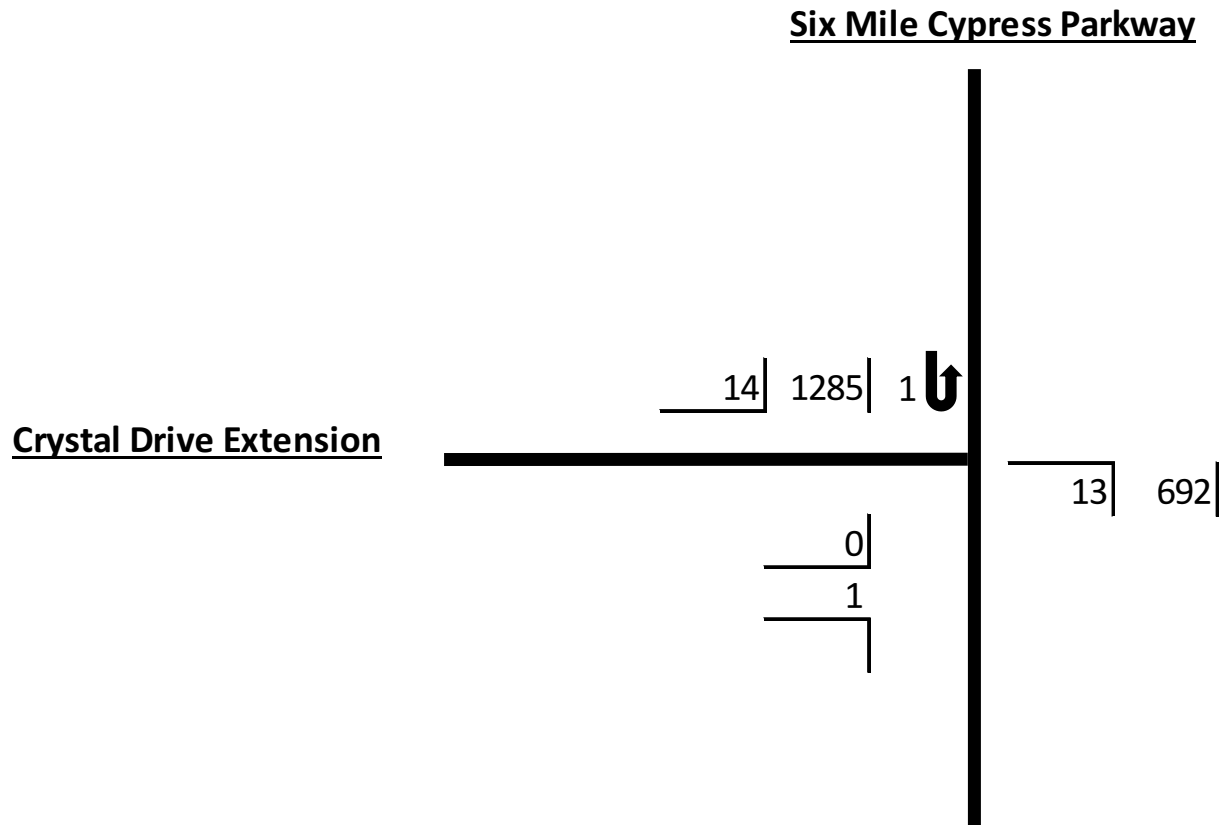


15-Min Count Period Beginning At	Six Mile Cypress Pkwy (Northbound)				Six Mile Cypress Pkwy (Southbound)				Crystal Dr (Eastbound)				Crystal Dr (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	280	0	0	0	195	0	1	1	0	0	0	0	0	0	0	477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

Comments:

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

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

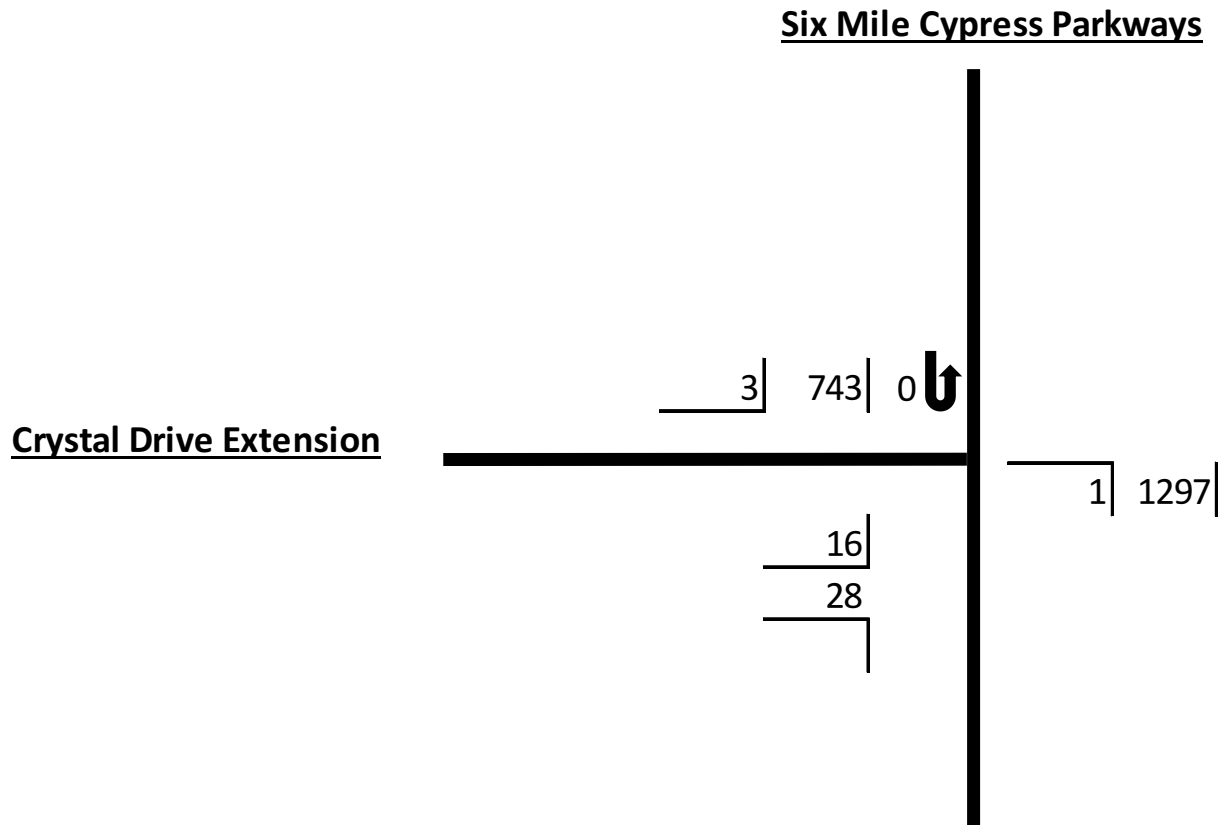


PRATT'S PRESERVE RPD

EXISTING 2022 AM INTERSECTION
TURNING MOVEMENT COUNTS

22523/1122

APPENDIX
E - 3E.1a



PRATT'S PRESERVE RPD

EXISTING 2022 PM INTERSECTION
TURNING MOVEMENT COUNTS

22523/1122

APPENDIX
E - 4 E.1b

PCS 18 - Six Mile Cypress Pkwy at Winkler Rd

2021 AADT =

20,200 VPD

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

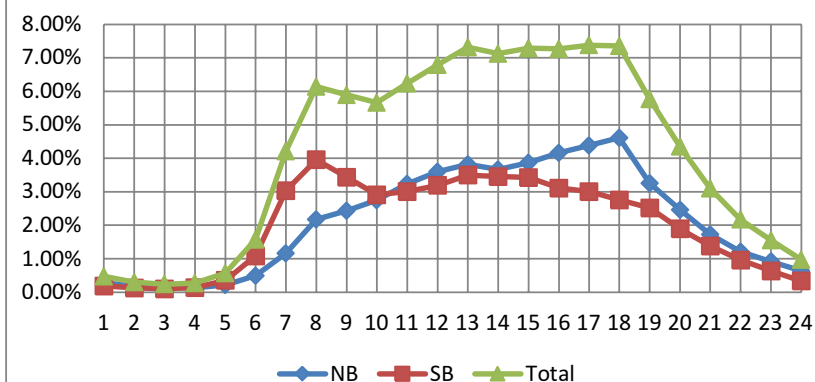
Month of Year	Fraction
January	0.98
February	1.04
March	1.07
April	1.05
May	0.98
June	0.97
July	0.92
August	0.94
September	0.96
October	1
November	1.04
December	1.04

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

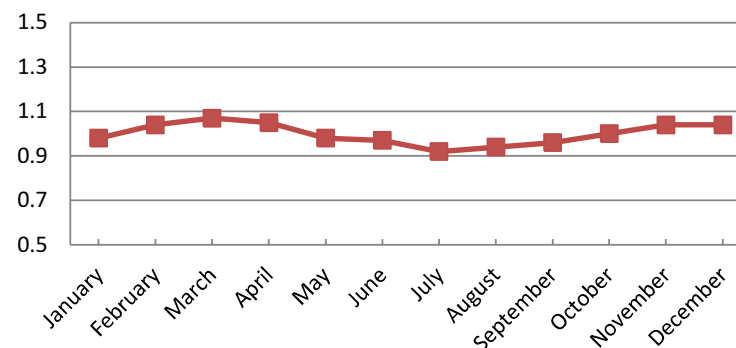
Directional Factor		
AM	0.72	SB
PM	0.59	NB

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

Hour of Day



Month of Year



DAVID PLUMMER & ASSOCIATES
SUMMARY OF VEHICLE MOVEMENTS
APPENDIX E.2a

TRAFFIC COUNT ADJUSTMENT FACTORS

File#

Job # #22523

Project name: **Pratts Preserve**
 Job number: **#22523**

Count location: **Six Mile Cypress Parkways / Crystal Drive Extension**
 County:
 City:
 Date: **9/21/2022**
 Day of Week: **Wednesday**
 Weather: **N / A**
 Road Condition: **Good**

Observer: **QC**
 Remark: **None**

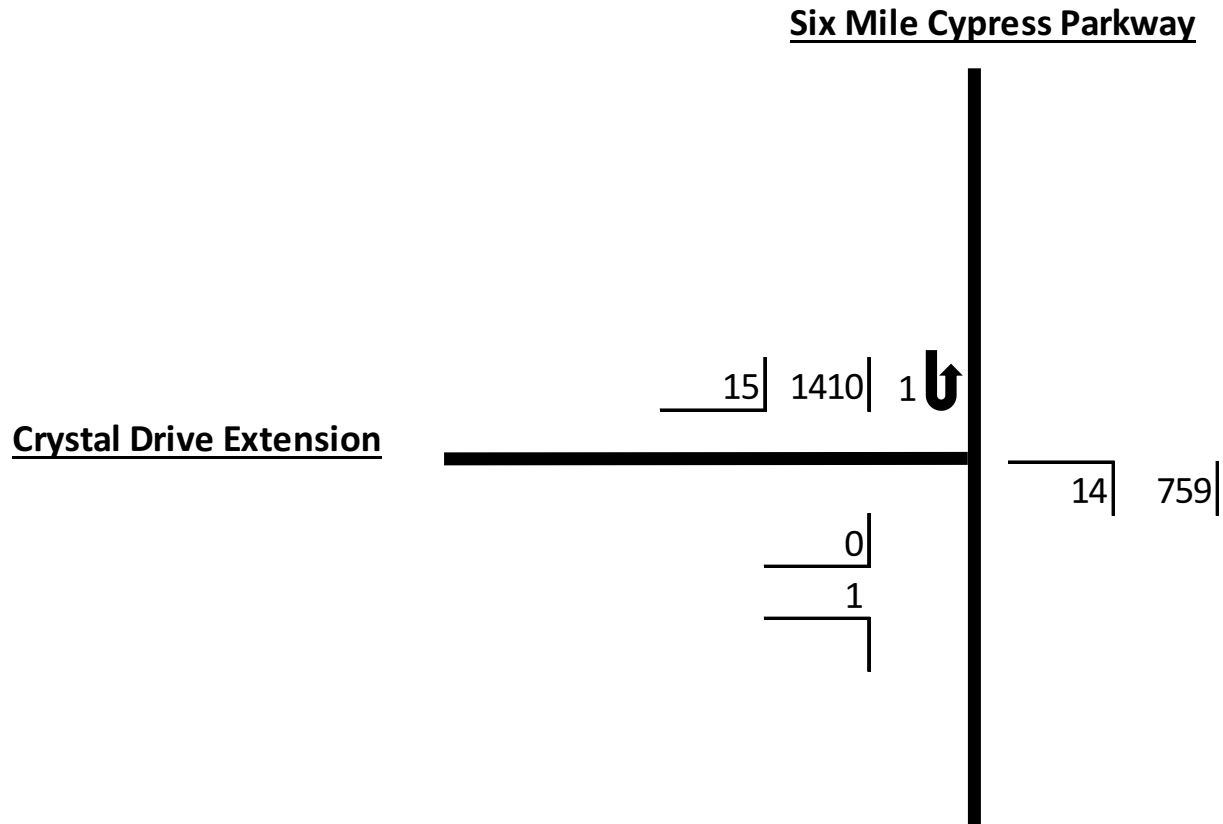
Intersection Description:
 From North (SB):
 From South (NB):
 From East (WB)
 From West (EB)

AM Peak Hour: 7:15 AM to 8:15 AM
 PM Peak Hour: 4:45 PM to 5:45 PM

LEE COUNTY PEAK SEASON ADJUSTMENT FACTOR

Traffic count report: **2021**
 Permanent count station: **18**
 Month of count AADT: **0.96**
 AADT to peak season
 February **1.04**
 March **1.07**
 April **1.05**
 3 Highest Months Average **1.053**

$$\text{Peak Season Adjustment Factor} = 1.00 \div 0.96 \times 1.053 = 1.097 \text{ PCF}$$

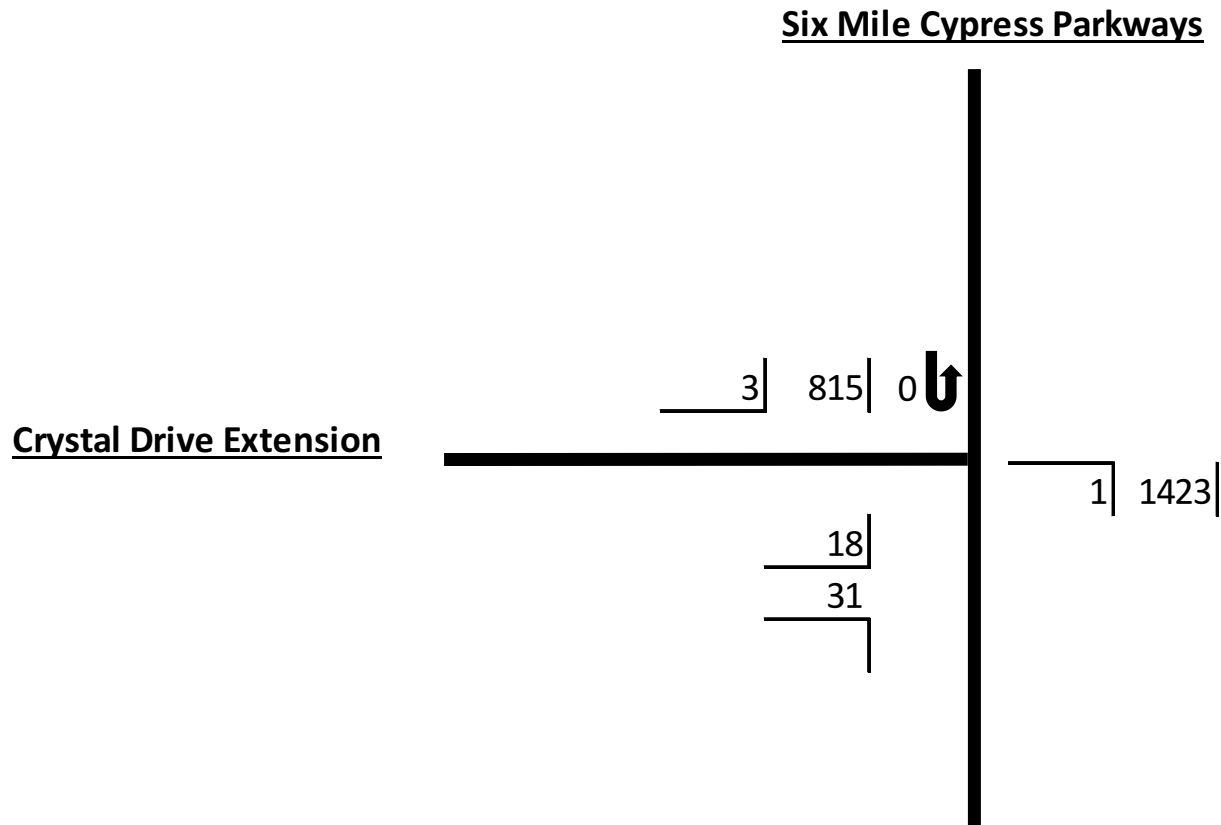


PRATT'S PRESERVE RPD

EXISTING 2022 PEAK SEASON AM
INTERSECTION TURNING MOVEMENT
COUNTS

22523/1122

APPENDIX
E - 7E.2a

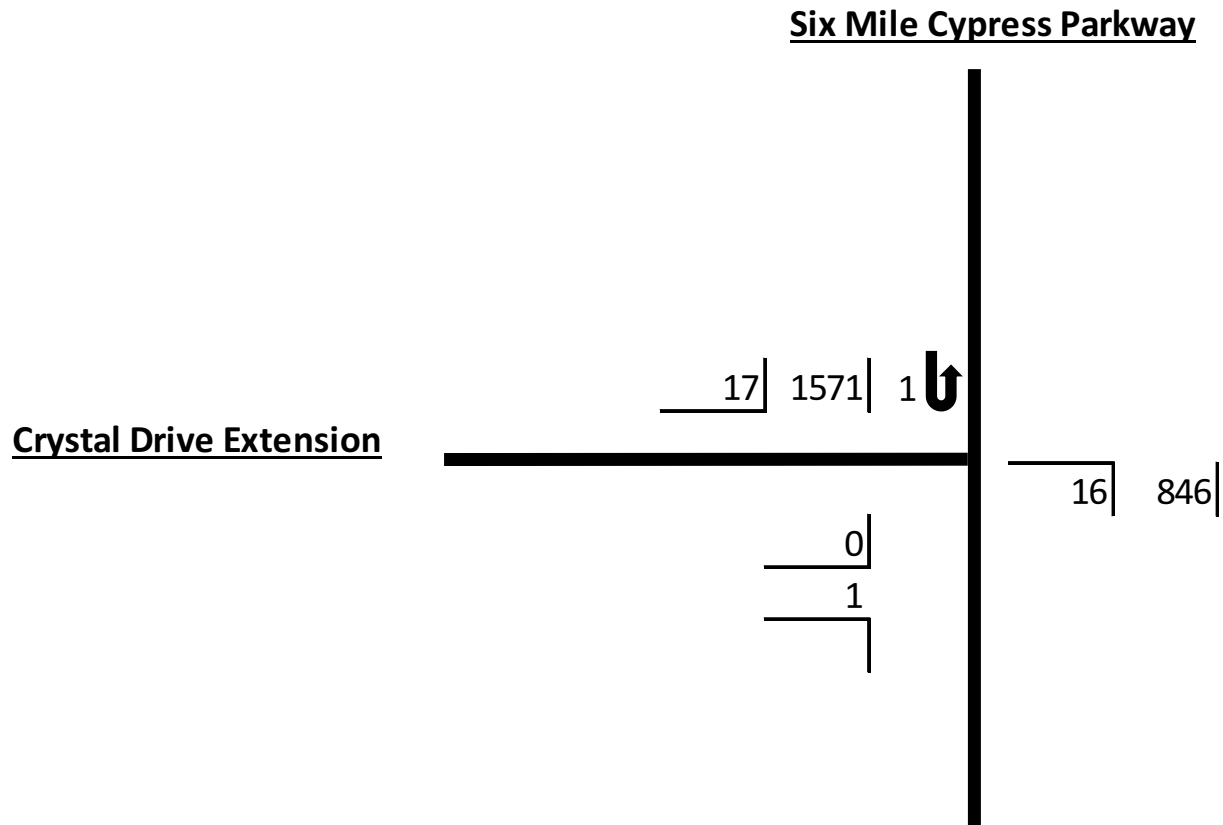


PRATT'S PRESERVE RPD

EXISTING 2022 PEAK SEASON PM
INTERSECTION TURNING MOVEMENT
COUNTS

22523/1122

APPENDIX
E - 8 E.2b



PRATT'S PRESERVE RPD

FUTURE 2025 AM WITHOUT PROJECT
INTERSECTION TURNING MOVEMENT
COUNTS

22523/1122

APPENDIX
E - 9E.3a

HCM 6th TWSC

165: Six Mile Cypress Parkway & Crystal Drive Extension

12/16/2022

Intersection

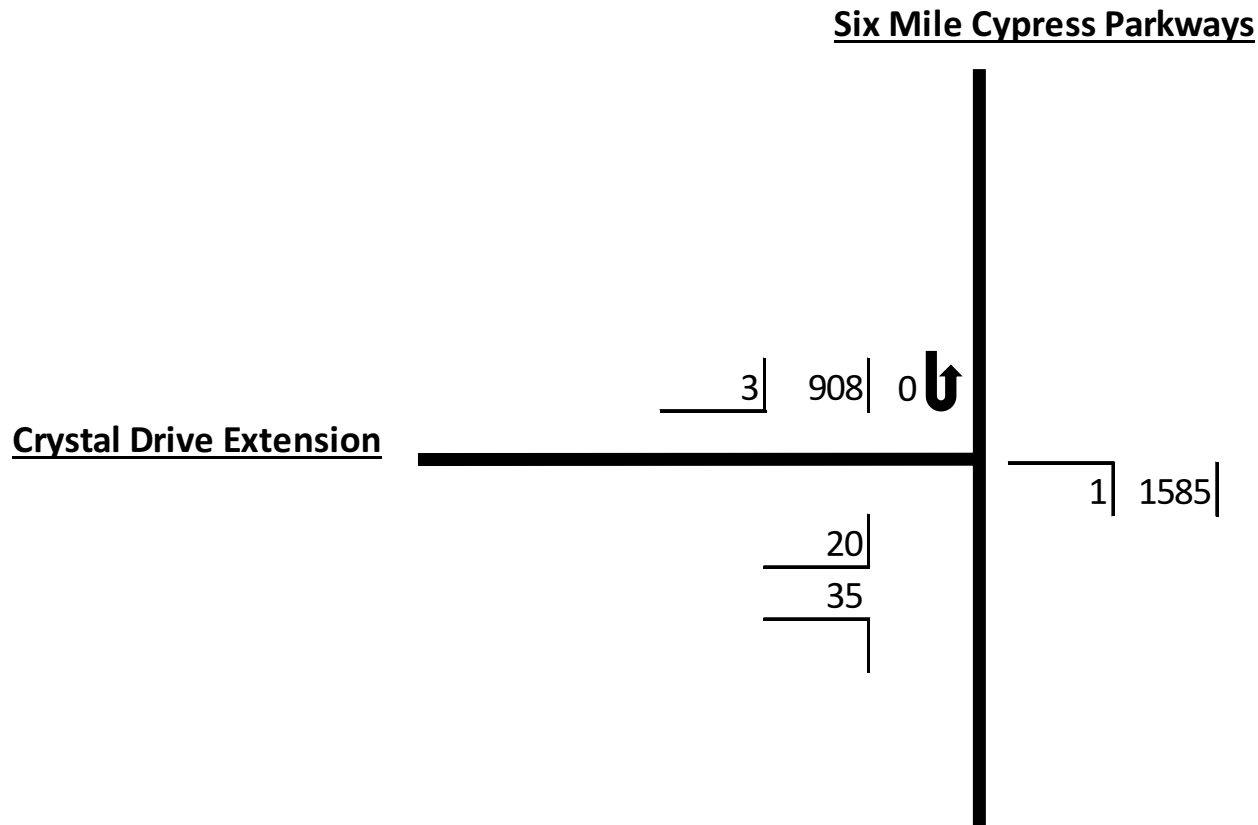
Int Delay, s/veh 0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	16	846	1571	17
Future Vol, veh/h	0	1	16	846	1571	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	Free
Storage Length	0	0	475	-	-	375
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	6	5	0
Mvmt Flow	0	1	18	951	1765	19

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	2277	883	1765
Stage 1	1765	-	-
Stage 2	512	-	-
Critical Hdwy	6.8	6.9	4.1
Critical Hdwy Stg 1	5.8	-	-
Critical Hdwy Stg 2	5.8	-	-
Follow-up Hdwy	3.5	3.3	2.2
Pot Cap-1 Maneuver	35	293	358
Stage 1	125	-	-
Stage 2	572	-	-
Platoon blocked, %			-
Mov Cap-1 Maneuver	33	293	358
Mov Cap-2 Maneuver	98	-	-
Stage 1	119	-	-
Stage 2	572	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.3	0.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT
Capacity (veh/h)	358	-	-	293	-
HCM Lane V/C Ratio	0.05	-	-	0.004	-
HCM Control Delay (s)	15.6	-	0	17.3	-
HCM Lane LOS	C	-	A	C	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-



PRATT'S PRESERVE RPD

FUTURE 2025 WITHOUT PROJECT PM
INTERSECTION TURNING MOVEMENT
COUNTS

22523/1122

APPENDIX
E - 11E.3b

HCM 6th TWSC

165: Six Mile Cypress Parkway & Crystal Drive Extension

12/16/2022

Intersection

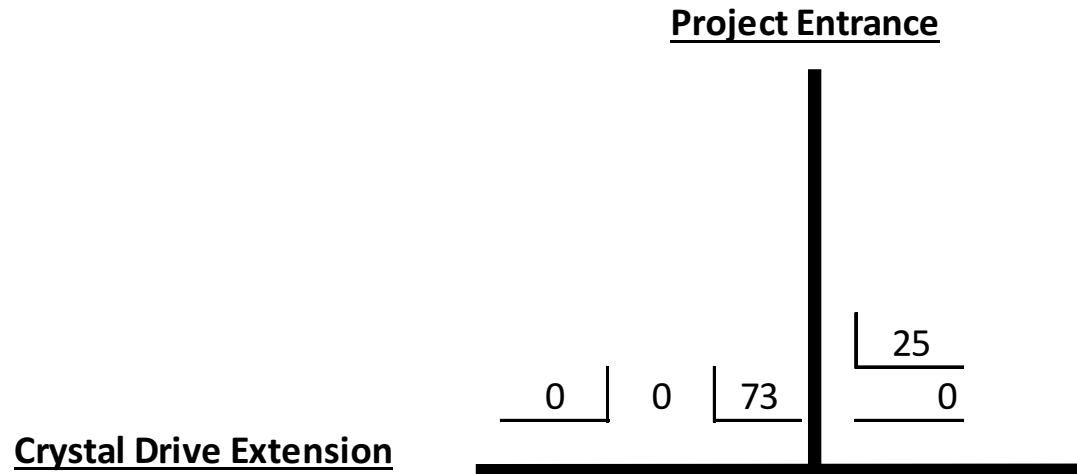
Int Delay, s/veh 0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	20	35	1	1585	908	3
Future Vol, veh/h	20	35	1	1585	908	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	Free
Storage Length	0	0	475	-	-	375
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	3	3	0
Mvmt Flow	22	38	1	1704	976	3

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	1830	488	976
Stage 1	976	-	-
Stage 2	854	-	-
Critical Hdwy	6.8	6.9	4.1
Critical Hdwy Stg 1	5.8	-	-
Critical Hdwy Stg 2	5.8	-	-
Follow-up Hdwy	3.5	3.3	2.2
Pot Cap-1 Maneuver	69	531	715
Stage 1	331	-	-
Stage 2	382	-	-
Platoon blocked, %			-
Mov Cap-1 Maneuver	69	531	715
Mov Cap-2 Maneuver	193	-	-
Stage 1	331	-	-
Stage 2	382	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.3	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT
Capacity (veh/h)	715	-	193	531	-
HCM Lane V/C Ratio	0.002	-	0.111	0.071	-
HCM Control Delay (s)	10	-	26	12.3	-
HCM Lane LOS	B	-	D	B	-
HCM 95th %tile Q(veh)	0	-	0.4	0.2	-



PRATT'S PRESERVE RPD

FUTURE 2025 WITH PROJECT AM
INTERSECTION TURNING MOVEMENT
COUNTS

22523/1122

APPENDIX
E - 13E.4a

HCM 6th TWSC 172: Crystal Drive Extension & Project Entrance

12/16/2022

Intersection

Int Delay, s/veh 6.6

Movement

	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↓	
Traffic Vol, veh/h	0	0	0	25	73	0
Future Vol, veh/h	0	0	0	25	73	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	27	79	0

Major/Minor

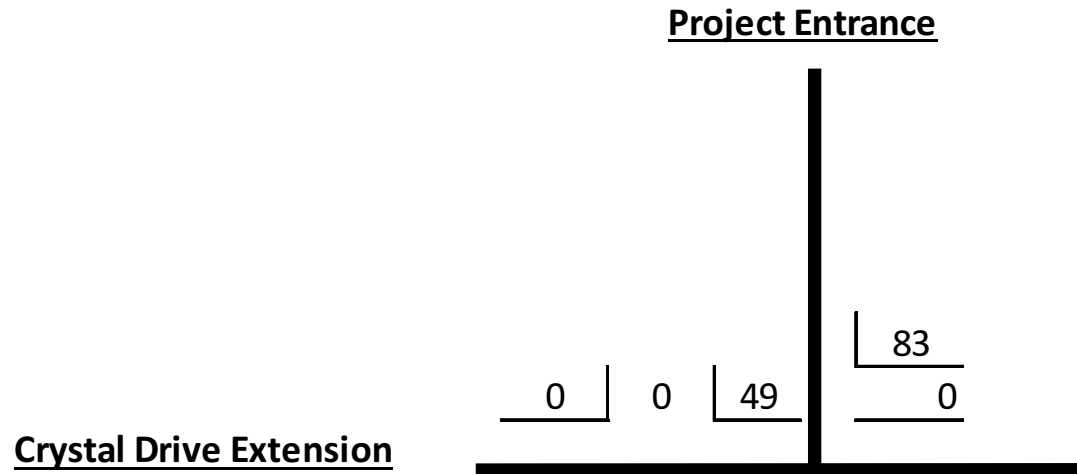
	Major1	Major2	Minor2
Conflicting Flow All	-	0	-
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	-
Pot Cap-1 Maneuver	0	-	-
Stage 1	0	-	-
Stage 2	0	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach

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

Minor Lane/Major Mvmt

	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	1005
HCM Lane V/C Ratio	-	-	-	0.079
HCM Control Delay (s)	-	-	-	8.9
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.3



PRATT'S PRESERVE RPD

FUTURE 2025 WITH PROJECT PM
INTERSECTION TURNING MOVEMENT
COUNTS

22523/1122

APPENDIX
E - 15 E.4b

HCM 6th TWSC

172: Crystal Drive Extension & Project Entrance

12/16/2022

Intersection

Int Delay, s/veh 3.3

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

Lane Configurations

Traffic Vol, veh/h 0 0 0 83 49 0

Future Vol, veh/h 0 0 0 83 49 0

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

Sign Control Free Free Free Free Stop Stop

RT Channelized - None - None - None

Storage Length - - - - 0 -

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

Grade, % - 0 0 - 0 -

Peak Hour Factor 92 92 92 92 92 92

Heavy Vehicles, % 2 2 2 2 2 2

Mvmt Flow 0 0 0 90 53 0

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

Conflicting Flow All - 0 - 0 45 -

Stage 1 - - - - 45 -

Stage 2 - - - - 0 -

Critical Hdwy - - - - 6.42 -

Critical Hdwy Stg 1 - - - - 5.42 -

Critical Hdwy Stg 2 - - - - 5.42 -

Follow-up Hdwy - - - - 3.518 -

Pot Cap-1 Maneuver 0 - - - 965 0

Stage 1 0 - - - 977 0

Stage 2 0 - - - - 0

Platoon blocked, % - - - -

Mov Cap-1 Maneuver - - - - 965 -

Mov Cap-2 Maneuver - - - - 965 -

Stage 1 - - - - 977 -

Stage 2 - - - - - -

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

HCM Control Delay, s 0 0 8.9

HCM LOS A

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

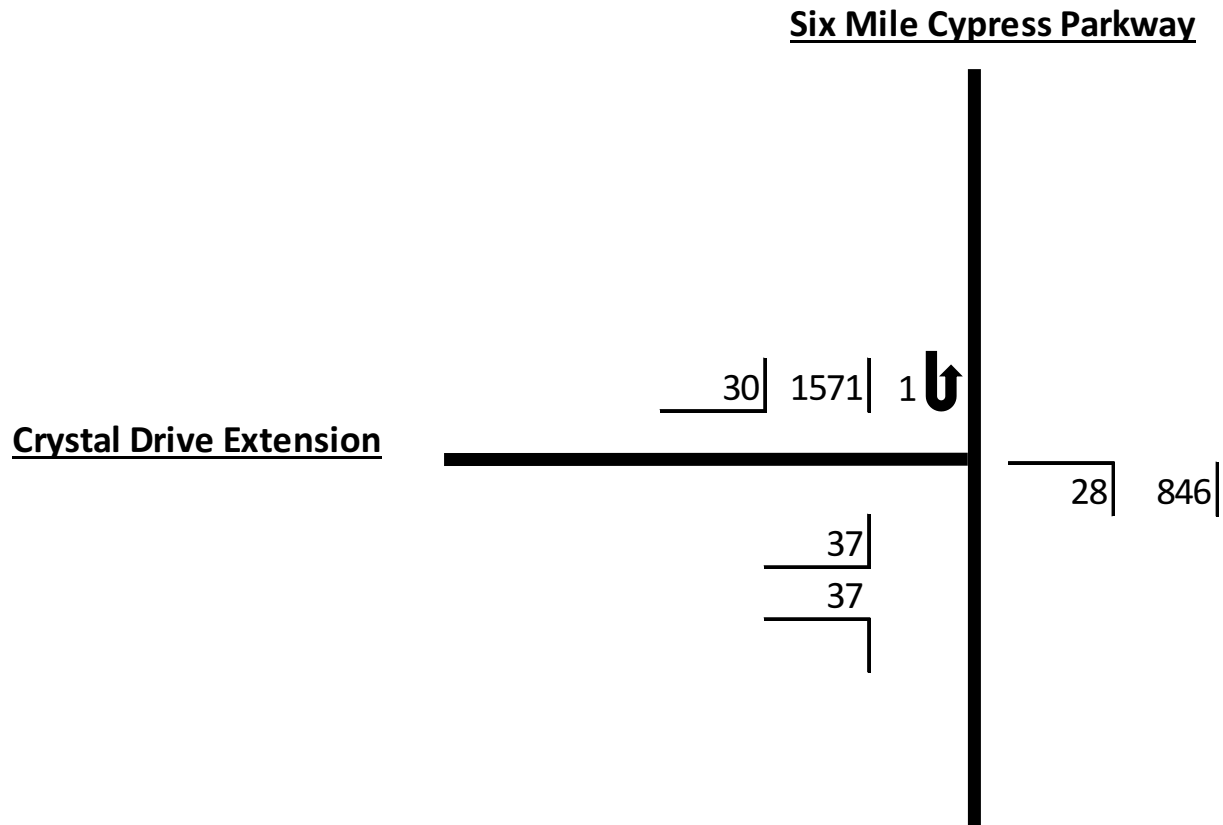
Capacity (veh/h) - - - 965

HCM Lane V/C Ratio - - - 0.055

HCM Control Delay (s) - - - 8.9

HCM Lane LOS - - - A

HCM 95th %tile Q(veh) - - - 0.2



PRATT'S PRESERVE RPD

FUTURE 2025 WITH PROJECT AM
INTERSECTION TURNING MOVEMENT
COUNTS

22523/1122

APPENDIX
E - 17E.4a

HCM 6th TWSC

165: Six Mile Cypress Parkway & Crystal Drive Extension

12/16/2022

Intersection

Int Delay, s/veh 1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	37	37	28	846	1571	30
Future Vol, veh/h	37	37	28	846	1571	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	Free
Storage Length	0	0	475	-	-	375
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	6	5	0
Mvmt Flow	42	42	31	951	1765	34

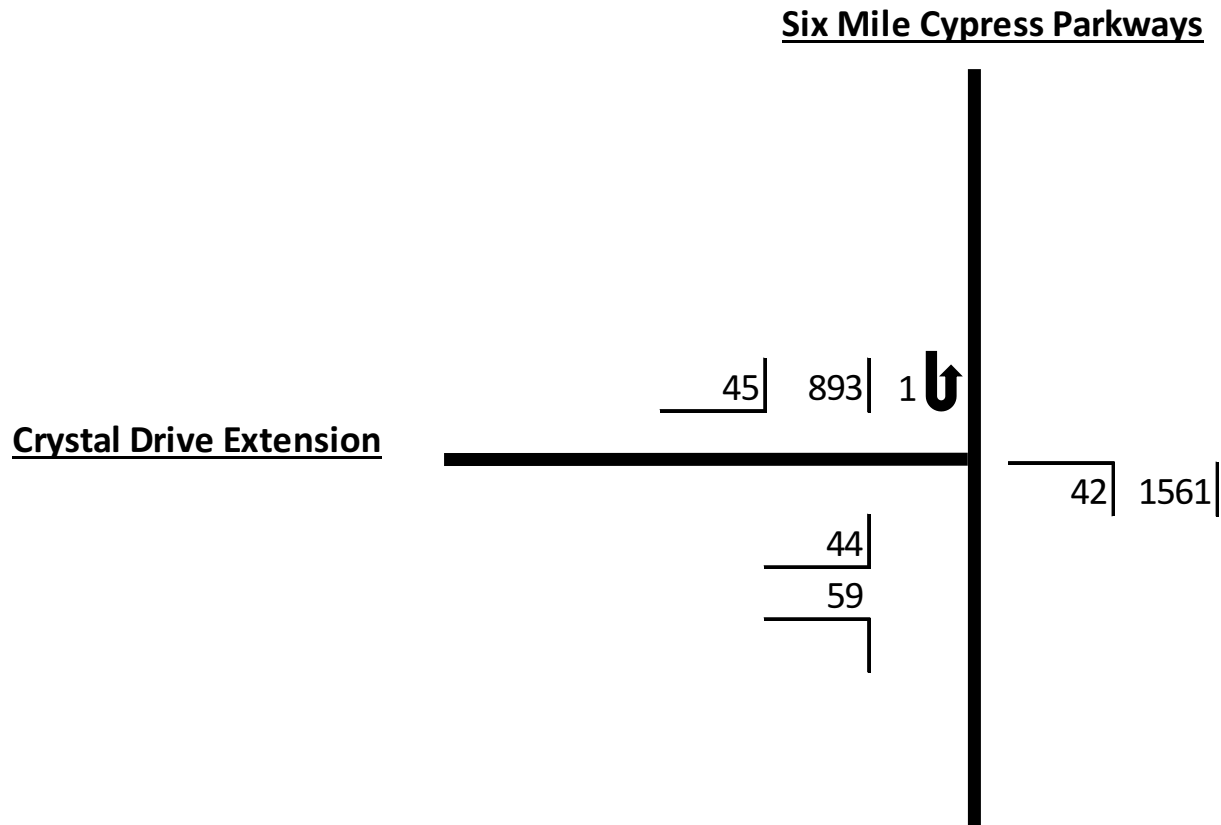
Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	2303	883	1765
Stage 1	1765	-	-
Stage 2	538	-	-
Critical Hdwy	6.8	6.9	4.1
Critical Hdwy Stg 1	5.8	-	-
Critical Hdwy Stg 2	5.8	-	-
Follow-up Hdwy	3.5	3.3	2.2
Pot Cap-1 Maneuver	~ 33	293	358
Stage 1	125	-	-
Stage 2	555	-	-
Platoon blocked, %			-
Mov Cap-1 Maneuver	~ 30	293	358
Mov Cap-2 Maneuver	93	-	-
Stage 1	114	-	-
Stage 2	555	-	-

Approach	EB	NB	SB
HCM Control Delay, s	45.6	0.5	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT
Capacity (veh/h)	358	-	93	293	-
HCM Lane V/C Ratio	0.088	-	0.447	0.142	-
HCM Control Delay (s)	16	-	71.8	19.3	-
HCM Lane LOS	C	-	F	C	-
HCM 95th %tile Q(veh)	0.3	-	1.9	0.5	-

Notes

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



PRATT'S PRESERVE RPD

FUTURE 2025 WITH PROJECT PM
INTERSECTION TURNING MOVEMENT
COUNTS

22523/1122

APPENDIX
E - 19 E.4b

HCM 6th TWSC

165: Six Mile Cypress Parkway & Crystal Drive Extension

12/16/2022

Intersection

Int Delay, s/veh 1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	44	59	42	1561	893	45
Future Vol, veh/h	44	59	42	1561	893	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	Free
Storage Length	0	0	475	-	-	375
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	3	3	0
Mvmt Flow	47	63	45	1678	960	48

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

Approach	EB	NB	SB
HCM Control Delay, s	21.1	0.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT
Capacity (veh/h)	725	-	178	537	-
HCM Lane V/C Ratio	0.062	-	0.266	0.118	-
HCM Control Delay (s)	10.3	-	32.4	12.6	-
HCM Lane LOS	B	-	D	B	-
HCM 95th %tile Q(veh)	0.2	-	1	0.4	-



PARKER LANE RPD

SURFACE WATER MANAGEMENT PLAN:

I. Existing Facilities

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

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

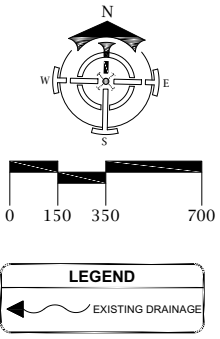
II. Proposed Facilities

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

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

The subject property is located in FEMA 100-year floodplain AH with an elevation of 16.1' NAVD based on FIRM 125125 0429G. The parent tract's water management system was designed and permitted by SFWMD to provide floodplain compensating storage within the development's master water management system. Compensating storage for the additional 8.16 acres will be provided by the additional lake of the stormwater management system.

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1/17/2022 10:25 AM



LEGEND
EXISTING DRAINAGE

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

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

Florida
Registry License
Number 33253

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

NOT VALID WITHOUT SEAL, SIGNATURE AND DATE

OWNER / DEVELOPER:
LENNAR
10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33906
(239) 238-1177

PROJECT:
PARKER LANE RPD

PLAN REVISIONS	
#	DATE

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

Status:
FOR CONSTRUCTION
SUBJECT TO PERMIT APPROVALS

Sheet Number: 1